



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

August 14, 2024

TO: Chairperson Bob Woten
Vice-Chairperson Denise Conrado
Commissioner Tony Kurlan
Commissioner Lisa Swarthout
Commissioner Sue Hoek
Commissioner Manny Cardoza
Commissioner Jeremy Chapdelaine
Commissioner Marc Boomgaarden
Commissioner Suzanne Gallaty
Commissioner Kent Boes
Commissioner Nicholas Micheli
Commissioner Doug Lofton
Commissioner John Loudon
Commissioner Don Blaser
Legal Counsel Brant Bordsen

Sutter County Board of Supervisors
Nevada County Board of Supervisors
Yuba County Board of Supervisors
Colusa County Board of Supervisors
City Council, Live Oak
City Council, Yuba City
City Council, Colusa
Duane Oliveira, General Counsel Emeritus
Appeal-Democrat
PEU Local #1
Toni Darwazeh, City of Yuba City
The Union

NOTICE OF REGULAR MEETING

August 21, 2024

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, August 21, 2024, 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
August 21, 2024, 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:
 - 1. Family Self-Sufficiency Graduate Gholam Khavary
Josie Alcaraz, Family Self-Sufficiency Coordinator
 - 2. Family Self-Sufficiency Graduate Krystal Shaw
Josie Alcaraz, Family Self-Sufficiency Coordinator
 - 3. Family Self-Sufficiency Graduate Marissa Ramirez
Josie Alcaraz, Family Self-Sufficiency Coordinator
- E. EXECUTIVE SESSION: NONE
May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
- 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.
 - 4. Recommend Approval of Minutes – June 19, 2024 pg. 1
 - 5. Resolution 24-1833, FSS Graduate Gholam Khavary pg. 3

6. Resolution 24-1834, FSS Graduate Krystal Shaw	pg. 4
7. Resolution 24-1835, FSS Graduate Marissa Ramirez	pg. 5
8. Resolution 24-1836 – Approval of the Annual Utility Study and Allowance – Energy Efficient Dwellings	pg. 6
9. Resolution 24-1837 – Approval of the Annual Utility Study and Allowance – Housing Choice Voucher Program	pg. 17
10. Resolution 24-1838 - Kingwood Commons Collection Loss Write-Off	pg. 33
11. Resolution 24-1839 – Rural Development Collection Loss Write-Off	pg. 35
12. Resolution 24-1840 – Combined Programs Collection Loss Write-Off	pg. 37
13. Resolution 24-1841 – Housing Choice Voucher Collection Loss Write-Off	pg. 39
14. Approval to Payout Forty (40) Hours of Administration Leave for the Chief Financial Officer	pg. 41
15. Recommend Approval of an Allocation of \$60,000 from Housing Choice Voucher (HCV) Administrative Fee Reserves to Hand of Hope for New Haven and Cedar Lane Permanent Supportive Housing Project-Based Voucher Operational Costs	pg. 43

G. OLD BUSINESS: Discussion/Possible Action:

16. Recommend Approval of Updated By-Laws Gustavo Becerra, Executive Director	pg. 44
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H. NEW BUSINESS: Discussion/Possible Action: NONE

I. ADMINISTRATIVE REPORT:

17. RHA Owned/Managed Properties Occupancy/Eligibility Update Pattra Runge, Occupancy Manager	pg. 54
18. Housing Choice Voucher Occupancy/Eligibility Update Alisha Parker, Occupancy Manager	pg. 56
19. Maintenance Update Tom Goodwin, Operations Manager	pg. 59
20. Finance Update Marco Cruz, Chief Financial Officer	pg. 60

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: September 4, 2024

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
June 19, 2024

ITEM NO. A - CALL TO ORDER:

Chairperson Bob Woten called the meeting to order.

ITEM NO. A - ROLL CALL:

Chairperson Bob Woten, Vice-Chairperson Denise Conrado, Commissioners Suzanne Gallaty, Tony Kurlan, Don Blaser, Kent Boes, Manny Cardoza, Sue Hoek, Nicholas Micheli, and John Loudon were present. Commissioners Jeramy Chapdelaine, Lisa Swarthout, Marc Boomgaarden, and Doug Lofton were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Cardoza led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D.-AWARDS AND PRESENTATIONS: NONE

ITEM NO. E. – EXECUTIVE SESSION: NONE

ITEM NO. F.1-6. - CONSENT CALENDAR:

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

Vote: Ayes: Chairperson Bob Woten, Vice-Chairperson Denise Conrado,
Commissioners Manny Cardoza, Kent Boes, Sue Hoek, Nicholas
Micheli, Suzanne Gallaty, Tony Kurlan, Don Blaser, and John
Loudon
Nays: None
Abstain: None
Absent: Commissioners Doug Lofton, Marc Boomgaarden, Jeramy
Chapdelaine, and Lisa Swarthout.

ITEM NO. G.- OLD BUSINESS: NONE

ITEM NO. H.7.-UPDATED BY-LAWS REVIEW (INFORMATIONAL ITEM ONLY, WILL RETURN FORM
BOARD ACTION AFTER REQUIRED NOTICING PERIOD):

Executive Director Gustavo Becerra went over the recommended changes provided in the packet. He

mentioned staff has consulted with Legal Counsel and agree with the changes for the Board to consider.

ITEM NO. I.6. – ADMINISTRATIVE UPDATE:

Mr. Becerra said he would like to start having annual training for Commissioners, beginning with the Chairperson and Vice-Chairperson. Chairperson Woten stated it is a great idea to get training for those who watch over this board.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Kurlan wished everyone a safe 4th of July.

Commissioner Loudon asked if any of the fires were affecting any Housing Authority properties. Mr. Becerra said not at this time.

Commissioner Blaser said training would be good. He said it is rare to get training for the various boards, but it is a great idea. He also shared the news about the hotel that burned in Marysville and the impact of the closure of the roads around it.

Commissioner Micheli also wished everyone a safe holiday.

Commissioner Cardoza stated the Yuba-Sutter fair starts tomorrow. He also mentioned there would be a fireworks show and a children's parade on the 4th of July.

Commissioner Conrado wished everyone a safe 4th of July.

Commissioner Hoek mentioned there are some water issues in Nevada County. She also shared how hard it has been to get housing built in the County due to insurance issues because of the high fire risk.

Commissioner Gallaty said she hoped everyone has a great, safe 4th of July.

ITEM NO. K – NEXT MEETING: July 3, 2024

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:49 PM.



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RESOLUTION 24-1833

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF Gholam Khavary

WHEREAS, the Regional Housing Authority encourages Housing Choice Voucher participants to enroll in the Family Self-Sufficiency (FSS) Program; and

WHEREAS, Gholam Khavary started in this program on 6/1/2019 and set goals for himself to obtain part-time employment while attending school to become a registered nurse and then to become employed full-time as an RN.

WHEREAS, Gholam Khavary met his goals by 05/01/2024 and received sufficient earned income to generate an escrow account in the amount of \$1,471.75; and

WHEREAS, Gholam Khavary has now “graduated” from the FSS program;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority congratulates Gholam Khavary for his determination to progress to a life that is independent of government assistance and conveys their best wishes for success in all his future endeavors.

This Resolution was approved at the regular meeting of the Board of Commissioners, this 21st day of August 2024.

AYES:

NAYS:

ABSTAINED:

ABSENT:

Chairperson, Bob Woten



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RESOLUTION 24-1834

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF Krystal Shaw

WHEREAS, the Regional Housing Authority encourages Housing Choice Voucher participants to enroll in the Family Self-Sufficiency (FSS) Program; and

WHEREAS, Krystal Shaw started in this program on 12/1/2022 and set goals for herself to find and obtain suitable full-time employment, and to be free of cash assistance during the final 12 months of her FSS contract.

WHEREAS, Krystal Shaw met her goals by 8/1/2024 and received sufficient earned income to generate an escrow account in the amount of \$5,291.94; and

WHEREAS, Krystal Shaw has now “graduated” from the FSS program;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority congratulates Krystal Shaw for her determination to progress to a life that is independent of government assistance and conveys their best wishes for success in all her future endeavors.

This Resolution was approved at the regular meeting of the Board of Commissioners, this 21st day of August 2024.

