



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

1455 Butte House Road • Yuba City, CA 95993

Phone: (530) 671-0220 • Toll Free: (888) 671-0220 • TTY: (866) 735-2929 • Fax: (530) 673-0775

www.RegionalHA.org

June 11, 2025

TO:	Chairperson Denise Conrado	Sutter County Board of Supervisors
	Vice-Chairperson Sue Hoek	Nevada County Board of Supervisors
	Commissioner Michael McFarlane	Yuba County Board of Supervisors
	Commissioner Robb Tucker	Colusa County Board of Supervisors
	Commissioner Bob Woten	City Council, Live Oak
	Commissioner Manny Cardoza	City Council, Yuba City
	Commissioner Jeremy Chapdelaine	City Council, Colusa
	Commissioner Marc Boomgaarden	Duane Oliveira, General Counsel Emeritus
	Commissioner Suzanne Gallaty	Appeal-Democrat
	Commissioner Kent Boes	PEU Local #1
	Commissioner Karm Bains	Toni Darwazeh, City of Yuba City
	Commissioner Andy Vasquez	The Union
	Commissioner John Loudon	
	Commissioner Don Blaser	
	Legal Counsel Brant Bordsen	

NOTICE OF REGULAR MEETING

June 18, 2025

You are hereby notified that the Commissioners of the Regional Housing Authority are called to meet in Regular Session at **12:15 PM on Wednesday, June 18, 2025, at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**


Gustavo Becerra
Executive Director

AGENDA
REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY

**Richland Neighborhood Center,
420 Miles Avenue, Yuba City, CA 95991
June 18, 2025, 12:15 PM**

- A. CALL TO ORDER: ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. PUBLIC PARTICIPATION: Members of the public shall be provided with an opportunity to address the Board on items of interest that are within the subject matter jurisdiction of the Board. Any member of the audience who may wish to bring something before the Board that is not on the agenda may do so at this time; however, State law provides that no action may be taken on any item not appearing on the posted Agenda. Persons who wish to address the Board during public comment or with respect to an item that is on the agenda will be limited to three (3) minutes.
- D. AWARDS AND PRESENTATIONS: NONE
- E. EXECUTIVE SESSION:
 - 1. CLOSED SESSION: Pursuant to Section 54957 of the California Government Code
Public Employee Performance Evaluation
Title: Executive Director
- F. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.
 - 2. Recommend Approval of Minutes – June 4, 2025 pg. 1
 - 3. Resolution 25-1875 – Approval of the Annual Utility Study and Allowance – Housing Choice Voucher Program pg. 4
 - 4. Resolution 25-1876 – Approval of the Annual Utility Study and Allowance – Energy Efficient Dwellings Housing Choice Voucher Program pg. 20

G. OLD BUSINESS: Discussion/Possible Action: NONE

H. NEW BUSINESS: Discussion/Possible Action:

5. Consideration of Third Amendment to Employment Agreement with
Executive Director

Denise Conrado, Chairperson

I. ADMINISTRATIVE REPORT:

6. Administrative Update

Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: July 2, 2025

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
June 4, 2025

ITEM NO. A - CALL TO ORDER:

Chairperson Denise Conrado called the meeting to order.

ITEM NO. A - ROLL CALL:

Chairperson Denise Conrado, Vice-Chairperson Sue Hoek, Commissioners Andy Vasquez, Jeramy Chapdelaine, Michael McFarlane, Don Blaser, Bob Woten, John Loudon, Manny Cardoza, Karm Bains, Robb Tucker Suzanne Gallaty, and Kent Boes were present. Commissioner Marc Boomgaarden was absent. Legal Counsel Jared Hastey was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner McFarlane led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D.-AWARDS AND PRESENTATIONS: NONE

ITEM NO. E. 1 - CLOSED SESSION: PURUSANT TO SECTION 54957 OF THE CALIFORINA GOVERNMENT CODE, PUBLIC EMPLOYEE PERFORMANCE EVALUATION, TITLE: EXECUTIVE DIRECTOR:

Chairperson Conrado stated there was no reportable action taken.

Commissioner Vasquez left the meeting.

