REGIONAL HOUSING AUTHORITY Serving the Cities of Live Oak, Yuba City and Colusa . Counties of Sutter, Nevada, Colusa and Yuba



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September 14, 2022

Chairperson Marc Boomgaarden TO: Vice-Chairperson Manny Cardoza Commissioner Tony Kurlan Commissioner Dan Miller Commissioner Sue Hoek Commissioner Denise Conrado Commissioner Jeramy Chapdelaine Commissioner Bob Woten Commissioner Suzanne Gallaty Commissioner Kent Boes Commissioner Nicholas Micheli Commissioner Doug Lofton Commissioner John Loudon Commissioner Randy Fletcher 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 Judy Sanchez, City of Yuba City The Union

NOTICE OF REGULAR MEETING

September 21, 2022

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, September 21, 2022, at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.

> stavo Becerra xecutive Director

AGENDA REGULAR MEETING

OF THE BOARD OF COMMISSIONERS OF REGIONAL HOUSING AUTHORITY

Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991 September 21, 2022, 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:
 - Presentation from Ampla Health and Adventist Health
 Gustavo Becerra, Executive Director
 Ashten Phillips, System Director, Adventist Health

pg. 1

- 2. Family Self-Sufficiency Graduate Autumn Ness
 Josie Alcaraz, Family Self-Sufficiency Coordinator
- Recognition of Martha Lundgren
 Gustavo Becerra, Executive Director
- E. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
 - 4. CLOSED SESSION: Pursuant to Section 54957.6 of the California Government Code

Conference with Labor Negotiator

Agency Negotiator: Patrick Clark

5. CLOSED SESSION: Pursuant to Section 54957.6 of the California Government Code

Conference with Labor Negotiator
Agency Negotiator: Brant Bordsen

	motion	te discussion of these items prior to the time that the Board votes on to unless members of the Board request specific items to be discussed on the Consent Calendar for individual action.	
	6.	Recommend Approval of Minutes – August 3, 2022	pg. 12
	7.	Recommend Establishing the Findings to Allow the Board to meet virtually if they elect to do so	pg. 16
	8.	Resolution 22-1758 – Authorization to Close out the Low-Income Public Housing from U.S. Department of Housing and Urban Development (HUD) Through Annual Contributions Contract (ACC) Termination	pg. 18
	9.	Resolution 22-1759 – Family Self-Sufficiency Graduate Autumn Ness	pg. 19
	10	Recommend Approval of Landscape Service Contract	pg. 20
	11.	Resolution 22-1760 - Approval of Family Self-Sufficiency Action Plan	pg. 23
	12.	Resolution 22-1761 – Approval of 2023 Payment Standards for the Housing Choice Voucher Program	pg. 24
	13.	Resolution 22-1762 – Approval of Annual Utility Study and Allowance for the Housing Choice Voucher Program	pg. 26
	14	Resolution 22-1763 – Public Housing Collection Loss Write-Off	pg. 42
	15.	Resolution 22-1764 – Homes2Families Collection Loss Write-Off	pg. 44
	16.	Resolution 22-1765 – Rural Development Collection Loss Write-Off	pg. 46
	17	Resolution 22-1766 – Kingwood Commons Collection Loss Write-Off	pg. 48
G.	OLD BUSIN	NESS: Discussion/Possible Action: NONE	
Н.	NEW BUSI	NESS: Discussion/Possible Action:	
	18.	Resolution 22-1767 – In Memory of Martha Lundgren Gustavo Becerra, Executive Director	pg. 50
	19.	Authorization to Submit a Letter of Interest for Acquisition of Property Located at 1500 E Street, Williams, CA 95987 Gustavo Becerra, Executive Director	pg. 51

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

- I. ADMINISTRATIVE REPORT:
 - 20. Administrative Update
 Gustavo Becerra, Executive Director
- J. HOUSING COMMISSIONERS' COMMENTS:
- K. NEXT MEETING: October 5, 2022
- L. ADJOURNMENT IN MEMORY OF MARTHA LUNDGREN:

The Ask

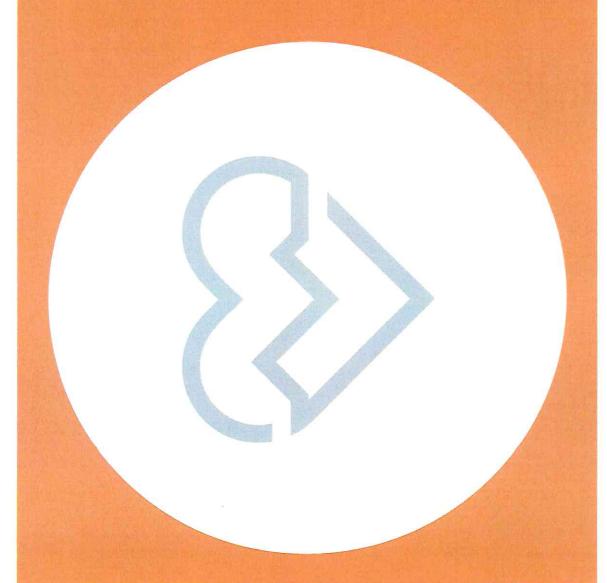
Adventist Health and Rideout is actively seeking a location to pilot a project that will provide a suite community. We are seeking a short-term location that is ADA accessible, can sustain multiple beds, along with providing space for staff to offer an vulnerable populations in the Yuba and Sutter of medically necessary services to our most array of wrap around supportive services.

This pilot project is a small-scale version of a larger scale community wide initiative being developed and lead by Adventist Health.

This pilot project has been made possible by an initial grant funded through Garamendi Earmark dollars and made sustainable through CalAIM



PROJECT HOPE Pilot



Project Hope plans to exists to provide a safe and compassionate place for individuals in medical need to find relief, recuperation and restoration.

We will do this by offering a comprehensive suite of direct and wrap-around services including safe sobering, medical recuperation, shortterm post-hospital housing, housing navigation and Medically Tailored Meals.

Medical Recuperative Care		Wrap Around Support Services
Medica	Proposed Services	
Safe Sobering	Propos	Short Term Post Hospitalization Housing

SAFE SOBERING

- individuals who are found to be publicly intoxicated Sobering Centers are alternative destinations for (due to alcohol and/or other drugs) and would otherwise be transported to the emergency department or jail.
- Medical Triage, Lab Testing, Treatment for Nausea, Wound Care
- Temporary Bed
- Rehydration and Food
- Substance Use Education & Counseling

Eligibility

- 18+, Intoxicated but Conscious, cooperative, able to walk, nonviolent, and free from any medical distress
- Restrictions / Limitations
- LESS THAN 24 HOURS

MEDICAL RECUPERATIVE CARE

- Recuperative Care is short-term residential care for individuals who no longer require hospitalization but still need to heal from an injury or illness (including behavioral health conditions)
- Interim Housing (90 Day)
- Monitoring of Medical or BH condition
- Short Term Assistance with ADLs & IADLs
- Case Management / Connection to Services

Restrictions / Limitations

- Allowable if necessary to achieve or maintain medical stability and prevent hospital admission or readmission, which may require behavioral health interventions
- Not more than 90 days in continuous duration

SHORT-TERM POSTHOSPITALIZATION HOUSING

- opportunity to continue their recovery immediately after Members who do not have a residence and who have Short-Term Post-Hospitalization Housing provides high medical or behavioral health needs with the exiting an inpatient hospital.
- Gaining (or regaining) the ability to perform activities of daily living
- medical/psychiatric/substance use disorder care Receiving necessary 0
- Case Management / Housing Navigation
- includes individuals exiting various facilities with health Eligibility - Various eligibility criteria, but primarily

Restrictions / Limitations

 Available once in an individual's lifetime and are not to exceed a duration of six (6) months

WRAP AROUND SUPPORT SERVICES

Housing Transition Navigation Services

- Assist Members with obtaining housing
- Restrictions / Limitations must be identified as reasonable and necessary in the individual's individualized housing support plan.