AYES:

NAYS:

ABSTAINED:

ABSENT:

Chairperson, Bob Woten



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RESOLUTION 24-1835

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF Marissa Ramirez Garcia

WHEREAS, the Regional Housing Authority encourages Housing Choice Voucher participants to enroll in the Family Self-Sufficiency (FSS) Program; and

WHEREAS, Marissa Ramirez Garcia started in this program on 11/1/2020 and set goals for herself to graduate a 2 year Licensed Psychiatric Technician program, do her clinical hours, pass her state boards and obtain a full time position as a Licensed Psychiatric Technician.

WHEREAS, Marissa met her goals by 02/01/2024 and received sufficient earned income to generate an escrow account in the amount of \$828.23; and

WHEREAS, Marissa has now “graduated” from the FSS program;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority congratulates Marisa Ramirez Garcia for her determination to progress to a life that is independent of government assistance and conveys their best wishes for success in all her future endeavors.

This Resolution was approved at the regular meeting of the Board of Commissioners, this 21st day of August 2024.

AYES:

NAYS:

ABSTAINED:

ABSENT:

Chairperson, Bob Woten



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RESOLUTION 24-1836

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, 2018;

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, 2024, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on August 21, 2024, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

(SEAL)

ATTEST: _____
Bob Woten, 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 11/01/2024	
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	(Arbuckle)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer	(Arbuckle)	\$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	
Head of Household Name					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)

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Locality/PHA Regional Housing Authority, CA Colusa County		Unit Type: Energy Efficient Row House/ Townhouse/ Semi-Detached/Duplex				Date 11/01/2024	
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	(Arbuckle)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer	(Arbuckle)	\$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
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
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Office of Public and Indian Housing

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

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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	
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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	<i>(Grass Valley)</i>	\$43.00	\$46.00	\$52.00	\$58.00	\$64.00	\$70.00	
Sewer	<i>(Grass Valley)</i>	\$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			
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)

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	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
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	Bottle Gas						
	Electric	\$42.00	\$49.00	\$63.00	\$76.00	\$90.00	\$103.00
	Fuel Oil						
Water	<i>(Grass Valley)</i>	\$43.00	\$46.00	\$52.00	\$58.00	\$64.00	\$70.00
Sewer	<i>(Grass Valley)</i>	\$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
(04/2023)

The Nelrod Company 5/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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Locality/PHA Regional Housing Authority, CA City of Live Oak		Unit Type: Energy Efficient Apartment					Date 11/01/2024	
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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			
					Water Heating			
					Water			
					Sewer			
Unit Address					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

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 Row House/ Townhouse/ Semi-Detached/Duplex				Date 11/01/2024	
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	<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

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 11/01/2024	
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>(Yuba City)</i>	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	
Sewer	<i>(Yuba City)</i>	\$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			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

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 Row House/ Townhouse/ Semi-Detached/Duplex				Date 11/01/2024	
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	<i>(Yuba City)</i>	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Sewer	<i>(Yuba City)</i>	\$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		
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: Energy Efficient Apartment				Date 11/01/2024	
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	(CA Water Service)	\$38.00	\$41.00	\$48.00	\$56.00	\$64.00	\$72.00
Sewer	(Utility Management Services)	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
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		
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
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: Energy Efficient Row House/ Townhouse/ Semi-Detached/Duplex				Date 11/01/2024	
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	(CA Water Service)	\$38.00	\$41.00	\$48.00	\$56.00	\$64.00	\$72.00
Sewer	(Utility Management Services)	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
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 Unit Address					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)



REGIONAL HOUSING AUTHORITY

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RESOLUTION 24-1837

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, 2024, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on August 21, 2024, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: _____
Bob Woten, 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 11/01/2024	
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	(includes climate credit)	\$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	(Arbuckle)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
Sewer	(Arbuckle)	\$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		
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 Colusa County		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex				Date 11/01/2024	
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	<i>(Arbuckle)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer	<i>(Arbuckle)</i>	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
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 Colusa County		Unit Type Detached House/Mobile Home				Date 11/01/2024	
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	<i>(Arbuckle)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer	<i>(Arbuckle)</i>	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
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 Nevada County		Unit Type: Apartment					Date 11/01/2024	
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	<i>(Grass Valley)</i>	\$45.00	\$46.00	\$52.00	\$58.00	\$64.00	\$71.00	
Sewer	<i>(Grass Valley)</i>	\$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			
					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 Nevada County		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex				Date 11/01/2024	
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	(includes climate credit)	\$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	(Grass Valley)	\$45.00	\$46.00	\$52.00	\$58.00	\$64.00	\$71.00
Sewer	(Grass Valley)	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
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

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 Detached House/Mobile Home					Date 11/01/2024	
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	<i>(Grass Valley)</i>	\$45.00	\$46.00	\$52.00	\$58.00	\$64.00	\$71.00	
Sewer	<i>(Grass Valley)</i>	\$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			
					Range / Microwave			
Number of Bedrooms					Refrigerator			
					Total			



The Nelrod Company 5/2024 Update

adapted from form HUD-52667
(04/2023)

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 11/01/2024	
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	<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			
Unit Address					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
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 11/01/2024	
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	<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		
					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 City of Live Oak		Unit Type Detached House/Mobile Home				Date 11/01/2024	
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	<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		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
Number of Bedrooms					Refrigerator		
					Total		



The Nelrod Company 5/2024 Update

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(04/2023)

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 Sutter County		Unit Type: Apartment					Date 11/01/2024	
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	(Yuba City)	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	
Sewer	(Yuba City)	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	
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

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 11/01/2024	
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	(Yuba City)	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Sewer	(Yuba City)	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
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

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 Detached House/Mobile Home					Date 11/01/2024	
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	<i>(Yuba City)</i>	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	
Sewer	<i>(Yuba City)</i>	\$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		
					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			



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: Apartment					Date 11/01/2024	
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	<i>(CA Water Service)</i>	\$40.00	\$41.00	\$48.00	\$56.00	\$65.00	\$73.00	
Sewer	<i>(Utility Management Services)</i>	\$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			
					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 Yuba County		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex				Date 11/01/2024	
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	<i>(CA Water Service)</i>	\$40.00	\$41.00	\$48.00	\$56.00	\$65.00	\$73.00
Sewer	<i>(Utility Management Services)</i>	\$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		
					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 Yuba County		Unit Type Detached House/Mobile Home				Date 11/01/2024	
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	<i>(CA Water Service)</i>	\$40.00	\$41.00	\$48.00	\$56.00	\$65.00	\$73.00
Sewer	<i>(Utility Management Services)</i>	\$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		
					Range / Microwave		
Number of Bedrooms					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

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RESOLUTION 24-1838

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING KINGWOOD COMMONS APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$605.24

WHEREAS, the Regional Housing Authority operates Kingwood Commons pursuant to Section 8 regulations; and

WHEREAS, operations of Kingwood Commons include the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2024 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$605.24.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 21st day of August 2024 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Bob Woten, Chairperson

(SEAL)

Kingwood Commons
1340 Gray Avenue, Yuba City
Collection Loss Write Off
Period: August 2024

<u>Tenant</u>	<u>Apartment</u>	<u>Date</u>		<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Solar</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
		<u>Move In</u>	<u>Move Out</u>								
T0007802	10	04/01/21	04/30/24	\$ 1,037.00	\$ 259.24	\$ -	\$ 346.00	\$ -	\$ -	\$ 605.24	No
					\$ 259.24	\$ -	\$ 346.00	\$ -	\$ -	\$ 605.24	Total Write Off

8/13/24

Deceased *

Tenants listed with Payback Agreement's failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Exhibit A



REGIONAL HOUSING AUTHORITY

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www.RegionalHA.org

RESOLUTION 24-1839

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$3,718.15

WHEREAS, the Regional Housing Authority operates low-income housing projects Centennial Arms, Butte View Estates and Rural Development farm work housing project Phases I, II and III pursuant to U.S. Department of Agriculture regulations; and

WHEREAS, operations of low-income housing include the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2024 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$3,718.15.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 21st day of August 2024 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Bob Woten, Chairperson

(SEAL)