ITEM NO. F.2.-5. - CONSENT CALENDAR:

Commissioner Bains made a motion to approve the Consent Calendar as submitted. Commissioner Cardoza made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Denise Conrado, Vice-Chairperson Sue Hoek,
Commissioners Bob Woten, Manny Cardoza, Don Blaser, Jeramy
Chapdelaine, Andy Vasquez, Suzanne Gallaty, Kent Boes, John
Loudon, Karm Bains, Robb Tucker and Michael McFarlane
Nays: None
Abstain: None
Absent: Commissioner Marc Boomgaarden

ITEM NO. G. – OLD BUSINESS: NONE

ITEM NO. H. – NEW BUESINESS: NONE

ITEM NO. I. 11. - ADMINISTRATIVE UPDATE:

Mr. Becerra shared the Lake County Supervisors approved the resolution for the transition of the Lake County Housing Choice Voucher program to the Regional Housing Authority. He explained the resolutions along with a letter will be sent to HUD requesting an effective date of July 1, 2025, but will more than likely be January 1, 2026. Mr. Becerra stated the Truckee Pacific Crest Commons project construction has started and the Williams and Wheatland projects are both close to being complete.

Mr. Becerra said staff are working on the due diligence items for the Richland Village project and closing should take place in September. He stated staff is waiting for the HCD commitment letter for Lone Oak II.

Mr. Becerra mentioned tours of the properties are being set up with the new Commissioners. He also stated that Vice-Chairperson Hoek and himself took a tour of the modular housing factory in Idaho. Mr. Becerra said it is a mix of robots and humans getting the units ready for when they leave the factory. This process cuts down on time and construction loan interest to the bank.

Vice-Chairperson Hoek said it was very interesting and inspiring to see.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Woten said he appreciates Mr. Becerra and the staff, and it is great to be on this board.

Commissioner McFarlane said it was an informative meeting and thanked Mr. Becerra for a job well done. He mentioned that we need to focus on the failures of senior housing in the area because many of them cannot afford the rent because it is too high.

Commissioner Loudon thanked Mr. Becerra and staff and said he was glad to be back.

Commissioner Cardoza stated the United Way had their resource fair a few weeks ago where there were over 80 vendors providing information and services. He mentioned the 4th Annual Golf Tournament will be held on June 23rd and the proceeds will go to the food bank.

Commissioner Chapdelaine said stay cool with the warmer weather. He mentioned on June 14th Humbug Day will take place in Nevada County.

Vice-Chairperson Hoek said to stay cool with the weather out there and please be safe as the rivers are very dangerous right now.

Commissioner Blaser mentioned the Beale Air Show is this weekend and the Yuba Sutter High Wheelers baseball team is fun to watch.

Commissioner Gallaty mentioned the lot next to Town Center has very high weeds and is a fire danger. Mr. Becerra said he would mention it to the staff at the City of Yuba City.

Chairperson Conrado said there was a great discussion and appreciates staff and Mr. Becerra.

ITEM NO. K – NEXT MEETING: June 18, 2025

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 1:30 PM.



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RESOLUTION 25-1875

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE ANNUAL UTILITY STUDY AND ALLOWANCE-HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Regional Housing Authority (RHA) manages up to 2,201 Housing Choice Voucher Participants; and

WHEREAS, the United States Department of Housing and Urban Development requires an annual study of the utility allowances for jurisdiction; and

WHEREAS, the Board of Commissioners of RHA has reviewed the information submitted;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority that:

1. The information provided in the Section 8 Housing Choice Voucher Survey and Study is true and accurate.
2. There was a qualifying change in the cost of tenant provided utilities.
3. New utility allowances per the study should be implemented effective November 1, 2025, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on June 18, 2025, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: _____
Denise Conrado, Chairperson