· Medically Tailored Meals

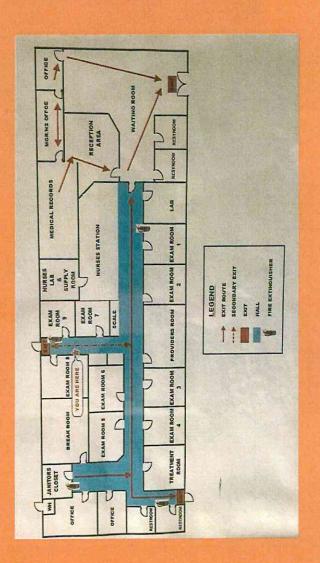
- Meals tailored to meet the medical needs of the patients
- **Enhanced Care Management**
- ECM is a whole-person, interdisciplinary approach to care that addresses the clinical and non-clinical needs of Members with the most complex medical and social needs through systematic coordination of services and comprehensive care management that is community based, interdisciplinary, high touch and person centered.

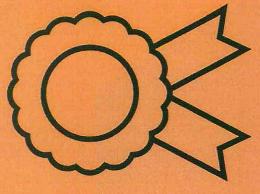
STAFFING PLAN

CNA - Day & Night Shift Peer Support Navigator Case Management Housing Navigator Program Manager Dietitian / Cook Social Work Front Office Nursing Security

334 Samuel Dr YC is the PERFECT Location

- ADA Accessible
- Room for staff
- Square footage meets the need
- Minor renovations to fit the need





THANK YOU

QUESTIONS - COMMENTS



REGIONAL HOUSING AUTHORITY Minutes Regular Board Meeting August 3, 2022

ITEM NO. A - CALL TO ORDER:

Chairperson Marc Boomgaarden called the meeting to order.

ITEM NO. A - ROLL CALL:

Chairperson Marc Boomgaarden, Vice-Chairperson Manny Cardoza, Commissioners Dan Miller, Denise Conrado, Jeramy Chapdelaine, Kent Boes, Randy Fletcher, John Loudon, Suzanne Gallaty, and Tony Kurlan were present. Commissioner Bob Woten arrived later in the meeting. Commissioners Doug Lofton, Sue Hoek, and Nicholas Micheli were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Fletcher led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D - EXECUTIVE SESSION: NONE

ITEM NO. E. - AWARDS AND PRESENTATIONS: NONE

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

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

Vote: Ayes: Chairperson Marc Boomgaarden, Vice-Chairperson Manny

Cardoza, Commissioners Jeramy Chapdelaine, Dan Miller, Denise Conrado, Kent Boes, Randy Fletcher, Tony Kurlan,

John Loudon, and, Suzanne Gallaty,

Nays: None Abstain: None

Absent: Commissioners Bob Woten, Sue Hoek, Doug Lofton

and Nicholas Micheli

ITEM NO. G.- OLD BUSINESS: NONE

ITEM NO. H.6. — RESOLUTION 22-1757 — A RESOLUTION OF THE GOVERNING BODY OF REGIONAL HOUSING AUTHORITY SUPPORTING THE APPLICATION OF PACIFIC WEST COMMUNITIES, INC. FOR THE LOCAL GOVERNMENT MATCHING GRANT PROGRAM AND APPROVING PACIFIC CREST COMMONS BUDGET FOR THE LOCAL GOVERNMENT MATCHING GRANTS PROGRAM FOR THE PACIFIC CREST COMMONS IN TRUCKEE, CA:

Executive Director Gustavo Becerra explained staff is working on a project in Truckee that will consist of 51 multi-family units in the old CHP building. He said the town of Truckee has committed \$1 million to the project and a \$1 million award from the Martis Fund was also received. Mr. Becerra said staff applied for \$5 million through the Local Government Matching Grant that the State of California has and was awarded the funds. He mentioned staff will be submitting a Tax-Credit application next week as well.

Commissioner Fletcher made a motion to approve Resolution 22-1757 - A Resolution of the Governing Body of Regional Housing Authority Supporting the Application of Pacific West Communities, Inc. for the Local Government Matching Grants Program and Approving Pacific Crest Commons Budget for the Local Government Matching Grants Program for the Pacific Crest Commons in Truckee, CA. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Marc Boomgaarden, Vice-Chairperson Manny Cardoza, Commissioners Jeramy Chapdelaine, Dan Miller, Denise Conrado, Kent Boes, Randy Fletcher, Tony Kurlan, John Loudon, Bob Woten, and, Suzanne Gallaty,

> Nays: None Abstain: None

Absent: Commissioners Sue Hoek, Doug Lofton, and Nicholas

Micheli

ITEM NO. I.7. - RHA OWNED/MANAGED PROPERTIES OCCUPANCY/ELIGIBILITY UPDATE:

Mr. Becerra said occupancy continues to be strong. He said when there are vacancies, there are waiting lists to fill them right away.

ITEM NO. I.8. – MAINTENANCE UPDATE:

Operations Manager Tom Goodwin said this quarter there were 65 vacancies which is much higher than the average of 27 to 35. He said many of the vacancies were within the Richland Rural Development due to families being in units they were no longer qualified for due to occupancy standards. Mr. Goodwin said the work order numbers were also up for this quarter. He explained inspections were compounded into a shorter timeframe in order to accommodate staff absences due to planned vacations. Mr. Goodwin said staff did not have any overtime nor was there any burn out with the increase in vacancies and work orders.

ITEM NO. I.9. - FINANCE UPDATE:

Mr. Becerra said the first quarter of the fiscal year started out very strong. He said the insurance payments are now being paid in full instead of being spread out over the year. Mr. Becerra explained Public Housing is overbudget due to converting those units from Public Housing units to unrestricted units. He mentioned that when Public Housing is converted, there can be no HUD funds left when the conversion is complete. Mr. Becerra said the recording took place on Monday and staff is working on the closeout items.

Mr. Becerra stated the PERS unfunded liability is at the lowest it has ever been, but the July annual payment was the largest it has ever been. He said PERS rates will be going up over the next decade.