USDA
Collection Loss Write Off
Period: August 2024

<u>Tenant</u>	<u>Property</u>	<u>Address</u>	<u>Date</u> <u>Move In</u>	<u>Move Out</u>	<u>Monthly</u> <u>Rent</u>	<u>Rent</u> <u>Owed</u>	<u>Late</u> <u>Fee's</u>	<u>Damages</u>	<u>Solar</u>	<u>Utilities</u>	<u>Legal</u> <u>Fee's</u>	<u>Total</u> <u>Owed</u>	<u>Payback</u> <u>Agreement</u>
T0017724	RD	352 Bernard Drive #D - Yuba City, CA 95991	10/09/18	04/17/24	\$ 91.00	\$ -	\$ -	\$ 1,638.03	\$ 95.10	\$ -	\$ -	\$ 1,733.13	No
T0003996	RD	420 Miles Avenue #40 - Yuba City, CA 95991	02/14/11	06/04/24	\$ 863.00	\$ 15.07	\$ -	\$ 367.57	\$ 171.37	\$ -	\$ -	\$ 554.01	No
T0027825	CA	9829 N Street #15 - Live Oak, CA 95953	02/03/22	05/29/24	\$ 86.00	\$ -	\$ -	\$ 720.25	\$ -	\$ -	\$ 710.76	\$ 1,431.01	No
												\$ 3,718.15	Total Write Off

2
8/13/24

Tenants listed with Payback Agreement's failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Deceased *

Exhibit A



REGIONAL HOUSING AUTHORITY

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RESOLUTION 24-1840

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING LOW INCOME COMBO PROPERTIES HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$4,975.78

WHEREAS, the Regional Housing Authority operates low-income housing projects; and

WHEREAS, operations of low-income housing includes the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2024 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$4,975.78.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 21st day of August 2024 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Bob Woten, Chairperson

Combo Properties
Collection Loss Write Off
Period: August 2024

<u>Tenant</u>	<u>Property</u>	<u>Address</u>	<u>Date</u> <u>Move In</u>	<u>Move Out</u>	<u>Monthly</u> <u>Rent</u>	<u>Rent</u> <u>Owed</u>	<u>Late</u> <u>Fee's</u>	<u>Damages</u>	<u>Solar</u>	<u>Utilities</u>	<u>Legal</u> <u>Fee's</u>	<u>Total</u> <u>Owed</u>	<u>Payback</u> <u>Agreement</u>
T0007879	CB-RICH	403 Atwood Drive - Yuba City, CA 95951	08/19/19	04/26/24	\$ 1,344.00	\$ 2,634.52	\$ -	\$ 817.14	\$ 281.96	\$ -	\$ 1,242.16	\$ 4,975.78	No
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No
<hr/>													
						\$2,634.52	\$ -	\$ 817.14	\$ 281.96	\$ -	\$ 1,242.16	\$ 4,975.78	Total Write Off

D
8/13/24

Tenants listed with Payback Agreement's failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Deceased *

Exhibit A



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

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www.RegionalHA.org

RESOLUTION 24-1841

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING HOUSING CHOICE VOUCHER FRAUD RECOVERY COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$6,706.59

WHEREAS, the Regional Housing Authority operates the Housing Choice Voucher program for Sutter, Nevada, Yuba and Colusa Counties; and

WHEREAS, operations of the Housing Choice Voucher program include assisting families who are low income; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances due to fraud; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2024 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$6,706.59.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 21st day of August 2024 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Bob Woten, Chairperson

(SEAL)



Collection Loss Write Off

<u>Tenant</u>	<u>HAP</u> <u>Fraud Recovery Amount Owed</u>	<u>Late</u> <u>Fee's</u>	<u>NSF</u> <u>Fee's</u>	<u>Overpaid</u> <u>URP's</u>	<u>Total</u> <u>Owed</u>	<u>Payback</u> <u>Agreement</u>
T0012342	\$ 5,458.59	\$ -	\$ -	\$ -	\$ 5,458.59	Yes
T0001193	\$ 1,248.00	\$ -	\$ -	\$ -	\$ 1,248.00	Yes
\$	6,706.59	\$ -	\$ -	\$ -	\$ 6,706.59	Total Write-Off

Exhibit A

8 AUG 24

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: August 21, 2024
To: Board of Commissioners
From: Jennifer Ruiz, Executive Assistant/HR Coordinator

SUBJECT: Payout of Administrative Leave for Chief Financial Officer
RECOMMENDATION: Approval of cash payment of forty (40) hours of administrative leave
FISCAL IMPACT: \$3,535.86

Background

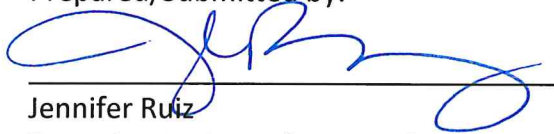
The Board of Commissioners approved a Management Plan for confidential and at-will employees. Section XIII. Administrative Leave states "Exempt employees are not eligible for overtime nor for compensative time off (CTO). In lieu of such benefits, exempt employees shall be eligible for forty (40) hours of Administrative Leave per calendar year (taken between January 1 and December 31, remaining balance of hours may not be rolled over to the next calendar year). An exempt employee may request a cash payment of up to forty (40) hours of Administrative Leave per calendar year. The Board of Commissioners will review each request."

Chief Financial Officer, Marco Cruz, submitted a request for cash payment of forty (40) hours of administrative leave.

Recommendation

It is recommended that the Board of Commissioners of Regional Housing Authority approve the request from Marco Cruz, Chief Financial Officer, to pay out forty (40) hours of administrative leave.

Prepared/Submitted by:



Jennifer Ruiz
Executive Assistant/HR Coordinator



REGIONAL HOUSING AUTHORITY

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www.RegionalHA.org

August 13, 2024

To: Human Resources Department
From: Marco Cruz, Chief Financial Officer

RE: Cash payment of 2024 Administrative Leave Balance

Dear Ms. Ruiz,

Per section XIII. Administrative Leave, of the Regional Housing Authority (RHA) Management Plan, as approved by the Board of Commissioners, I am requesting a cash payment of the current balance of forty (40) hours of administrative leave I am holding. Please process the request through the RHA Board of Commissioners as required.

Thank you in advance.

Sincerely,

Marco A Cruz
Chief Financial Officer

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: August 21, 2024
To: Board of Commissioners
From: Marco Cruz, Chief Financial Officer

SUBJECT: Allocation of HCV Administrative Fee Reserves for Cedar Lane and New Haven Court's Permanent Supportive Housing Project-Based Voucher Development Costs

Background:

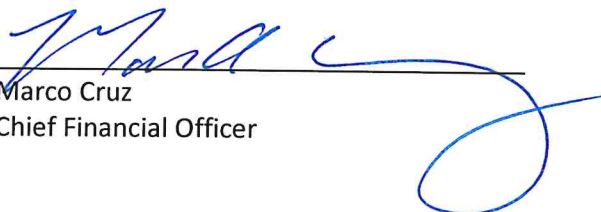
Cedar Lane is a 41-unit Cedar Lane permanent supportive housing (PSH) project located in Marysville, CA. New Haven Court is a 40-unit PSH project located in Yuba City, CA. Sutter Yuba Behavioral Health (SYBH) and Hands of Hope (HOH) have onsite staff providing supportive services to the residents at both projects. Hands of Hope's commitment was budgeted at 30 hours per week coverage. However, a greater time commitment is needed in order to adequately serve the homeless target population and leverage the extended coverage provided by SYBH.

Hands of Hope has estimated that it will cost approximately \$60,000 annually to increase from 30 hours per week to 40 hours per week staffing at both projects, \$33,000 and \$27,000 for New Haven Court and Cedar Lane, respectively. Additionally, HOH does not have sufficient financial resources to cover any staffing beyond their budgeted commitment. However, since there are 40 project-based vouchers approved for Cedar Lane PSH and 39 for New Haven Court, the projects are eligible to receive funding from Housing Choice Voucher (HCV) Administrative Fee Reserves. There is currently over \$1,350,000 in uncommitted HCV Admin Fee Reserves. The allocation of \$60,000 to Hands of Hope would provide supportive services staffing at the projects for the 2024 year from the hours of 9 AM to 4:30 PM, five days per week, thereby improving the staffing coverage at the property.

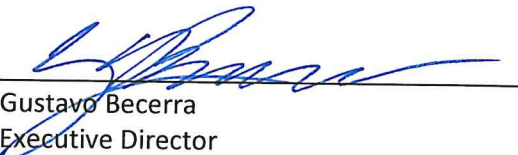
Recommendation:

Staff recommends the Board of Commissioners approve an allocation of \$60,000 from HCV Administrative Fee Reserves to Hands of Hope for Cedar Lane PSH and New Haven Court project-based voucher operational costs. Funds will be used to cover supportive services staffing and oversight at the project for one year.