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Colusa County		Unit Type: Apartment				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$28.00	\$34.00	\$38.00	\$42.00	\$46.00	\$50.00
	Bottle Gas	\$42.00	\$54.00	\$59.00	\$65.00	\$71.00	\$76.00
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$100.00
	Electric Heat Pump	\$35.00	\$41.00	\$50.00	\$56.00	\$62.00	\$67.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$57.00	\$69.00	\$99.00	\$129.00	\$160.00	\$198.00
Air Conditioning		\$23.00	\$27.00	\$38.00	\$48.00	\$59.00	\$69.00
Evaporative Cooling		\$7.00	\$8.00	\$11.00	\$14.00	\$17.00	\$20.00
Water Heating	Natural Gas	\$12.00	\$14.00	\$20.00	\$28.00	\$34.00	\$40.00
	Bottle Gas	\$20.00	\$23.00	\$31.00	\$42.00	\$54.00	\$62.00
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$88.00	\$101.00
	Fuel Oil						
Water		\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Trash Collection		\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

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Locality/PHA Regional Housing Authority, CA Colusa County		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex					Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$38.00	\$46.00	\$50.00	\$56.00	\$60.00	\$66.00	
	Bottle Gas	\$59.00	\$71.00	\$76.00	\$87.00	\$93.00	\$102.00	
	Electric	\$60.00	\$70.00	\$86.00	\$102.00	\$118.00	\$135.00	
	Electric Heat Pump	\$43.00	\$50.00	\$60.00	\$67.00	\$75.00	\$82.00	
	Fuel Oil							
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00	
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00	
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00	
Other Electric	<i>(includes climate credit)</i>	\$74.00	\$89.00	\$127.00	\$167.00	\$215.00	\$264.00	
Air Conditioning		\$23.00	\$27.00	\$46.00	\$65.00	\$84.00	\$103.00	
Evaporative Cooling		\$6.00	\$8.00	\$13.00	\$19.00	\$24.00	\$30.00	
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00	
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00	
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00	
	Fuel Oil							
Water		\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
Sewer		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	
Trash Collection		\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Colusa County		Unit Type Detached House/Mobile Home				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$42.00	\$48.00	\$54.00	\$60.00	\$66.00	\$72.00
	Bottle Gas	\$65.00	\$73.00	\$82.00	\$93.00	\$102.00	\$110.00
	Electric	\$86.00	\$101.00	\$116.00	\$130.00	\$148.00	\$166.00
	Electric Heat Pump	\$50.00	\$59.00	\$70.00	\$79.00	\$88.00	\$97.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$88.00	\$105.00	\$149.00	\$203.00	\$259.00	\$315.00
Air Conditioning		\$18.00	\$21.00	\$47.00	\$73.00	\$100.00	\$126.00
Evaporative Cooling		\$5.00	\$6.00	\$14.00	\$21.00	\$29.00	\$37.00
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00
	Fuel Oil						
Water		\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Trash Collection		\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
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Office of Public and Indian Housing

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Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$28.00	\$34.00	\$38.00	\$42.00	\$46.00	\$50.00
	Bottle Gas	\$42.00	\$54.00	\$59.00	\$65.00	\$71.00	\$76.00
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$100.00
	Electric Heat Pump	\$35.00	\$41.00	\$50.00	\$56.00	\$62.00	\$67.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$57.00	\$69.00	\$99.00	\$129.00	\$160.00	\$198.00
Air Conditioning		\$23.00	\$27.00	\$38.00	\$48.00	\$59.00	\$69.00
Evaporative Cooling		\$7.00	\$9.00	\$12.00	\$15.00	\$18.00	\$21.00
Water Heating	Natural Gas	\$12.00	\$14.00	\$20.00	\$28.00	\$34.00	\$40.00
	Bottle Gas	\$20.00	\$23.00	\$31.00	\$42.00	\$54.00	\$62.00
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$88.00	\$101.00
	Fuel Oil						
Water		\$45.00	\$46.00	\$52.00	\$58.00	\$64.00	\$71.00
Sewer		\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
Trash Collection		\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