ITEM NO. I.10. - PLANNING AND COMMUNITY DEVELOPMENT UPDATE:

Mr. Becerra mentioned the Migrant Farmworker housing rehab project should begin in September. He stated the plans have been approved by the city. Mr. Becerra said some of the improvements will include ASA upgrades, roofing, asphalt, and sidewalk improvements.

Mr. Becerra said staff is working on three tax-credit applications which will be submitted next week. He said the Wheatland project is getting started. Mr. Becerra said the Plumas Lake project was awarded tax-credits. He said the closing should be in mid-December and start construction soon after.

Mr. Becerra stated the new maintenance building is almost complete but there are some ADA items that are still pending.

ITEM NO. I.11. – ADMINISTRATIVE UPDATE:

Mr. Becerra stated National Night Out activities took place at two properties, Richland campus and Kingwood Commons, last night.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Woten thanked Mr. Becerra and staff for always being on top of everything.

Commissioner Fletcher thanked Mr. Becerra for doing a great job and always being on top of everything. He said he would like to see some affordable housing in Brownsville.

Commissioner Kurlan asked if the water restrictions were affecting any of the Housing Authority properties. Mr. Becerra said the grass is crispy at a few properties. He mentioned the Richland complex is on a well but is still trying to comply with the restrictions.

Commissioner Chapdelaine stated National Night Out in Live Oak was a great event with good attendance.

Vice- Chairperson Cardoza said the landscaping on Garden Highway looks very nice. Mr. Becerra said all the credit goes to Mr. Goodwin for his vision and follow through.

Chairperson Boomgaarden thanked Mr. Becerra and staff for their hard work. He also mentioned he had a meeting with the Department of Food and Ag Commissioner and said there are a lot of programs out there, but people just do not know how to access them.

ITEM NO. K - NEXT MEETING: August 17, 2022

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:55 PM.

STAFF REPORT

Date:

September 21, 2022

To:

Board of Commissioners

From:

Jennifer Ruiz, Executive Assistant/HR Coordinator

SUBJECT:

Ability to Hold Board Meetings Virtually as per AB361

RECOMMENDATION:

Establish the Findings to Allow the Board to meet virtually if they

elect to do so

FISCAL IMPACT:

N/A

Background

On September 16, 2021, Governor Gavin Newson signed AB 361 which will go into effect October 1, 2021. AB 361 extends the COVID-19 rules for conducting virtual or teleconference meetings under the Brown Act. In order to utilize the provisions of AB 361, a meeting must be held during a proclaimed state of emergency in which state or local officials have imposed or recommended measures to promote social distancing. The legislative body of the local agency must determine, by majority vote, that meeting in person would present imminent risks to health or safety of attendees.

If a proclaimed state of emergency still exits and the local agency wishes to continue to hold meetings in compliance with AB 361, the following must be done:

- 1. Within 30 days of the initial virtual or teleconference meeting, make the following findings by majority vote:
 - a. The agency has reconsidered the circumstances of the state of emergency, and
 - It either continues to directly impact the ability of members to meet safely in person, or state or local officials continue to impose or recommend measures to promote social distancing
- 2. Make the same findings by majority vote every 30 days thereafter.

Recommendation

It is recommended that the Board of Commissioners of Regional Housing Authority establish the findings to allow the Board to meeting virtually if they elect to do so as per AB 361.

Prepared by:

Submitted by:

Jennifer Ruiz

Executive Assistant/HR Coordinator

Gustavo Becerra
Executive Director

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RESOLUTION 22-1758

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY HEREBY AUTHORIZES THE CLOSEOUT OF LOW-INCOME PUBLIC HOUSING FROM THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) THROUGH THE ANNUAL CONTRIBUTIONS CONTRACT (ACC) TERMINATION

WHEREAS, the Regional Housing Authority, a Public Housing Authority, has submitted form HUD-52860 to the U.S. Department of Housing and Urban Development requesting removal of four nondwelling buildings;

WHEREAS, the Regional Housing Authority has complied with all applicable closeout requirements outlined by PIH Notice 2019-13, the ACC, the 1937 Act, and 2 CFR Part 200 to the best of the Board's knowledge and is supported by legal counsel's opinion;

WHEREAS, the Regional Housing Authority, retains no real or personal Low-Income Public Housing property;

WHEREAS, the Regional Housing Authority, has no outstanding litigation claims, audits, debt obligations or civil rights matters;

WHEREAS, the Regional Housing Authority consulted with necessary public officials per 24 CFR 972.227(b);

WHEREAS, the Regional Housing Authority has adequate assurances in place to ensure compliance with prior HUD approvals;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority that it does hereby approve the closeout of Low-Income Public Housing, on this 21st day of September, 2022.

FURTHER, BE IT RESOLVED that the Executive Director is hereby authorized and directed to execute all documents, provide certifications and submit to HUD all documents needed to complete this action.

This Resolution was approved at the regular meeting of the Board of Commissioners this 21st day of September 2022.

	C	hairperson, Marc Boomgaarden
#	ATTEST:	
ABSENT:		
ABSTAINED:		
NAYS:		
AYES:		



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RESOLUTION 22-1759

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF AUTUMN NESS

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

WHEREAS, Autumn Ness started in this program on 11/01/2016 and set goals for herself to become independent of government assistance; and happy.

WHEREAS, Autumn Ness met her goals by 09/01/2022 and received sufficient earned income to generate an escrow account in the amount of \$25,200.31; and

WHEREAS, Autumn Ness has now "graduated" from the FSS program;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority congratulates Autumn Ness for her 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 18th day of May.

	Chairperson Marc Boomgaarden
ABSENT:	
ABSTAINED:	
NAYS:	
AYES:	

HOUSING AUTHORITY REGIONAL



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STAFF REPORT

Date:

September 21, 2022

To:

Board of Commissioners

From:

Tom Goodwin, Operations Manager

SUBJECT:

Landscape Services Contract

RECOMMENDATION:

Approve a five-year contract, with an optional 1-year extension

FISCAL IMPACT:

\$207,300.00 per year

Overview - Every three to five years, the Regional Housing Authority ("RHA") issues a Request for Proposals ("RFP") for contracted services, among them are Landscape Services. Staff sent out 16 packets to potential contractors, which included a letter that directed them to RHA's website where the contract could be downloaded, and the RFP. Staff received two "return to sender" notifications.

Staff conducted a mandatory meeting where two potential/eligible contractors signed-in, of the four contractors that turned in a bid. Botanica Landscapes is the current company under contract for RHA landscaping services.

**Botanica Landscapes, (Yuba City, CA)

FYE 2023 - \$207,300

FYE 2024 - \$207,300

FYE 2025 - \$207,300

FYE 2026 - \$207,300

FYE 2026 - \$207,300

Total - \$1,036,500

See attached sheet for breakdown of contractors and pricing.

RECOMMENDATION:

Based on Botanica Landscape's proposed bid pricing, experience, availability of staff for landscaping services for Regional Housing Authority's properties, both owned and managed, staff recommends that the Board of Commissioners of Regional Housing Authority, approve the selection of Botanica Landscapes for a five-year contract with a potential for a one-year extension, and authorize the Executive Director to execute all required documentation.