Prepared by:


Marco Cruz
Chief Financial Officer

Submitted by:


Gustavo Becerra
Executive Director

**BY-LAWS OF
REGIONAL HOUSING AUTHORITY**

ARTICLE I. – NAME & PURPOSE

Section 1. – Name

The name of the Authority shall be “Regional Housing Authority”.

Section 2. – Purpose

The Regional Housing Authority (“the Housing Authority”) is established for the purposes and shall exercise the powers set forth in that certain Agreement Creating the Regional Housing Authority, which Agreement created the Regional Housing Authority, effective April 20, 2011, (the “Agreement”) and the Housing Authority Law (California Health & Safety Code section 34200 et seq.) which authorizes counties and cities by agreement to create an area housing authority in areas sharing regional or area-wide housing problems. The definition of terms used in these By-Laws shall be the same as contained in the Agreement, unless otherwise expressly provided herein.

Section 3. – Offices

The principal office for the transaction of the business of the Housing Authority is hereby fixed and located at 1455 Butte House Road, Yuba City, California. The Board of Commissioners may change the location of the principal office within the area where the Housing Authority is qualified to do business.

ARTICLE II. – BOARD OF COMMISSIONERS

Section 1. – Powers of Commissioners

Subject to the powers and limitations as provided by law, the Agreement, or these By-laws, all powers of the Housing Authority shall be exercised, its property controlled and its affairs conducted by the Board of Commissioners (the “Board”), as is further specified in the Agreement.

Section 2. – Composition of the Board and Terms of Commissioners

The Board shall be composed of two Commissioners appointed by the Governing Body of the City of Yuba City; two Commissioners appointed by the Governing Body of the City of Live Oak; ~~one~~**two** Commissioners appointed by the Governing Body of the City of Colusa; two Commissioners appointed by the Sutter County Board of Supervisors; two Commissioners appointed by the Nevada County Board of Supervisors; two Commissioners appointed by the Yuba County Board of Supervisors; two Commissioners appointed by the Colusa County Board of Supervisors and except as

otherwise provided in section 34246.5 of the California Health & Safety Code, one Tenant Commissioner of the Housing Authority as appointed jointly by the Governing Bodies of the Cities of Live Oak, Colusa and Yuba City and the Board of Supervisors of the Counties of Sutter, Yuba, Colusa and Nevada upon the recommendation of the Housing Authority Board of Commissioners. The Member Governing Bodies shall notify the Secretary of the Housing Authority, in writing, of all appointments.

Elected Commissioners will serve a term of one (1) year commencing on January 31 of each year. Non-Elected and Non-tenant Commissioners shall serve for a term of four (4) years commencing on January 31 of the year of their appointment. Vacancies shall be filled for the unexpired portion of the term. The Tenant Commissioner jointly appointed shall serve for a term of two (2) years commencing on January 31 of the year of their appointment. His/her successor shall be appointed jointly by the Governing Bodies of the respective jurisdictions for the terms of two (2) years except that a vacancy shall be filled for the unexpired term, but only so long as he/she remains a tenant of the Housing Authority. His/Her successor shall also be a tenant of the Housing Authority and shall be appointed jointly by the Governing Bodies for the term of two (2) years except that a vacancy shall be filled for the unexpired term.

Regardless of the length of their term, Commissioners shall remain in office until their successor is sworn and assumes the office.

Section 3. – Voting Rights

Commissioners shall have one vote each at meetings of this Board.

Section 4. – Additional Commissioners

Additional Commissioners may be added from time to time to represent additional Governing Bodies, provided that the addition of parties to the Agreement shall be approved by the Housing Authority and an affirmative vote of a majority of the Member Governing Bodies.

Section 5. – Vacancies

Any vacancy occurring on the Board, whether because of death, incapacity, resignation, increase in the number of Commissioners, removal or otherwise, shall be filled by the Governing Body of the respective Member City or County.

Section 6. – Resignation

Any Commissioner representing a Member Governing Body may resign at any time by giving written notice of such resignation to the Secretary of the Housing Authority and to the appointing Member Governing Body. Notwithstanding Section 2, such resignation shall be effective at the time specified therein, and acceptance of such

resignation shall not be necessary to make it effective. The Secretary shall also inform the appointing Governing Body of such resignation.

Section 7. – Attendance at Meetings

Absence for three (3) consecutive meetings shall constitute neglect of duty as set forth in California Health and Safety Code section 34282 and shall be cause for removal from office by the appointing Governing Body. The vacant position shall be filled by the appointing Member City's or County's Governing Body.

Section 8. – Removal

A Commissioner may be removed, for cause, by the respective Member Governing Body as set forth in California Health and Safety Code Section 34282 or its successor statute.

Section 9. – Withdrawal/Cancellation

Commissioners who represent Member Governing Bodies, which withdraw or are cancelled, as parties to the Agreement shall be removed as members of the Board and its Committees.

Section 10. – Conflict of Interest

- A. No Commissioner or officer who exercises or has exercised any functions or responsibilities with respect to assisted activities, or who is in a position to participate in a decision making process or gain inside information with regard to such activities, unless a full written disclosure has been received by the Executive Director, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one year thereafter. (amended on 05/03/2006, resolution 06-1091)
- B. Family is defined as parents, spouse, children, siblings, grandparents, grandchildren, significant other and domestic partner.

ARTICLE III. – MEETINGS OF THE BOARD

Section 1. – ~~Annual Meeting~~ Election of Officers

~~The Annual Meeting of the Housing Authority shall be held on the first regular meeting of April or any other day so designated by the Commissioners at such time and at such place as the Commissioners may designate for the purposes of the election and the installation of officers, and the transaction of other business.~~

Annually, on or around the start of the Housing Authority's fiscal year, the Board of Commissioners at a duly formed regular meeting, may designate for the purposes of the election and the installation of officers (Chairperson and Vice-Chairperson), and the transaction of other business. Officers will serve until replaced.

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Section 2. – Regular Meetings

Regular meetings of the Housing Authority shall be held at the regular meeting place of the Housing Authority at such time and places as may be provided by resolutions adopted from time to time by the Board, unless the same shall be a legal holiday, in which event said meeting shall be held on the next succeeding secular day. Upon the Secretary's recommendation, the Chairperson may cancel any of the regular scheduled meetings if there is not sufficient business to transact or may schedule additional Special Meetings for urgent business as circumstances require.

Section 3. – Place of Meetings

Regular meetings of the Board shall be held at any place as may be designated from time to time by the Board. In the absence of such designation, meetings shall be held at principal office of the Housing Authority.

Section 4. – Special Meetings

The Chairperson of the Housing Authority may, when he/she deems it expedient, and shall, upon the written request of two (2) Board Members of the Housing Authority, call a Special Meeting of the Board for the purpose of transacting any business designated in the call. The call for a Special Meeting may be delivered to each member of the Board at least twenty four (24) hours prior to the meeting, or may be mailed to the business or home address of each member of the Board at least two (2) days prior to the date of such Special Meeting, or may be waived by written waiver signed by all the members of the Board prior to the meeting. At such Special Meeting, no business shall be considered other than designated in the call.

Section 5. – Notices of Meetings and Posting of Agendas

Notice of time and place of all regular and special meetings shall be delivered personally, emailed or sent by first-class mail and addressed to each Commissioner and each Member Governing Body at the Commissioner's and Member Governing Body's address as it is shown on the records of the Housing Authority.

Section 6. – Quorum

The powers of the Housing Authority shall be vested in the Commissioners thereof in office from time to time. ~~Three-fifths (3/5)~~A simple majority of the Commissioners of the Housing Authority presently serving on the Board shall constitute

a quorum for the purpose of conducting business in exercising its powers and for all other purposes.

Section 7. – Manner of Voting

Voting on all Resolutions coming before the Housing Authority shall be by roll call, and the “yeas” and “nays” shall be entered upon the Minutes of such meeting. The concurrence of a majority of the Commissioners appointed shall be necessary to take any action.

All Resolutions shall be in writing and shall be entered in a journal of the proceedings of the Authority.

Section 8. – Open Meetings

All regular and special meetings of the Board shall be held in compliance with the provisions of Health and Safety Code Section 34283 and the Ralph M. Brown Act, California Government Code Section 54950, et seq.