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Heating	Natural Gas	\$38.00	\$46.00	\$50.00	\$56.00	\$60.00	\$66.00
	Bottle Gas	\$59.00	\$71.00	\$76.00	\$87.00	\$93.00	\$102.00
	Electric	\$60.00	\$70.00	\$86.00	\$102.00	\$118.00	\$135.00
	Electric Heat Pump	\$43.00	\$50.00	\$60.00	\$67.00	\$75.00	\$82.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$74.00	\$89.00	\$127.00	\$167.00	\$215.00	\$264.00
Air Conditioning		\$23.00	\$27.00	\$46.00	\$65.00	\$84.00	\$103.00
Evaporative Cooling		\$7.00	\$8.00	\$14.00	\$20.00	\$26.00	\$32.00
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00
	Fuel Oil						
Water		\$45.00	\$46.00	\$52.00	\$58.00	\$64.00	\$71.00
Sewer		\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
Trash Collection		\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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Heating	Natural Gas	\$42.00	\$48.00	\$54.00	\$60.00	\$66.00	\$72.00
	Bottle Gas	\$65.00	\$73.00	\$82.00	\$93.00	\$102.00	\$110.00
	Electric	\$86.00	\$101.00	\$116.00	\$130.00	\$148.00	\$166.00
	Electric Heat Pump	\$50.00	\$59.00	\$70.00	\$79.00	\$88.00	\$97.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$88.00	\$105.00	\$149.00	\$203.00	\$259.00	\$315.00
Air Conditioning		\$18.00	\$21.00	\$47.00	\$73.00	\$100.00	\$126.00
Evaporative Cooling		\$5.00	\$6.00	\$15.00	\$23.00	\$31.00	\$39.00
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00
	Fuel Oil						
Water		\$45.00	\$46.00	\$52.00	\$58.00	\$64.00	\$71.00
Sewer		\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Other		
					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA City of Live Oak		Unit Type: Apartment				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$28.00	\$34.00	\$38.00	\$42.00	\$46.00	\$50.00
	Bottle Gas	\$42.00	\$54.00	\$59.00	\$65.00	\$71.00	\$76.00
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$100.00
	Electric Heat Pump	\$35.00	\$41.00	\$50.00	\$56.00	\$62.00	\$67.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$57.00	\$69.00	\$99.00	\$129.00	\$160.00	\$198.00
Air Conditioning		\$23.00	\$27.00	\$38.00	\$48.00	\$59.00	\$69.00
Evaporative Cooling		\$7.00	\$8.00	\$11.00	\$14.00	\$17.00	\$20.00
Water Heating	Natural Gas	\$12.00	\$14.00	\$20.00	\$28.00	\$34.00	\$40.00
	Bottle Gas	\$20.00	\$23.00	\$31.00	\$42.00	\$54.00	\$62.00
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$88.00	\$101.00
	Fuel Oil						
Water	<i>(Live Oak)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Sewer	<i>(Live Oak)</i>	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00
Trash Collection		\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA City of Live Oak		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex					Date 11/1/2025
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$38.00	\$46.00	\$50.00	\$56.00	\$60.00	\$66.00
	Bottle Gas	\$59.00	\$71.00	\$76.00	\$87.00	\$93.00	\$102.00
	Electric	\$60.00	\$70.00	\$86.00	\$102.00	\$118.00	\$135.00
	Electric Heat Pump	\$43.00	\$50.00	\$60.00	\$67.00	\$75.00	\$82.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$74.00	\$89.00	\$127.00	\$167.00	\$215.00	\$264.00
Air Conditioning		\$23.00	\$27.00	\$46.00	\$65.00	\$84.00	\$103.00
Evaporative Cooling		\$6.00	\$8.00	\$13.00	\$19.00	\$24.00	\$30.00
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00
	Fuel Oil						
Water	(Live Oak)	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Sewer	(Live Oak)	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00
Trash Collection	(Recology)	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA City of Live Oak		Unit Type Detached House/Mobile Home				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$42.00	\$48.00	\$54.00	\$60.00	\$66.00	\$72.00
	Bottle Gas	\$65.00	\$73.00	\$82.00	\$93.00	\$102.00	\$110.00
	Electric	\$86.00	\$101.00	\$116.00	\$130.00	\$148.00	\$166.00
	Electric Heat Pump	\$50.00	\$59.00	\$70.00	\$79.00	\$88.00	\$97.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$88.00	\$105.00	\$149.00	\$203.00	\$259.00	\$315.00
Air Conditioning		\$18.00	\$21.00	\$47.00	\$73.00	\$100.00	\$126.00
Evaporative Cooling		\$5.00	\$6.00	\$14.00	\$21.00	\$29.00	\$37.00
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00
	Fuel Oil						
Water	(Live Oak)	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Sewer	(Live Oak)	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00
Trash Collection	(Recology)	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