HOUSING AUTHORITY

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Prepared by:	Submitted by:
Tom Goodwin	
IOM GOOWIN	Manne

Gustavo Becerra, Executive Director Tom Goodwin, Operations Manager

LANDSCAPING BIDS

LOCATION	BID AM	BID AMOUNT		
LOCATION	Botanica	Rojas	I.C.E.	
Richland Public Housing		\$882.00		
456 GH to 474 GH	\$350.00	n	\$300.00	
476 A to N Complex	\$900.00	н	\$800.00	
LC-35				
Soccer Field	\$750.00	\$772.00	\$1,500.00	
USDA (RD)		\$6,031.00	\$8,000.00	
288/294 Samuel Dr, 352/368 Bernard Dr	\$2,500.00	"		
253/257/363/367/380 McKeehan Dr, 400/420 Miles Ave	\$6,500.00	"		
Percy Ave. Apt				
430 Percy Ave	\$180.00	\$245.00	\$250.00	
Town Center Apt.		\$869.00		
506 Plumas St	\$375.00	н	\$550.00	
553 Heiken/556-554 Yolo	\$240.00	п	\$140.00	
Office of Migrant Services				
479 Bernard Dr	\$1,205.00	\$1,612.00	\$1,450.00	
Butte View Estates				
9400 Larkin RD	\$725.00	\$1,334.00	\$1,000.00	
Centennial Arms Apt				
9829 N. St	\$350.00	\$491.00	\$400.00	
Date Street Senior Village				
2750 Date St.	\$2,200.00	\$2,953.00	\$2,500.00	
River City Manor				
655 Joann Way	\$550.00	\$1,149.00	\$750.00	
Kingwood Commons				
1340 Gray Ave	\$450.00	\$1,296.00	\$650.00	
TOTAL MONTHLY CHARGES	\$17,275.00	\$17,634.00	\$18,290.00	



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RESOLUTION 22-1760

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY ADOPTION OF THE FAMLY SELF SUFFICENCY ACTION PLAN

WHEREAS, the Regional Housing Authority (RHA) administers a Family Self Sufficiency program for Housing Choice Voucher participants; and

WHEREAS, federal regulations require RHA to review and update the Action Plan for the Family Self Sufficiency (FSS) program; and

WHEREAS, the proposed 2022-2023 edition of the FSS Action Plan must be submitted to HUD by September 30, 2022;

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

- 1. The Board finds that RHA needs to adopt an updated Action Plan this year.
- 2. A copy of the Action Plan is posted online at www.regionalha.org.
- 3. The FSS Action Plan, is hereby adopted for use by RHA and is effective 10/1/2022.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on September 21, 2022, by the following vote:

AYES:	
NAYS:	
ABSTAINED:	
ABSENT:	
	ATTEST:
(SFAL)	Marc Boomgaarden, Chairperson



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RESOLUTION 22-1761

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE 2023 PAYMENT STANDARD-HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Regional Housing Authority (RHA) manages up to 2,114 Housing Choice Voucher Participants; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) allows Public Housing Authorities to establish a payment standard of 90-110% of Housing Choice Voucher Fair Market Rents (FMR); 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 Regional Housing Authority has conducted a review of the Sutter, Nevada, Colusa, and Yuba County's Housing Choice Voucher Program Payment Standards.
- 2. The Regional Housing Authority wishes to establish the payment standard at 100% of HUD's published Fair Market Rent for Yuba, Sutter, Colusa and Nevada Counties.
- 3. The Regional Housing Authority has properly calculated the Housing Choice Voucher Payment Standard based on the HUD approved Fair Market Rents for Sutter, Nevada, Yuba and Colusa Counties.
- 4. New payment standards will be implemented effective November 1, 2022, which are as follows:

Payment Standard Table on following page:



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Payment Standard Historical Tracking

County/Year	Bedroom						
Sutter 2023	0	1	2	3	4		
FMR	\$1,003	\$1,010	\$1,288	\$1,830	\$2,194		
2023 PMT STANDARD	\$1,003	\$1,010	\$1,288	\$1,830	\$2,194		
Nevada 2023	0	1	2	3	4		
FMR	\$1,047	\$1,054	\$1,387	\$1,971	\$2,257		
2023 PMT STANDARD	\$1,047	\$1,054	\$1,387	\$1,971	\$2,257		
Colusa 2023	0	1	2	3	4		
FMR	\$741	\$746	\$982	\$1,341	\$1,356		
2023 PMT STANDARD	\$741	\$746	\$982	\$1,341	\$1,356		
Yuba 2023	0	1	2	3	4		
FMR	\$1,003	\$1,010	\$1,288	\$1,830	\$2,194		
2023 PMT STANDARD	\$1,003	\$1,010	\$1,288	\$1,830	\$2,194		

This Resolution was approved at the Regular Meeting of the Board of Commissioners on September 21, 2022 by the following vote:

AYES:		
NAYS:		
ABSTAINED:		
ABSENT:		
3.	ATTEST:	
(SEAL)		Marc Boomgaarden, Chairperson



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

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RESOLUTION 22-1762

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

WHEREAS, the Regional Housing Authority (RHA) manages up to 2,114 Housing Choice Voucher Participants; and

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

- The information provided in the Section 8 Housing Choice Voucher Survey and Study is true and 1. accurate.
- There was a qualifying change in cost of tenant provided utilities. 2.
- New utility allowances per the study should be implemented effective November 1, 2022, which 3. are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on September 21, 2022, by the following vote:

AYES:	
NAYS:	
ABSTAINED:	
ABSENT:	
	ATTEST:
(SEAL)	Marc Boomgaarden, Chairperson

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 25577-0169 exp.7/31/2022

The following allowances are used to determine the total cost of tenant-Date (mm/dd/yyyy): 11/1/2022 furnished utilities and appliances. Locality: Unit Type: Apartment Regional Housing Authority, CA 4 BR 5 BR 0 BR 1 BR 2 BR 3 BR Utility or Service: Monthly Dollar Allowances **Nevada County** Heating \$41.00 \$45.00 \$49.00 \$53.00 \$30.00 \$36.00 Natural Gas \$79.00 \$85.00 \$60.00 \$66.00 \$73.00 \$47.00 Bottle Gas/Propane b. \$55.00 \$64.00 \$74.00 \$30.00 \$35.00 \$45.00 C. Electric \$50.00 \$31.00 \$37.00 \$41.00 \$45.00 \$26.00 d. Electric Heat Pump Oil e. Cooking \$6.00 \$11.00 \$13.00 \$17.00 \$19.00 \$6.00 Natural Gas \$22.00 \$28.00 \$32.00 Bottle Gas/Propane \$9.00 \$9.00 \$16.00 b. \$42.00 \$36.00 \$22.00 \$29.00 \$13.00 \$15.00 Electric C. Other Electric & Cooling Other Electric (Lights & Appliances) \$73.00 \$96.00 \$118.00 \$146.00 \$42.00 \$51.00 (Includes Climate Credit) \$51.00 \$43.00 \$17.00 \$20.00 \$28.00 \$36.00 Air Conditioning \$11.00 \$14.00 \$16.00 \$5.00 \$6.00 \$9.00 **Evaporative Cooling** Water Heating \$43.00 \$21.00 \$30.00 \$36.00 \$13.00 \$15.00 Natural Gas \$47.00 \$60.00 \$70.00 \$22.00 \$25.00 \$35.00 Bottle Gas/Propane b. \$65.00 \$74.00 \$30.00 \$35.00 \$45.00 \$55.00 Electric C. Oil d. Water, Sewer, Trash Collection \$51.00 \$57.00 \$63.00 \$40.00 \$40.00 \$46.00 Water (Grass Valley) \$43.00 \$43.00 \$43.00 \$43.00 \$43.00 \$43.00 Sewer (Grass Valley) \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 Trash Collection (Recology) **Tenant-supplied Appliances** \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 Range / Microwave Tenant-supplied \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 Refrigerator Tenant-supplied Other--specify: Monthly Charges -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 Natural Gas Charge \$-3.99 (California Climate Credit) -\$4.00 per month cost Utility or Service **Actual Family Allowances** Heating To be used by the family to compute allowance. Complete below for the actual unit Cooking Other Electric \$ Name of Family Air Conditioning Water Heating \$ Water Address of Unit Sewer Trash Collection \$ Range / Microwave \$ Refrigerator Other 1\$ Other Number of Bedrooms Total



Utility Allowance ScheduleSee Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 25577-0169 exp.7/31/2022

Date (mm/dd/yyyy): 11/1/2022 The following allowances are used to determine the total cost of tenantfurished utilities and appliances. Locality: Unit Type: Row House/Townhouse/Semi-Regional Housing Authority, CA Detached/Duplex 4 BR 5 BR 0 BR 1 BR 2 BR 3 BR Utility or Service: Monthly Dollar Allowances **Nevada County** Heating \$70.00 \$41.00 \$49.00 \$53.00 \$60.00 \$64.00 Natural Gas \$114.00 \$79.00 \$85.00 \$98.00 \$104.00 Bottle Gas/Propane \$66.00 \$64.00 \$76.00 \$87.00 \$99.00 \$52.00 \$44.00 C. Electric \$55.00 \$61.00 \$32.00 \$37.00 \$44.00 \$50.00 Electric Heat Pump d. Oil e. Cooking \$13.00 \$17.00 \$19.00 \$11.00 \$6.00 Natural Gas \$6.00 \$9.00 \$9.00 \$16.00 \$22.00 \$28.00 \$32.00 Bottle Gas/Propane b. \$22.00 \$29.00 \$36.00 \$42.00 \$13.00 \$15.00 Electric Other Electric & Cooling Other Electric (Lights & Appliances) \$94.00 \$124.00 \$159.00 \$195.00 \$66.00 \$55.00 (Includes Climate Credit) \$17.00 \$20.00 \$34.00 \$48.00 \$62.00 \$76.00 Air Conditioning \$11.00 \$15.00 \$19.00 \$24.00 \$5.00 \$6.00 **Evaporative Cooling** Water Heating \$36.00 \$45.00 \$53.00 \$28.00 \$17.00 \$19.00 Natural Gas \$44.00 \$60.00 \$73.00 \$85.00 \$28.00 \$32.00 Bottle Gas/Propane b. \$44.00 \$56.00 \$69.00 \$81.00 \$93.00 Electric \$38.00 d. Oil Water, Sewer, Trash Collection \$40.00 \$40.00 \$46.00 \$51.00 \$57.00 \$63.00 Water (Grass Valley) \$43.00 \$43.00 \$43.00 \$43.00 Sewer (Grass Valley) \$43.00 \$43.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 Trash Collection (Recology) \$31.00 **Tenant-supplied Appliances** \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 Range / Microwave Tenant-supplied \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 Refrigerator Tenant-supplied Other--specify: Monthly Charges -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 Natural Gas Charge \$-3.99 (California Climate Credit) Utility or Service per month cost **Actual Family Allowances** Heating To be used by the family to compute allowance. Complete below for the actual unit Cooking Other Electric Name of Family Air Conditionina \$ Water Heating \$ Water \$ Address of Unit Sewer Trash Collection Range / Microwave \$ Refrigerator 1\$ Other \$ Other Number of Bedrooms Total



U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB Approval No. 25577-0169 exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-Date (mm/dd/yyyy): 11/1/2022 furished utilities and appliances. Locality: Unit Type: Detached House/Moble Home Regional Housing Authority, CA 0 BR 1 BR 2 BR 3 BR 4 BR 5 BR Utility or Service: Monthly Dollar Allowances **Nevada County** Heating \$77.00 \$51.00 \$58.00 \$64.00 \$70.00 \$45.00 Natural Gas \$104.00 \$114.00 \$123.00 \$73.00 \$82.00 \$92.00 b. Bottle Gas/Propane \$96.00 \$109.00 \$123.00 \$63.00 \$75.00 \$85.00 Electric C. \$37.00 \$44.00 \$52.00 \$58.00 \$65.00 \$71.00 Electric Heat Pump d. e. Cooking \$13.00 \$17.00 \$19.00 \$6.00 \$11.00 \$6.00 Natural Gas a. \$22.00 \$28.00 \$32.00 \$9.00 \$9.00 \$16.00 Bottle Gas/Propane \$36.00 \$42.00 \$13.00 \$15.00 \$22.00 \$29.00 Electric C. Other Electric & Cooling Other Electric (Lights & Appliances) \$150.00 \$191.00 \$233.00 \$78.00 \$110.00 \$65.00 (Includes Climate Credit) \$15.00 \$35.00 \$54.00 \$74.00 \$93.00 \$13.00 Air Conditioning \$29.00 \$5.00 \$11.00 \$17.00 \$23.00 **Evaporative Cooling** \$4.00 Water Heating \$45.00 \$53.00 \$36.00 \$19.00 \$28.00 \$17.00 Natural Gas \$85.00 \$28.00 \$32.00 \$44.00 \$60.00 \$73.00 Bottle Gas/Propane \$69.00 \$81.00 \$93.00 \$38.00 \$44.00 \$56.00 Electric c. d. Oil Water, Sewer, Trash Collection \$51.00 \$57.00 \$63.00 \$40.00 \$46.00 Water (Grass Valley) \$40.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 Sewer (Grass Valley) \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 Trash Collection (Recology) **Tenant-supplied Appliances** \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 Range / Microwave Tenant-supplied \$11.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 Refrigerator Tenant-supplied Other--specify: Monthly Charges -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 Natural Gas Charge \$-3.99 (California Climate Credit) per month cost Utility or Service **Actual Family Allowances** Heating To be used by the family to compute allowance. Complete below for the actual unit Cooking rented Other Electric Name of Family Air Conditioning Water Heating Water Address of Unit Sewer Trash Collection \$ Range / Microwave \$ Refrigerator \$ Other Other Number of Bedrooms Total