Section 9. – Fees and Compensation

Commissioners shall not receive any salary for their services as Commissioners; however, by action of the Board, reasonable expenses may be reimbursed. In addition, the Board may act to approve a per diem for Commissioners as allowed by California Health and Safety Code Section 34274.

ARTICLE IV. – OFFICERS

Section 1. – Officers

The officers of the Housing Authority shall be a Chairperson, Vice-Chairperson, a Secretary, and such other officers as the Board may appoint.

Section 2. – Election

The Board shall elect the Chairperson and Vice-Chairperson from among its members. The Secretary shall be the Executive Director of the Housing Authority. Elected officers shall serve terms of one year or until their successors are elected and qualified. Such election shall be held at the annual organizational meeting of the Board and shall be conducted by the Secretary.

Section 3. – Chairperson

The Chairperson of the Board shall preside at all meetings of the Board, and shall have such other powers and duties as may be prescribed from time to time by the Board. Except as otherwise authorized by Resolution of the Housing Authority, the Chairperson

shall sign all resolutions, contracts, deeds and other instruments made by the Housing Authority.

Section 4. – Vice-Chairperson

The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson; and in the case of the resignation or death of the Chairperson, the Vice-Chairperson shall perform such duties as are imposed on the Chairperson until such time as the Housing Authority shall select a new Chairperson. The Vice-Chairperson shall have such other powers and perform such other duties as may be prescribed from time to time by the Board.

Section 5. – Secretary

The Secretary shall be the Executive Director of the Housing Authority and, as Executive Director; he/she shall have general supervision over the administration of its business and affairs, subject to the direction of the Board. He/she shall be charged with the management of the Housing Projects of the Housing Authority.

As Secretary, he/she shall keep the records of the Housing Authority, shall act as secretary of the meetings of the Housing Authority, and its Board, and record all votes, and shall keep a record of the proceedings of the Housing Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his/her office. ~~He/she shall keep in safe custody the seal of the Housing Authority and shall have power to affix such seal to contracts and instruments authorized to be executed by the Housing Authority.~~

The Secretary shall also be the Treasurer of the Housing Authority. As Treasurer, he/she shall have the care and custody of all funds of the Housing Authority and shall deposit the same in the name of the Housing Authority in such bank or banks as the Housing Authority may select. He/she shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Board. Except as otherwise authorized by Resolution of the Board, all such orders and checks shall be countersigned by the Chairperson. He/she shall keep regular books of accounts showing receipts and expenditures and shall render to the Board, bi-annually, an account of his/her transactions, and also of the financial conditions of the Housing Authority.

The compensation of the Secretary shall be determined by the Board, provided that a temporary appointee selected from among the Commissioners of the Housing Authority shall serve without compensation (other than payment of necessary expenses).

Section 6. – Additional Duties

The officers of the Housing Authority shall perform such other duties and functions as may from time to time be required by the Housing Authority or the By-Laws or Rules and Regulations of the Housing Authority.

Section 7. – Terms of Office

The officers of the Housing Authority shall be elected ~~at each Annual Meeting annually~~ to serve until their successor is elected and qualified. ~~All officers shall be elected on an annual basis.~~ All other officers of the Housing Authority shall be permitted to succeed themselves at the will of the Commissioners.

Section 8. – Vacancies

Should the offices of Chairperson and Vice-Chairperson become vacant, the Housing Authority shall elect a successor from its Commissioners at its next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Housing Authority shall appoint a successor, as aforesaid.

Section 9. – Removal and Resignation

Any officer may be removed by a majority of the voting Commissioners at any regular or special meeting of the Board.

Any officer may resign at any time by giving written notice to the Board, the Chairperson of the Board, or the Secretary. Any such resignation shall take effect at the date of the receipt of such notice or at any later time specified therein; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

ARTICLE V. – COMMITTEES OF THE BOARD

Section 1. – Committees Generally

Committees of the Board may be appointed as needed by the Chairperson. Each Committee shall exercise such power and carry out such functions as are designated by these By-Laws or as delegated by the Board from time to time. Except as otherwise provided by the Board or these By-Laws, such committees shall be advisory only and subject to the control of the Board.

Section 2. – Quorum, Meetings

A majority of the members of a committee shall constitute a quorum at any meeting of that committee, and all recommendations to the Board shall require a majority vote of those members present. Each committee shall meet as often as is necessary to perform its duties. A memo describing any recommendations made shall be presented to the Board.

Section 3. – Vacancies

Vacancies in any committee shall be filled for the unexpired portion of the term in the same manner as provided in the case of original appointment.

Section 4. – Expenditures

Except as may otherwise be provided by the Board or by these By-Laws, any expenditure of funds by a committee shall require prior approval of the Board.

Section 5. – Fees and Compensation

Commissioners shall not receive any salary for their services as members of a Committee; however, a stipend equal to the amount paid for attendance of all Regular or Special Board of Commissioner meetings shall be paid to Committee members as allowed by California Health and Safety Code Section 34274.

ARTICLE VI. – ADMINISTRATION

Section 1. – Executive Director/Secretary

The Executive Director of the Housing Authority shall serve as the Executive Director and Secretary of the Housing Authority. The Executive Director, or designee, shall attend meetings of the Board, but shall have no vote, and shall administer the business and activities of the Housing Authority, including those specific duties assigned by the Board or required by the Agreement. The duties as Secretary shall be as prescribed by Section 5 of Article IV above.

The Executive Director shall provide for such other employees as may be necessary for management of the Housing Authority's business, subject to approval by the Board, or the Housing Authority's Executive Committee

Section 2. – Duties of Executive Director

The authority and responsibility of the Executive Director, and where appropriate, his/her designee, and to whom the Board shall provide policy direction, shall include:

- A. Exercising responsibility for the selection, employment and supervision of all other employees of the Housing Authority;
- B. Coordinating and carrying out the Housing Authority's purposes and objectives according to the policies and procedures of the Housing Authority, the policy direction of the Board and the approved work program; including reporting at the next regular meeting relative to the exercise of any significant powers of duties;

- C. Attending, as a non-voting member, the meetings of the Board and its committees;
- D. Representing the Board and the Housing Authority in dealings with the public and other organizations;
- E. Reporting the Housing Authority's activities to the parties to the Agreement at such times and in such manner as prescribed by them;
- F. Performing such specific duties as are set forth in the Agreement; and
- G. Performing such specific duties that are delegated by the Board.

ARTICLE VII. – MISCELLANEOUS

Section 1. – Agents and Representatives

The Board may appoint such agents and representatives of the Housing Authority with such power and to perform such acts or duties on behalf of the Housing Authority, as the Board may see fit, so far as may be consistent with the Agreement, these By-Laws and applicable laws.

Section 2. – Bonding

Officers, Commissioners, and employees handling funds shall be properly bonded as determined by the Board of Commissioners.

Section 3. – Fiscal Year

The fiscal year of the Housing Authority shall end on March 31.

Section 4. – Authority of Payments

All invoices, billings and claims for payment ~~of losses shall be approved and signed by any two of the following before payment of~~ Housing Authority incurred operational liabilities shall be approved by the Executive Director/Secretary, or his/her designee.

~~A. Chairperson of the Board;~~

~~B. The Vice-Chairperson of the Board;~~

~~C. The Executive Director/Secretary; or~~

~~D. Specific check signers designated by Board Resolution.~~

Section 5. – Rules of Procedure for Meetings

All meetings of the Board, the Executive Committee and other committees or bodies of the Housing Authority shall be conducted in accordance with Robert's Rules of Order, provided that in the event of any conflict, such rules shall be superseded by the Agreement, these By-Laws and California Law.

ARTICLE VIII. – AMENDMENT OF BY-LAWS

The By-Laws of the Housing Authority shall be amended only with the approval of ~~at least eight (8)~~ a simple majority of the Commissioners of the Housing Authority at a regular or a special meeting. No such amendment shall be adopted unless at least ~~thirty fifteen (1530)~~ days written notice thereof has been previously given to all Commissioners of the Housing Authority. The secretary of the Housing Authority shall prepare and distribute any revisions to all parties to the Agreement.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify:

1. That I am the duly appointed and acting Secretary of the Regional Housing Authority.
2. That the forgoing By-Laws, comprising ten (10) pages, including this page, constitute the By-Laws of said Housing Authority as duly restated and adopted by the Board of Commissioners of said Housing Authority at a meeting duly held on ~~November 4, 2020~~ August 21, 2024.