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U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Sutter County		Unit Type: Apartment					Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$28.00	\$34.00	\$38.00	\$42.00	\$46.00	\$50.00	
	Bottle Gas	\$42.00	\$54.00	\$59.00	\$65.00	\$71.00	\$76.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$100.00	
	Electric Heat Pump	\$35.00	\$41.00	\$50.00	\$56.00	\$62.00	\$67.00	
	Fuel Oil							
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00	
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00	
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00	
Other Electric	<i>(includes climate credit)</i>	\$57.00	\$69.00	\$99.00	\$129.00	\$160.00	\$198.00	
Air Conditioning		\$23.00	\$27.00	\$38.00	\$48.00	\$59.00	\$69.00	
Evaporative Cooling		\$7.00	\$8.00	\$11.00	\$14.00	\$17.00	\$20.00	
Water Heating	Natural Gas	\$12.00	\$14.00	\$20.00	\$28.00	\$34.00	\$40.00	
	Bottle Gas	\$20.00	\$23.00	\$31.00	\$42.00	\$54.00	\$62.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$88.00	\$101.00	
	Fuel Oil							
Water		\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	
Sewer		\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Sutter County		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$38.00	\$46.00	\$50.00	\$56.00	\$60.00	\$66.00
	Bottle Gas	\$59.00	\$71.00	\$76.00	\$87.00	\$93.00	\$102.00
	Electric	\$60.00	\$70.00	\$86.00	\$102.00	\$118.00	\$135.00
	Electric Heat Pump	\$43.00	\$50.00	\$60.00	\$67.00	\$75.00	\$82.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$74.00	\$89.00	\$127.00	\$167.00	\$215.00	\$264.00
Air Conditioning		\$23.00	\$27.00	\$46.00	\$65.00	\$84.00	\$103.00
Evaporative Cooling		\$6.00	\$8.00	\$13.00	\$19.00	\$24.00	\$30.00
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00
	Fuel Oil						
Water		\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Sewer		\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

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U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Sutter County		Unit Type Detached House/Mobile Home				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$42.00	\$48.00	\$54.00	\$60.00	\$66.00	\$72.00
	Bottle Gas	\$65.00	\$73.00	\$82.00	\$93.00	\$102.00	\$110.00
	Electric	\$86.00	\$101.00	\$116.00	\$130.00	\$148.00	\$166.00
	Electric Heat Pump	\$50.00	\$59.00	\$70.00	\$79.00	\$88.00	\$97.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$88.00	\$105.00	\$149.00	\$203.00	\$259.00	\$315.00
Air Conditioning		\$18.00	\$21.00	\$47.00	\$73.00	\$100.00	\$126.00
Evaporative Cooling		\$5.00	\$6.00	\$14.00	\$21.00	\$29.00	\$37.00
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00
	Fuel Oil						
Water		\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Sewer		\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



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The Nelrod Company 5/2024 Update