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Office of Public and Indian Housing

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furnished utilities and appliances.	t or tenant	Date (11/01)	/2022).			
		Unit Type:	partment			
Regional Housing Authority, CA		offic Type.	.parement			
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Colusa County			Monthly Dolla	r Allowances		
Heating						
a. Natural Gas	\$30.00	\$36.00	\$41.00	\$45.00	\$49.00	\$53.00
b. Bottle Gas/Propane	\$47.00	100000000000000000000000000000000000000	\$66.00	\$73.00	\$79.00	\$85.00
c. Electric	\$30.00		\$45.00	\$55.00	\$64.00	\$74.00
d. Electric Heat Pump	\$26.00	\$31.00	\$37.00	\$41.00	\$45.00	\$50.00
20	\$20.00	\$51.00	\$37.00	Ψ-11.00	\$15.00	450.00
e. Oil Cooking						
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
	\$9.00		\$16.00	\$22.00	\$28.00	\$32.00
b. Bottle Gas/Propane	\$13.00		\$22.00	\$29.00	\$36.00	\$42.00
<u> </u>	\$13.00	\$15.00	\$22.00	\$29.00	\$30.00	\$42.00
Other Electric & Cooling Other Electric (Lights & Appliances)	Ι				T	
(Includes Climate Credit)	\$42.00	\$51.00	\$73.00	\$96.00	\$118.00	\$146.00
Air Conditioning	\$17.00	\$20.00	\$28.00	\$36.00	\$43.00	\$51.00
Evaporative Cooling	\$5.00		\$8.00	\$10.00	\$13.00	\$15.00
Water Heating	\$3.00	\$0.00	\$0.00	\$10.00	\$15.00	ψ15.00
	\$13.00	\$15.00	\$21.00	\$30.00	\$36.00	\$43.00
	\$13.00		\$35.00	\$47.00	\$60.00	\$70.00
b. Bottle Gas/Propane	\$30.00	VALUE OF STREET	\$45.00	\$55.00	\$65.00	\$74.00
c. Electric	\$50.00	\$55.00	\$43.00	\$33.00	\$05.00	\$14.00
d. Oil						1
Water, Sewer, Trash Collection	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Water	\$23.00		\$28.00	\$28.00	\$28.00	\$28.00
Sewer	00 C C C C C C C C C C C C C C C C C C	4,000,000,000	\$31.00	\$31.00	\$31.00	\$31.00
Trash Collection (Recology)	\$31.00	\$31.00	\$31.00	\$51.00	\$31.00	\$31.00
Tenant-supplied Appliances	f11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Range / Microwave Tenant-supplied	\$11.00	17/100	\$11.00	\$11.00	\$12.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Otherspecify: Monthly Charges	t 4 00	£4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	Utility or		per mon	
Actual Family Allowances	low for the ac	tual unit	Heating		\$	tii cost
To be used by the family to compute allowance. Complete be	now for the act	luat unit	Cooking		\$	
Name of Family			Other Electric		\$	
			Air Condition Water Heatin		\$	
Address of Unit			Water		\$	
			Sewer Trash Collect	ion	\$	
			Range / Micr		\$	
			Refrigerator		\$	
			Other		\$	
Number of Bedrooms			Other Total		\$	



U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB Approval No. 25577-0169 exp.7/31/2022

See Public Reporting and Instructions on back.

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

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U.S. Department of Housing and Urban Development

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Number of Bedrooms

Other Other

Total

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 25577-0169 exp.7/31/2022

The following allowances are used to determine the total cost of tenant-Date (mm/dd/yyyy): 11/1/2022 furished utilities and appliances. Unit Type: Detached House/Moble Home Locality: Regional Housing Authority, CA 0 BR 1 BR 2 BR 3 BR 4 BR 5 BR Utility or Service: Monthly Dollar Allowances City of Live Oak Heating \$51.00 \$58.00 \$64.00 \$70.00 \$77.00 Natural Gas \$45.00 \$114.00 \$123.00 \$73.00 \$82.00 \$92.00 \$104.00 b. Bottle Gas/Propane \$109.00 \$123.00 \$63.00 \$75.00 \$85.00 \$96.00 Electric C. \$37.00 \$44.00 \$52.00 \$58.00 \$65.00 \$71.00 Electric Heat Pump d. e. Oil Cooking \$19.00 \$11.00 \$13.00 \$17.00 \$6.00 \$6.00 Natural Gas a. \$22.00 \$32.00 \$9.00 \$16.00 \$28.00 Bottle Gas/Propane \$9.00 \$42.00 \$13.00 \$15.00 \$22.00 \$29.00 \$36.00 Electric C. Other Electric & Cooling Other Electric (Lights & Appliances) \$191.00 \$233.00 \$110.00 \$150.00 \$65.00 \$78.00 (Includes Climate Credit) \$54.00 \$74.00 \$93.00 \$13.00 \$15.00 \$35.00 Air Conditioning \$16.00 \$21.00 \$27.00 \$10.00 \$4.00 \$4.00 **Evaporative Cooling** Water Heating \$53.00 \$17.00 \$36.00 \$45.00 \$19.00 \$28.00 Natural Gas \$28.00 \$32.00 \$44.00 \$60.00 \$73.00 \$85.00 Bottle Gas/Propane \$81.00 \$93.00 \$38.00 \$44.00 \$56.00 \$69.00 Electric C Oil d. Water, Sewer, Trash Collection \$24.00 \$24.00 \$24.00 \$24.00 \$24.00 \$24.00 Water (Live Oak) \$69.00 \$69.00 \$69.00 \$69.00 \$69.00 \$69.00 Sewer (Live Oak) \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 Trash Collection (Recology) Tenant-supplied Appliances \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 Range / Microwave Tenant-supplied \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 Refrigerator Tenant-supplied Other--specify: Monthly Charges -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 Natural Gas Charge \$-3.99 (California Climate Credit) Utility or Service per month cost **Actual Family Allowances** Heating To be used by the family to compute allowance. Complete below for the actual unit Cooking Other Electric Name of Family \$ Air Conditioning Water Heating \$ Water \$ Address of Unit 1\$ Sewer Trash Collection Range / Microwave \$ Refrigerator Other \$ \$ Other Number of Bedrooms Total



U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB Approval No. 25577-0169 exp.7/31/2022

See Public Reporting and Instructions on back.