IN WITNESS WHEREOF, I hereunto subscribed my name this ~~21st~~ 4th day of ~~November~~ August 20204.

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Gustavo Becerra
Executive Director and Secretary

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: August 21, 2024
To: Board of Commissioners
From: Pattra Runge, Occupancy Manager

SUBJECT: Quarterly Occupancy (Q1-2024) report for quarter ending June 30, 2024

RECOMMENDATION: None - update only

FISCAL IMPACT: None – informational only

United States Department of Agriculture (USDA)/Rural Development:

Development	Total Units Available	Units Leased April	Units Leased May	Units Leased June
USDA/Farm Labor (Yuba City)	188	186	185	184
Centennial Arms (Live Oak)	21	21	20	20
Butte View (Live Oak)	31	31	31	31

Office of Migrant (OMS) Services

Development	Total Units Available	Units Leased April	Units Leased May	Units Leased June
Migrant Center (Yuba City)	75	0	75	75

RHA Owned and/or Managed Affordable Housing Properties:

Development	Total Units Available	Units Leased April	Units Leased May	Units Leased June
Kingwood Commons (Yuba City)	63	62	61	60
Percy Avenue (Yuba City)	8	8	8	8
Homes2Families (Yuba City)	4	4	4	4
MH-Teesdale-SRO's (Yuba City)	6	6	6	6
Neighborhood Stabilization Program -1 (Yuba City, Live Oak)	9	9	9	9
Neighborhood Stabilization Program-3 (Yuba City)	12	12	12	12
Trailer Park (Yuba City)	6	6	6	6
Richland Housing (Yuba City)	99	98	96	97
Live Oak Senior Village (Live Oak)	49	49	48	48
River City Manor (Yuba City)	23	23	23	23

Commercial Property

Development	Total Units Available	Units Leased April	Units Leased May	Units Leased June
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Miles Market (Yuba City)	1	1	1	1
YCUSD-Bernard (Yuba City)	1	1	1	1

Sutter Community Affordable Housing

Development	Total Units Available	Units Leased April	Units Leased May	Units Leased June
Town Center (Yuba City)	27	27	27	27
Yolo-Heiken (Yuba City)	5	5	5	5
Maple Park I (Live Oak)	55	54	52	52
Kristen Court (Live Oak)	55	54	53	55
Kristen Court II (Live Oak)	24	22	22	22
New Haven Court (Yuba City)	39	37	35	35
Kristen Court III (Live Oak)	32	32	31	32

Building Better Partnerships Inc.

Development	Total Units Available	Units Leased April	Units Leased May	Units Leased June
MH-814 F-SRO's (Marysville)	10	9	9	10
Maple Park II (Live Oak)	34	34	33	33
Stony Creek II (Williams)	31	30	31	30
Grass Valley Terrace (Grass Valley)	69	62	65	68
Devonshire (Colusa)	27	27	27	27
Lone Oak (Penn Valley)	30	28	29	30
Truckee Artist Lofts (Truckee)	76	71	74	74
Brunswick Commons (Grass Valley)	40	39	38	39
Cashin's Field (Nevada City)	50	50	50	50
Cedar Lane PSH (Linda)	40	40	40	40
Cedar Lane Family (Linda)	107	103	105	106

Comments:

Currently the following property waitlists are open: USDA Rural Development – Richland, Centennial Arms, Butte View Estates, and Kingwood Commons 1 & 2 bedrooms.

Yuba City Office of Migrant Center (OMS) opened May 2, 2024. We had a very successful opening day and were fully leased by the following Monday.

Live Oak Senior Village, Kingwood Commons, and Richland Community held National Night Out on August 6th for its residents with a successful turnout.

Prepared by: Pattra Runge
Pattra Runge/Occupancy Manager

Submitted by: Gustavo Becerra
Gustavo Becerra/Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: August 21, 2024
To: Board of Commissioners
From: Alisha Parker, Occupancy Manager

SUBJECT: Quarterly Occupancy (Q1-FY 2024) report for
quarter ending June 30, 2024

RECOMMENDATION: None

FISCAL IMPACT: None, informational only

U.S. Department of Housing and Urban Development (HUD) Funded Programs:

Program	Units Available	April	May	June
HCV/Section 8	1,867	Total-1,825	Total-1,818	Total-1,804
Mainstream	140	123	129	131
Emergency Housing Vouchers	127	108	107	112
Foster Youth to Independence	5	0	0	1
HCV Port-Out Administered	N/A	4	4	5
VASH	28 units for Nevada County 34 units for Yuba City	48	51	49

Wait List Information as of August 12, 2024

		Bedrooms						
		0	1	2	3	4	5	N/A
Property/Program								
Brunswick Commons-Behavioral Health-Grass Valley								2*
Brunswick Commons Hospitality House-Grass Valley								44*
Cashin’s Field-Nevada City		248	139	62				
Cedar Lane Behavioral Health-Olivehurst								24*
Cedar Lane Hands of Hope-Olivehurst								26*
Courtyard at Penn Valley-Penn Valley			151	59				
Devonshire Apartments-Colusa			135	1*				
Kingwood Commons-Yuba City				136				
Grass Valley Terrace-Grass Valley		276	240	83				
Lone Oak Senior Apartments-Penn Valley		123	50					
Maple Park I-Live Oak			199	43	62			
Maple Park II-Live Oak		45	45					
New Haven Court-Behavioral Health-Yuba City								42*
New Haven Court-Hands of Hope-Yuba City								34*
Percy Apartments-Yuba City		269						

Richland Housing- Yuba City	86	385	314	16	23	3	
River City Manor- Yuba City		58					
Senior Village- Live Oak		21	1				
Stony Creek 2- Williams		74	0*				
Truckee Artist Lofts- Truckee		142	108	0*			
Yolo Apartments- Yuba City		207	132	62			
Housing Choice Voucher							704

Comments: An * shows the waiting list is currently open.

Prepared by: 
Alisha Parker/Occupancy Manager

Submitted by: 
Gustavo Becerra/Executive Director

REGIONAL HOUSING AUTHORITY STAFF REPORT

DATE: August 21, 2024
TO: Board of Commissioners
FROM: Tom Goodwin, Operations Manager

SUBJECT: Maintenance and Operations Update

- Total work orders completed for April, May, June, 2024 were 967 (*942), break down as follows:
- Total number of work orders by projects:

Priority & Category	bve	ca	cb-date	devons	h2f	cb-joann	kc	kris-rha	lc-35	mh	mp	nsp	other	oms	percy	rd	cb-rich	tc	tp	tr-185	RHAT	vo	yolo	TOTAL
Emergency	7	10	12		1	5	14			1	11	4		1		40	22	7		2			1	138
Make Ready's		2	1			1	5				4					7	6							26
Routine	41	47	74		6	17	47		21	34	128	45		45	6	323	86	53	1	1		3	18	996
Scheduled																								
Total Property	48	59	87		7	24	66		21	35	143	49		46	6	370	114	60	1	3		3	19	1161
Pending																								1161
Completed	37	53	73		5	17	50		18	34	96	45		42	4	323	92	56		3		3	16	967
Pest		3	6			4	14		2	1		3		2		14	12	2					4	67
Cancelled																								
HQS		11	22				2			8	67	11				204	31	28					5	389
																								967