Utility Allowance Schedule

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U.S. Department of Housing and Urban
Development
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OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Yuba County		Unit Type: Apartment					Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$28.00	\$34.00	\$38.00	\$42.00	\$46.00	\$50.00	
	Bottle Gas	\$42.00	\$54.00	\$59.00	\$65.00	\$71.00	\$76.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$100.00	
	Electric Heat Pump	\$35.00	\$41.00	\$50.00	\$56.00	\$62.00	\$67.00	
	Fuel Oil							
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00	
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00	
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00	
Other Electric	<i>(includes climate credit)</i>	\$57.00	\$69.00	\$99.00	\$129.00	\$160.00	\$198.00	
Air Conditioning		\$23.00	\$27.00	\$38.00	\$48.00	\$59.00	\$69.00	
Evaporative Cooling		\$7.00	\$9.00	\$12.00	\$15.00	\$18.00	\$21.00	
Water Heating	Natural Gas	\$12.00	\$14.00	\$20.00	\$28.00	\$34.00	\$40.00	
	Bottle Gas	\$20.00	\$23.00	\$31.00	\$42.00	\$54.00	\$62.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$88.00	\$101.00	
	Fuel Oil							
Water		\$40.00	\$41.00	\$48.00	\$56.00	\$65.00	\$73.00	
Sewer		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
Number of Bedrooms					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Yuba County		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex					Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$38.00	\$46.00	\$50.00	\$56.00	\$60.00	\$66.00	
	Bottle Gas	\$59.00	\$71.00	\$76.00	\$87.00	\$93.00	\$102.00	
	Electric	\$60.00	\$70.00	\$86.00	\$102.00	\$118.00	\$135.00	
	Electric Heat Pump	\$43.00	\$50.00	\$60.00	\$67.00	\$75.00	\$82.00	
	Fuel Oil							
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00	
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00	
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00	
Other Electric	<i>(includes climate credit)</i>	\$74.00	\$89.00	\$127.00	\$167.00	\$215.00	\$264.00	
Air Conditioning		\$23.00	\$27.00	\$46.00	\$65.00	\$84.00	\$103.00	
Evaporative Cooling		\$7.00	\$8.00	\$14.00	\$20.00	\$26.00	\$32.00	
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00	
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00	
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00	
	Fuel Oil							
Water		\$40.00	\$41.00	\$48.00	\$56.00	\$65.00	\$73.00	
Sewer		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Yuba County		Unit Type Detached House/Mobile Home				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$42.00	\$48.00	\$54.00	\$60.00	\$66.00	\$72.00
	Bottle Gas	\$65.00	\$73.00	\$82.00	\$93.00	\$102.00	\$110.00
	Electric	\$86.00	\$101.00	\$116.00	\$130.00	\$148.00	\$166.00
	Electric Heat Pump	\$50.00	\$59.00	\$70.00	\$79.00	\$88.00	\$97.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$8.00	\$8.00	\$14.00	\$20.00	\$25.00	\$28.00
	Electric	\$18.00	\$21.00	\$30.00	\$39.00	\$48.00	\$57.00
Other Electric	<i>(includes climate credit)</i>	\$88.00	\$105.00	\$149.00	\$203.00	\$259.00	\$315.00
Air Conditioning		\$18.00	\$21.00	\$47.00	\$73.00	\$100.00	\$126.00
Evaporative Cooling		\$5.00	\$6.00	\$15.00	\$23.00	\$31.00	\$39.00
Water Heating	Natural Gas	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
	Bottle Gas	\$25.00	\$28.00	\$39.00	\$54.00	\$65.00	\$76.00
	Electric	\$51.00	\$60.00	\$76.00	\$93.00	\$109.00	\$126.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$48.00	\$56.00	\$65.00	\$73.00
Sewer		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

1455 Butte House Road • Yuba City, CA 95993

Phone: (530) 671-0220 • Toll Free: (888) 671-0220 • TTY: (866) 735-2929 • Fax: (530) 673-0775

www.RegionalHA.org

RESOLUTION 25-1876

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE ANNUAL UTILITY STUDY AND ALLOWANCE-ENERGY EFFICIENT DWELLINGS

WHEREAS, the Regional Housing Authority (RHA) manages up to 2,201 Housing Choice Voucher Participants; and

WHEREAS, the United States Department of Housing and Urban Development requires an annual study of the utility allowances for jurisdiction; and

WHEREAS, the Board of Commissioners of RHA has reviewed the information submitted; and

WHEREAS, these Energy Efficient Utility Allowances upon adoption by the RHA Board of Commissioners will apply to tenants that occupy qualified dwelling units newly constructed or substantially rehabbed after November 1, 2019;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority that:

1. The information provided in the Section 8 Housing Choice Voucher Survey and Study is true and accurate.
2. There was a qualifying change in cost of tenant provided energy efficient utilities.
3. New utility allowances per the study should be implemented effective November 1, 2025, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on June 18, 2025, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

(SEAL)