Date (mm/dd/yyyy): 11/1/2022 The following allowances are used to determine the total cost of tenantfurnished utilities and appliances. Locality: Unit Type: Apartment Regional Housing Authority, CA 0 BR 1 BR 2 BR 3 BR 4 BR 5 BR Utility or Service: Monthly Dollar Allowances **Sutter County** Heating \$53.00 \$30.00 \$36.00 \$41.00 \$45.00 \$49.00 Natural Gas \$85.00 \$60.00 \$66.00 \$73.00 \$79.00 Bottle Gas/Propane \$47.00 \$55.00 \$64.00 \$74.00 \$45.00 \$30.00 \$35.00 Electric C. \$37.00 \$45.00 \$50.00 \$26.00 \$31.00 \$41.00 Electric Heat Pump d. e. Oil Cooking \$13.00 \$17.00 \$19.00 \$11.00 \$6.00 \$6.00 Natural Gas \$9.00 \$9.00 \$16.00 \$22.00 \$28.00 \$32.00 Bottle Gas/Propane \$42.00 \$29.00 \$36.00 \$13.00 \$15.00 \$22.00 Electric c. Other Electric & Cooling Other Electric (Lights & Appliances) \$118.00 \$146.00 \$73.00 \$96.00 \$42.00 \$51.00 (Includes Climate Credit) \$20.00 \$28.00 \$36.00 \$43.00 \$51.00 \$17.00 Air Conditioning \$10.00 \$13.00 \$15.00 \$6.00 \$8.00 \$5.00 **Evaporative Cooling** Water Heating \$36.00 \$43.00 \$30.00 \$13.00 \$15.00 \$21.00 Natural Gas \$35.00 \$47.00 \$60.00 \$70.00 \$22.00 \$25.00 Bottle Gas/Propane \$45.00 \$55.00 \$65.00 \$74.00 \$30.00 \$35.00 Electric c. Oil d. Water, Sewer, Trash Collection \$38.00 \$38.00 \$38.00 \$38.00 \$38.00 \$38.00 Water (Yuba City) \$46.00 \$46.00 \$46.00 \$46.00 \$46.00 \$46.00 Sewer (Yuba City) \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 Trash Collection (Recology) Tenant-supplied Appliances \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 Range / Microwave Tenant-supplied \$11.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 Refrigerator Tenant-supplied Other--specify: Monthly Charges -\$4.00 -\$4.00 Natural Gas Charge \$-3.99 (California Climate Credit) -\$4.00 -\$4.00 -\$4.00 -\$4.00 Utility or Service per month cost Actual Family Allowances Heating To be used by the family to compute allowance. Complete below for the actual unit Cooking ronted \$ Other Electric Name of Family Air Conditioning \$ Water Heating Water 1\$ Address of Unit Sewer Trash Collection Range / Microwave \$ Refrigerator Other \$ Other Number of Bedrooms Total



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

OMB Approval No. 25577-0169

See Public Reporting and Instructions on back.

exp.7/31/2022 The following allowances are used to determine the total cost of tenant-Date (mm/dd/yyyy): 11/1/2022 furished utilities and appliances. Locality: Unit Type: Row House/Townhouse/Semi-Regional Housing Authority, CA Detached/Duplex Utility or Service: 0 BR 1 BR 2 BR 3 BR 4 BR 5 BR Monthly Dollar Allowances **Sutter County** Heating \$41.00 \$49.00 \$53.00 \$60.00 \$64.00 \$70.00 Natural Gas \$85.00 \$98.00 \$104.00 \$114.00 Bottle Gas/Propane \$66.00 \$79.00 \$99.00 \$64.00 \$76.00 \$87.00 \$44.00 \$52.00 Electric C. \$32.00 \$37.00 \$44.00 \$50.00 \$55.00 \$61.00 Electric Heat Pump d. e. Oil Cooking \$19.00 \$13.00 \$17.00 \$6.00 \$11.00 \$6.00 Natural Gas \$9.00 \$9.00 \$16.00 \$22.00 \$28.00 \$32.00 Bottle Gas/Propane \$29.00 \$36.00 \$42.00 \$13.00 \$15.00 \$22.00 Electric Other Electric & Cooling Other Electric (Lights & Appliances) \$159.00 \$195.00 \$94.00 \$124.00 \$55.00 \$66.00 (Includes Climate Credit) \$20.00 \$34.00 \$48.00 \$62.00 \$76.00 Air Conditioning \$17.00 \$14.00 \$18.00 \$22.00 \$6.00 \$10.00 \$5.00 **Evaporative Cooling** Water Heating \$36.00 \$45.00 \$53.00 \$28.00 \$17.00 \$19.00 Natural Gas \$44.00 \$60.00 \$73.00 \$85.00 \$28.00 \$32.00 Bottle Gas/Propane \$44.00 \$56.00 \$69.00 \$81.00 \$93.00 \$38.00 Electric C Oil d. Water, Sewer, Trash Collection Water (Yuba City) \$38.00 \$38.00 \$38.00 \$38.00 \$38.00 \$38.00 \$46.00 \$46.00 \$46.00 \$46.00 \$46.00 \$46.00 Sewer (Yuba City) \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 Trash Collection (Recology) **Tenant-supplied Appliances** \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 Range / Microwave Tenant-supplied \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 Refrigerator Tenant-supplied Other--specify: Monthly Charges -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 Natural Gas Charge \$-3.99 (California Climate Credit) Utility or Service per month cost **Actual Family Allowances** Heating To be used by the family to compute allowance. Complete below for the actual unit Cooking Other Electric Name of Family Air Conditionina \$ Water Heating



Number of Bedrooms

Address of Unit

\$

\$

Water

Sewer

Total

Trash Collection Range / Microwave

Refrigerator Other Other

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

OMB Approval No. 25577-0169 exp.7/31/2022

See Public Reporting and Instructions on back.