Prepared By: Tom Goodwin
Tom Goodwin, Operations Manager

Submitted By: Gustavo Becerra
Gustavo Becerra, Executive Director

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

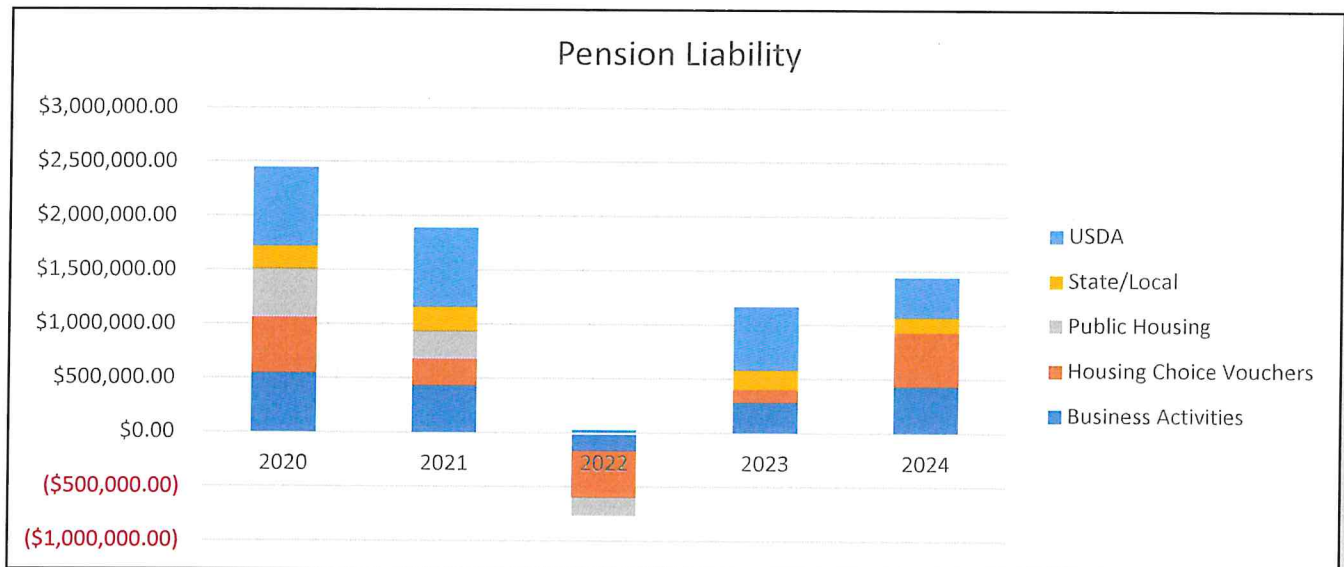
Date: August 21, 2024
To: Board of Commissioners
From: Marco Cruz – Chief Financial Officer
Subject: Financial Review
Project Net Income April 1, 2024, to June 30, 2024

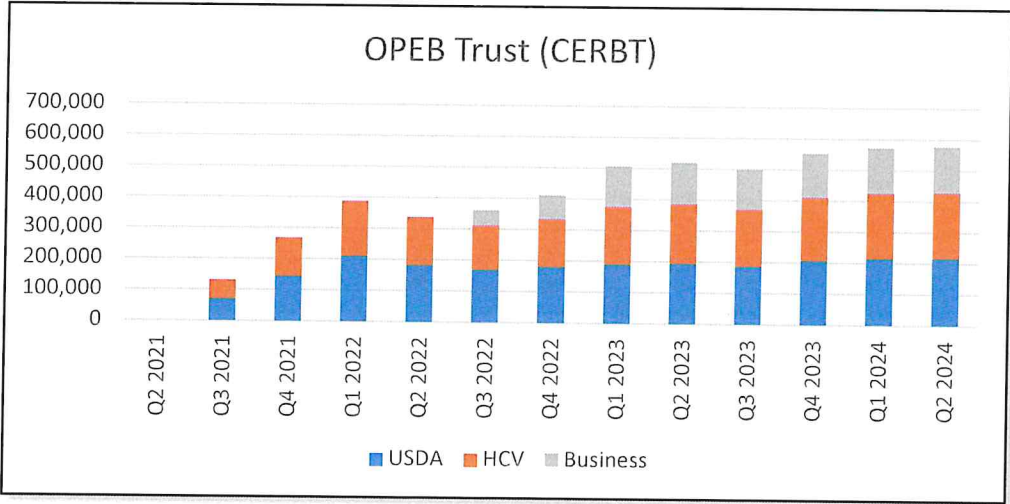
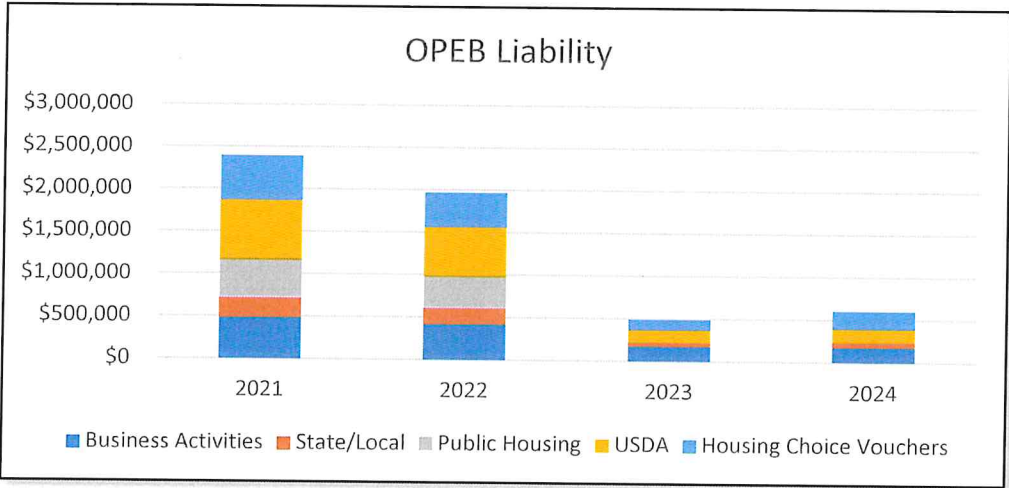
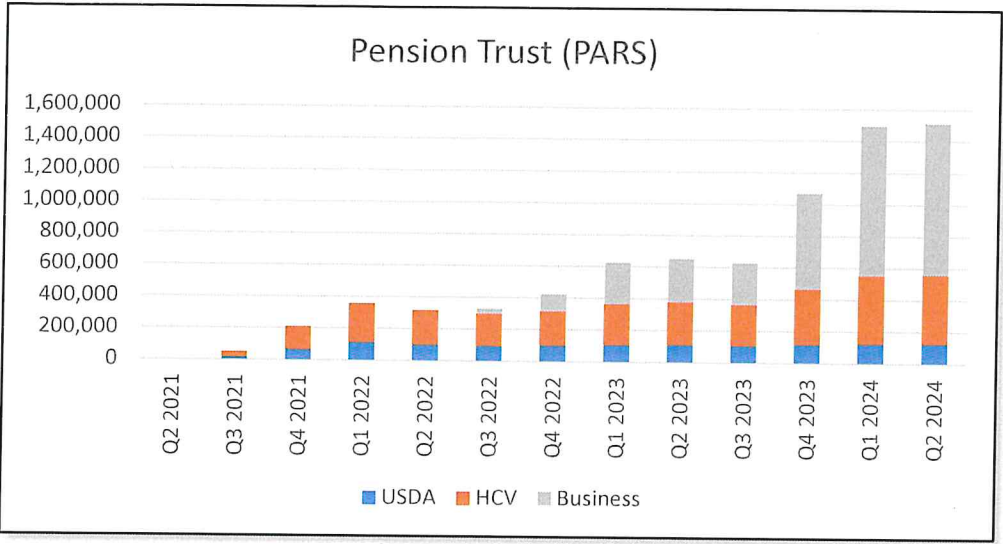
Pension/OPEB Liabilities

As of the most recent FYE 2024 valuation, Regional Housing Authority (RHA) has a CalPERS pension liability of \$1,447,304, up from \$1,174,197 for FYE 2023. This balance reflects the CalPERS 5.8% return on investments through June 30, 2023 which was lower than their target rate of 6.8%. RHA's FYE 2024 OPEB liability is \$610,918, up from \$502,411 the prior year. The increase was caused by a slight decrease in the actuarial discount rate.

Since Q3 2021 RHA has funded both its OPEB trust with CalPERS and pension trust with PARS. Following general market trends, both funds saw increased asset values in the prior twelve months. As of June 30, 2024, the PARS Pension Trust's balance was \$1,510,677 and the OPEB Trust was \$575,567.

RHA has met its OPEB trust goal, where the trust can reimburse RHA's annual OPEB outflows. RHA is currently increasing the funding of the pension trust to a target of \$3,800,000. At this funding level, staff expects to fund future pension costs from the pension trust rather than from operational budgets. Staff anticipate reaching this funding level by March 2025.





Financials

Business Activities:

Business Activities (unrestricted funds) had a Net Income of \$900,694 vs \$265,246 budgeted. \$550,000 of revenues are unbudgeted development fees for Cashin's Field, located in Nevada City. All brick-and-mortar projects such as Kingwood Commons and Percy are positive Net Income against budget.