ATTEST: _____
Denise Conrado, Chairperson

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Colusa County		Unit Type: Energy Efficient Apartment				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$24.00	\$28.00	\$32.00	\$34.00	\$38.00	\$42.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$71.00	\$82.00
	Electric Heat Pump	\$29.00	\$34.00	\$41.00	\$45.00	\$50.00	\$56.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00
	Bottle Gas						
	Electric	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$47.00
Other Electric	(includes climate credit)	\$45.00	\$54.00	\$79.00	\$104.00	\$129.00	\$154.00
Air Conditioning		\$19.00	\$22.00	\$31.00	\$39.00	\$48.00	\$57.00
Water Heating	Natural Gas	\$10.00	\$12.00	\$16.00	\$22.00	\$28.00	\$32.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$72.00	\$83.00
	Fuel Oil						
Water		\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Trash Collection	(Recology)	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Colusa County		Unit Type: Energy Efficient Row House/ Townhouse/ Semi-Detached/Duplex				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$32.00	\$38.00	\$42.00	\$46.00	\$50.00	\$54.00
	Bottle Gas						
	Electric	\$49.00	\$58.00	\$71.00	\$84.00	\$97.00	\$110.00
	Electric Heat Pump	\$35.00	\$41.00	\$49.00	\$55.00	\$61.00	\$67.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00
	Bottle Gas						
	Electric	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$47.00
Other Electric	(includes climate credit)	\$59.00	\$71.00	\$103.00	\$134.00	\$167.00	\$207.00
Air Conditioning		\$19.00	\$22.00	\$38.00	\$53.00	\$69.00	\$85.00
Water Heating	Natural Gas	\$12.00	\$14.00	\$22.00	\$28.00	\$34.00	\$40.00
	Bottle Gas						
	Electric	\$42.00	\$49.00	\$63.00	\$76.00	\$90.00	\$103.00
	Fuel Oil						
Water		\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Trash Collection	(Recology)	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Nevada County		Unit Type: Energy Efficient Apartment				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$24.00	\$28.00	\$32.00	\$34.00	\$38.00	\$42.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$71.00	\$82.00
	Electric Heat Pump	\$29.00	\$34.00	\$41.00	\$45.00	\$50.00	\$56.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00
	Bottle Gas						
	Electric	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$47.00
Other Electric	<i>(includes climate credit)</i>	\$45.00	\$54.00	\$79.00	\$104.00	\$129.00	\$154.00
Air Conditioning		\$19.00	\$22.00	\$31.00	\$39.00	\$48.00	\$57.00
Water Heating	Natural Gas	\$10.00	\$12.00	\$16.00	\$22.00	\$28.00	\$32.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$72.00	\$83.00
	Fuel Oil						
Water		\$43.00	\$46.00	\$52.00	\$58.00	\$64.00	\$70.00
Sewer		\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Nevada County		Unit Type: Energy Efficient Row House/ Townhouse/ Semi-Detached/Duplex				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$32.00	\$38.00	\$42.00	\$46.00	\$50.00	\$54.00
	Bottle Gas						
	Electric	\$49.00	\$58.00	\$71.00	\$84.00	\$97.00	\$110.00
	Electric Heat Pump	\$35.00	\$41.00	\$49.00	\$55.00	\$61.00	\$67.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00
	Bottle Gas						
	Electric	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$47.00
Other Electric	<i>(includes climate credit)</i>	\$59.00	\$71.00	\$103.00	\$134.00	\$167.00	\$207.00
Air Conditioning		\$19.00	\$22.00	\$38.00	\$53.00	\$69.00	\$85.00
Water Heating	Natural Gas	\$12.00	\$14.00	\$22.00	\$28.00	\$34.00	\$40.00
	Bottle Gas						
	Electric	\$42.00	\$49.00	\$63.00	\$76.00	\$90.00	\$103.00
	Fuel Oil						
Water		\$43.00	\$46.00	\$52.00	\$58.00	\$64.00	\$70.00
Sewer		\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
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The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA City of Live Oak		Unit Type: Energy Efficient Apartment				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$24.00	\$28.00	\$32.00	\$34.00	\$38.00	\$42.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$71.00	\$82.00
	Electric Heat Pump	\$29.00	\$34.00	\$41.00	\$45.00	\$50.00	\$56.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00
	Bottle Gas						
	Electric	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$47.00
Other Electric	<i>(includes climate credit)</i>	\$45.00	\$54.00	\$79.00	\$104.00	\$129.00	\$154.00
Air Conditioning		\$19.00	\$22.00	\$31.00	\$39.00	\$48.00	\$57.00
Water Heating	Natural Gas	\$10.00	\$12.00	\$16.00	\$22.00	\$28.00	\$32.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$72.00	\$83.00
	Fuel Oil						
Water	<i>(Live Oak)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Sewer	<i>(Live Oak)</i>	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

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U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA City of Live Oak		Unit Type: Energy Efficient Row House/ Townhouse/ Semi-Detached/Duplex				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$32.00	\$38.00	\$42.00	\$46.00	\$50.00	\$54.00
	Bottle Gas						
	Electric	\$49.00	\$58.00	\$71.00	\$84.00	\$97.00	\$110.00
	Electric Heat Pump	\$35.00	\$41.00	\$49.00	\$55.00	\$61.00	\$67.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00
	Bottle Gas						
	Electric	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$47.00
Other Electric	(includes climate credit)	\$59.00	\$71.00	\$103.00	\$134.00	\$167.00	\$207.00
Air Conditioning		\$19.00	\$22.00	\$38.00	\$53.00	\$69.00	\$85.00
Water Heating	Natural Gas	\$12.00	\$14.00	\$22.00	\$28.00	\$34.00	\$40.00
	Bottle Gas						
	Electric	\$42.00	\$49.00	\$63.00	\$76.00	\$90.00	\$103.00
	Fuel Oil						
Water	(Live Oak)	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Sewer	(Live Oak)	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00
Trash Collection	(Recology)	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Sutter County		Unit Type: Energy Efficient Apartment				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$24.00	\$28.00	\$32.00	\$34.00	\$38.00	\$42.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$71.00	\$82.00
	Electric Heat Pump	\$29.00	\$34.00	\$41.00	\$45.00	\$50.00	\$56.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00
	Bottle Gas						
	Electric	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$47.00
Other Electric	<i>(includes climate credit)</i>	\$45.00	\$54.00	\$79.00	\$104.00	\$129.00	\$154.00
Air Conditioning		\$19.00	\$22.00	\$31.00	\$39.00	\$48.00	\$57.00
Water Heating	Natural Gas	\$10.00	\$12.00	\$16.00	\$22.00	\$28.00	\$32.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$72.00	\$83.00
	Fuel Oil						
Water		\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Sewer		\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



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U.S. Department of Housing and Urban
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Sutter County		Unit Type: Energy Efficient Row House/ Townhouse/ Semi-Detached/Duplex				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$32.00	\$38.00	\$42.00	\$46.00	\$50.00	\$54.00
	Bottle Gas						
	Electric	\$49.00	\$58.00	\$71.00	\$84.00	\$97.00	\$110.00
	Electric Heat Pump	\$35.00	\$41.00	\$49.00	\$55.00	\$61.00	\$67.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00
	Bottle Gas						
	Electric	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$47.00
Other Electric	<i>(includes climate credit)</i>	\$59.00	\$71.00	\$103.00	\$134.00	\$167.00	\$207.00
Air Conditioning		\$19.00	\$22.00	\$38.00	\$53.00	\$69.00	\$85.00
Water Heating	Natural Gas	\$12.00	\$14.00	\$22.00	\$28.00	\$34.00	\$40.00
	Bottle Gas						
	Electric	\$42.00	\$49.00	\$63.00	\$76.00	\$90.00	\$103.00
	Fuel Oil						
Water		\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Sewer		\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, CA Yuba County		Unit Type: Energy Efficient Apartment				Date 11/1/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$24.00	\$28.00	\$32.00	\$34.00	\$38.00	\$42.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$71.00	\$82.00
	Electric Heat Pump	\$29.00	\$34.00	\$41.00	\$45.00	\$50.00	\$56.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00
	Bottle Gas						
	Electric	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$47.00
Other Electric	<i>(includes climate credit)</i>	\$45.00	\$54.00	\$79.00	\$104.00	\$129.00	\$154.00
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Water Heating	Natural Gas	\$10.00	\$12.00	\$16.00	\$22.00	\$28.00	\$32.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$72.00	\$83.00
	Fuel Oil						
Water		\$38.00	\$41.00	\$48.00	\$56.00	\$64.00	\$72.00
Sewer		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection	<i>(Recology)</i>	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$-7.12 (California Climate Credit)		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



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Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
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