State/Local:

Neighborhood Stabilization has a net income of -\$22,117 vs -\$17,796 budget. A large landscaping project was completed in Q2, but the portfolio is still cash flowing. Homes 2 Families (H2F) has net income of \$9,101 vs \$701 budgeted due to higher revenues. RHA's Behavioral Health portfolio has a net income of -\$7,254 vs \$9,9289 budget. The annual COSR for the Marysville project was delayed until Q3 2024.

Housing Choice Voucher:

HCV net income is -\$23,839 from April – June. HCV Admin had a net income of \$130,439 vs \$183,690 budgeted due to software implementation expenses.

USDA:

USDA had a net income of -\$110,058 vs -\$165,303 budgeted. Revenues are higher than expected while expenses are lower. These projects have positive cash flow.

OMS:

OMS had a net income of -\$54,512 vs \$0 budgeted. June revenues of \$45,000 have not been recognized and RHA is working with OMS to finalize the reimbursement numbers. Rental income is forwarded to OMS and they in turn reimburse operating and most of the overhead expenses. OMS also does not reimburse for accrued, non-cash expenses, such as pension liability increase expense.

Prepared by:

Submitted by:



Marco Cruz, Chief Financial Officer

Gustavo Becerra, Executive Director

Business Activities			
Period = Apr 2024-Jun 2024			
	PTD Actual	PTD Budget	Variance
2999-99-999 Revenue & Expenses			
3000-00-000 INCOME			
3199-00-000 NET TENANT INCOME	1,049,653	1,037,187	12,466
3699-00-000 OTHER INCOME	723,587	25,080	698,507
3999-00-000 TOTAL INCOME	1,773,241	1,062,267	710,974
4000-00-000 EXPENSES			
4199-00-000 ADMINISTRATIVE EXPENSES	196,999	176,459	-20,540
4299-00-000 TENANT SERVICES EXPENSES	14,725	14,031	-694
4399-00-000 UTILITY EXPENSES	97,818	98,999	1,181
4499-00-000 MAINTENANCE EXPENSES	216,541	207,979	-8,562
4599-00-000 GENERAL EXPENSES	23,360	42,189	18,829
4799-00-000 HOUSING ASSISTANCE PAYMENTS	0	-15	-15
4899-00-000 FINANCING EXPENSES	109,440	84,072	-25,368
5999-00-000 NON-OPERATING ITEMS	213,663	173,307	-40,356
8000-00-000 TOTAL EXPENSES	872,546	797,021	-75,525
9000-00-000 NET INCOME	900,694	265,246	635,448

Neighborhood Stabilization Program			
Period = Apr 2024-Jun 2024			
	PTD Actual	PTD Budget	Variance
2999-99-999 Revenue & Expenses			
3000-00-000 INCOME			
3199-00-000 NET TENANT INCOME	67,132	65,880	1,252
3699-00-000 OTHER INCOME	1,377	0	1,377
3999-00-000 TOTAL INCOME	68,508	65,880	2,628
4000-00-000 EXPENSES			
4199-00-000 ADMINISTRATIVE EXPENSES	17,741	17,126	-615
4299-00-000 TENANT SERVICES EXPENSES	444	46	-398
4399-00-000 UTILITY EXPENSES	9,187	8,474	-713
4499-00-000 MAINTENANCE EXPENSES	41,060	26,986	-14,074
4599-00-000 GENERAL EXPENSES	-1,523	6,648	8,171
5999-00-000 NON-OPERATING ITEMS	23,717	24,396	679
8000-00-000 TOTAL EXPENSES	90,626	83,676	-6,950
9000-00-000 NET INCOME	-22,117	-17,796	-4,321

Homes 2 Families			
Period = Apr 2024-Jun 2024			
	PTD Actual	PTD Budget	Variance
2999-99-999 Revenue & Expenses			
3000-00-000 INCOME			
3199-00-000 NET TENANT INCOME	16,483	9,831	6,652
3699-00-000 OTHER INCOME	3,539	0	3,539
3999-00-000 TOTAL INCOME	20,022	9,831	10,191
4000-00-000 EXPENSES			
4199-00-000 ADMINISTRATIVE EXPENSES	2,820	4,107	1,287
4399-00-000 UTILITY EXPENSES	1,837	1,582	-255
4499-00-000 MAINTENANCE EXPENSES	6,257	3,162	-3,095
4599-00-000 GENERAL EXPENSES	8	90	82
5999-00-000 NON-OPERATING ITEMS	0	189	189
8000-00-000 TOTAL EXPENSES	10,921	9,130	-1,791
9000-00-000 NET INCOME	9,101	701	8,400

Behavioral Health				
Period = Apr 2024-Jun 2024				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	25,629	25,434	195
3499-00-000	GRANT INCOME	0	11,000	-11,000
3699-00-000	OTHER INCOME	529	0	529
3999-00-000	TOTAL INCOME	26,158	36,434	-10,276
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	8,019	5,941	-2,078
4399-00-000	UTILITY EXPENSES	8,441	6,519	-1,922
4499-00-000	MAINTENANCE EXPENSES	8,620	8,211	-409
4599-00-000	GENERAL EXPENSES	2,541	396	-2,145
5999-00-000	NON-OPERATING ITEMS	5,790	6,078	288
8000-00-000	TOTAL EXPENSES	33,412	27,145	-6,267
9000-00-000	NET INCOME	-7,254	9,289	-16,543

HCV Voucher				
Period = Apr 2024-Jun 2024				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	25	0	25
3499-00-000	GRANT INCOME	4,946,966	0	4,946,966
3699-00-000	OTHER INCOME	4,533	0	4,533
3999-00-000	TOTAL INCOME	4,951,524	0	4,951,524
4000-00-000	EXPENSES			
4799-00-000	HOUSING ASSISTANCE PAYMENTS	4,975,363	0	-4,975,363
8000-00-000	TOTAL EXPENSES	4,975,363	0	-4,975,363
9000-00-000	NET INCOME	-23,839	0	-23,839

HCV Admin				
Period = Apr 2024-Jun 2024				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3499-00-000	GRANT INCOME	640,045	665,867	-25,822
3699-00-000	OTHER INCOME	29,848	7,416	22,432
3999-00-000	TOTAL INCOME	669,892	673,283	-3,391
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	443,190	409,262	-33,928
4299-00-000	TENANT SERVICES EXPENSES	69,982	63,833	-6,149
4399-00-000	UTILITY EXPENSES	834	1,102	268
4499-00-000	MAINTENANCE EXPENSES	11,973	8,130	-3,843
4599-00-000	GENERAL EXPENSES	11,615	6,249	-5,366
5999-00-000	NON-OPERATING ITEMS	1,859	1,017	-842
8000-00-000	TOTAL EXPENSES	539,454	489,593	-49,861
9000-00-000	NET INCOME	130,439	183,690	-53,252

U.S. Department of Agriculture				
Period = Apr 2024-Jun 2024				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	857,404	846,510	10,894
3699-00-000	OTHER INCOME	21,683	216	21,467
3999-00-000	TOTAL INCOME	879,087	846,726	32,361
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	160,499	172,036	11,537
4299-00-000	TENANT SERVICES EXPENSES	17,943	19,040	1,097
4399-00-000	UTILITY EXPENSES	116,144	101,772	-14,372
4499-00-000	MAINTENANCE EXPENSES	241,738	261,009	19,271
4599-00-000	GENERAL EXPENSES	38,429	42,567	4,138
4799-00-000	HOUSING ASSISTANCE PAYMENTS	194	0	-194
4899-00-000	FINANCING EXPENSES	90,608	90,606	-2
5999-00-000	NON-OPERATING ITEMS	323,590	324,999	1,409
8000-00-000	TOTAL EXPENSES	989,145	1,012,029	22,884
9000-00-000	NET INCOME	-110,058	-165,303	55,245

Office of Migrant Services				
Period = Apr 2024-Jun 2024				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3499-00-000	GRANT INCOME	77,667	156,113	-78,446
3999-00-000	TOTAL INCOME	77,667	156,113	-78,446
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	26,965	24,919	-2,046
4299-00-000	TENANT SERVICES EXPENSES	16,000	17,373	1,374
4399-00-000	UTILITY EXPENSES	24,012	40,660	16,648
4499-00-000	MAINTENANCE EXPENSES	51,035	49,240	-1,795
4599-00-000	GENERAL EXPENSES	14,168	23,921	9,753
8000-00-000	TOTAL EXPENSES	132,179	156,113	23,934
9000-00-000	NET INCOME	-54,512	0	-54,512