See Fublic Reporting and instructions on back.				di uni di esta Arries.	-	xp.7/31/2022
The following allowances are used to determine the total cost furished utilities and appliances.	or tenant-	Date (mm/c	id/yyyy): 1	1/1/2022		
Locality:		Linit Tomas F	Notachad I	Jouro/M	oble Home	
COLOR OF COLOR COL		Unit Type: L	Jetacheu r	10use/ IVI	oble nonie	
Regional Housing Authority, CA	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Utility or Service:	UDK	IDK	Monthly Dolla	The state of the s		JUN
Sutter County			Wionting Dona	Allowarices		
Heating	¢45.00	¢51.00	¢50.00	¢C400	\$70.00	\$77.00
a. Natural Gas	\$45.00		\$58.00	\$64.00		
b. Bottle Gas/Propane	\$73.00		\$92.00	\$104.00	\$114.00	\$123.00
c. Electric	\$63.00	W 100 CO.	\$85.00	\$96.00	\$109.00	\$123.00
d. Electric Heat Pump	\$37.00	\$44.00	\$52.00	\$58.00	\$65.00	\$71.00
e. Oil						
Cooking						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)	* 55.00	t70.00	¢440.00	£150.00	¢101.00	¢222.00
(Includes Climate Credit)	\$65.00	\$78.00	\$110.00	\$150.00	\$191.00	\$233.00
Air Conditioning	\$13.00	\$15.00	\$35.00	\$54.00	\$74.00	\$93.00
Evaporative Cooling	\$4.00	\$4.00	\$10.00	\$16.00	\$21.00	\$27.00
Water Heating	3000000	325117 301 31 35				
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00		\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil	400.00	4 1	3,733,73		, , ,	
Water, Sewer, Trash Collection						
Water (Yuba City)	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Sewer (Yuba City)	\$57.00		\$57.00	\$57.00	\$57.00	\$57.00
	\$31.00		\$31.00	\$31.00	\$31.00	\$31.00
Trash Collection (Recology)	\$31.00	\$51.00	\$51.00	\$51.00	\$31.00	ψ5 1.00
Tenant-supplied Appliances	¢11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Range / Microwave Tenant-supplied	\$11.00					\$12.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Otherspecify: Monthly Charges			4.00	***	t 4 00	£4.00
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00		-\$4.00		-\$4.00
Actual Family Allowances		10 10	Utility or	Service	per mont	tn cost
To be used by the family to compute allowance. Complete be	low for the a	ctual unit	Heating Cooking		\$	
Name of Family			Other Electri		\$	
			Air Condition		\$	
A 11.1 £11.26			Water Heatir Water	ıg	\$	
Address of Unit			Sewer		\$	
			Trash Collect		\$	
			Range / Mici Refrigerator	Owave	\$	
			Other		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 25577-0169 exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and Date (mm/dd/yyyy): 11/1/2022 appliances Locality: Unit Type: Apartment Regional Housing Authority, CA 1 BR 2 BR 3 BR 4 BR 5 BR Utility or Service: 0 BR Monthly Dollar Allowances Yuba County Heating \$53.00 \$45.00 \$49.00 \$30.00 \$36.00 \$41.00 Natural Gas \$47.00 \$60.00 \$66.00 \$73.00 \$79.00 \$85.00 Bottle Gas/Propane \$30.00 \$35.00 \$45.00 \$55.00 \$64.00 \$74.00 Electric c. \$50.00 Electric Heat Pump \$26.00 \$31.00 \$37.00 \$41.00 \$45.00 d. Oil e. Cooking \$19.00 \$11.00 \$13.00 \$17.00 \$6.00 \$6.00 Natural Gas a. \$9.00 \$16.00 \$22.00 \$28.00 \$32.00 Bottle Gas/Propane \$9.00 b. \$36.00 \$42.00 \$15.00 \$22.00 \$29.00 \$13.00 Electric Other Electric & Cooling Other Electric (Lights & Appliances) \$42.00 \$51.00 \$73.00 \$96.00 \$118.00 \$146.00 (Includes Climate Credit) \$17.00 \$20.00 \$28.00 \$36.00 \$43.00 \$51.00 Air Conditioning \$16.00 \$6.00 \$7.00 \$9.00 \$11.00 \$14.00 **Evaporative Cooling** Water Heating \$21.00 \$30.00 \$36.00 \$43.00 \$15.00 \$13.00 a. Natural Gas \$60.00 \$70.00 Bottle Gas/Propane \$22.00 \$25.00 \$35.00 \$47.00 b. \$55.00 \$74.00 \$35.00 \$45.00 \$65.00 Electric \$30.00 c. Oil d. Water, Sewer, Trash Collection \$43.00 \$49.00 \$58.00 \$66.00 \$74.00 \$42.00 Water (CA Water Service) \$55.00 \$55.00 Sewer (Utility Management Services) \$55.00 \$55.00 \$55.00 \$55.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 Trash Collection (Recology) Tenant-supplied Appliances \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 Range / Microwave Tenant-supplied \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00 Refrigerator Tenant-supplied Other--specify: Monthly Charges -\$4.00 Natural Gas Charge \$-3.99 (California Climate Credit) -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 Utility or Service per month cost Actual Family Allowances Heating To be used by the family to compute allowance. Complete below for the actual unit Cooking \$ Other Electric 1\$ Name of Family Air Conditioning Water Heating \$ Water Address of Unit \$ Sewer Trash Collection \$ Range / Microwave \$ Refrigerator \$ Other \$ Other Number of Bedrooms Total



See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 25577-0169 exp.7/31/2022

Date (mm/dd/yyyy): 11/1/2022 The following allowances are used to determine the total cost of tenant-furished utilities and Unit Type: Row House/Townhouse/Semi-Locality: Regional Housing Authority, CA Detached/Duplex 4 BR 5 BR Utility or Service: 0 BR 1 BR 3 BR Monthly Dollar Allowances Yuba County Heating \$70.00 \$49.00 \$53.00 \$60.00 \$64.00 \$41.00 Natural Gas a. \$79.00 \$85.00 \$98.00 \$104.00 \$114.00 Bottle Gas/Propane \$66.00 b. \$44.00 \$52.00 \$64.00 \$76.00 \$87.00 \$99.00 Electric c. \$61.00 d. Electric Heat Pump \$32.00 \$37.00 \$44.00 \$50.00 \$55.00 Oil e. Cooking \$13.00 \$17.00 \$19.00 \$6.00 \$6.00 \$11.00 Natural Gas a \$16.00 \$22.00 \$28.00 \$32.00 \$9.00 \$9.00 Bottle Gas/Propane b. \$29.00 \$36.00 \$42.00 \$13.00 \$15.00 \$22.00 Electric Other Electric & Cooling Other Electric (Lights & Appliances) \$66.00 \$94.00 \$124.00 \$159.00 \$195.00 \$55.00 (Includes Climate Credit) \$17.00 \$20.00 \$34.00 \$48.00 \$62.00 \$76.00 Air Conditioning \$24.00 \$5.00 \$6.00 \$11.00 \$15.00 \$20.00 **Evaporative Cooling** Water Heating \$36.00 \$45.00 \$53.00 \$19.00 \$28.00 \$17.00 a. Natural Gas \$73.00 \$85.00 \$28.00 \$32.00 \$44.00 \$60.00 b. Bottle Gas/Propane \$93.00 \$44.00 \$56.00 \$69.00 \$81.00 Electric \$38.00 Oil d. Water, Sewer, Trash Collection \$49.00 \$58.00 \$66.00 \$74.00 \$42.00 \$43.00 Water (CA Water Service) \$55.00 \$55.00 Sewer (Utility Management Services) \$55.00 \$55.00 \$55.00 \$55.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 Trash Collection (Recology) Tenant-supplied Appliances \$11.00 \$11.00 \$11.00 \$11.00 \$11.00 Range / Microwave Tenant-supplied \$11.00 \$12.00 \$12.00 \$12.00 Refrigerator Tenant-supplied \$12.00 \$12.00 \$12.00 Other--specify: Monthly Charges -\$4.00 -\$4.00 -\$4.00 -\$4.00 -\$4.00 Natural Gas Charge \$-3.99 (California Climate Credit) -\$4.00 per month cost Utility or Service **Actual Family Allowances** To be used by the family to compute allowance. Complete below for the actual unit Heating Cooking rented. Other Electric \$ Name of Family Air Conditioning Water Heating Water \$ Address of Unit \$ Sewer Trash Collection \$ Range / Microwave \$ Refrigerator \$ \$ Other Other Number of Bedrooms Total



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

OMB Approval No. 25577-0169 exp.7/31/2022

See Public Reporting and Instructions on back.

Bilantic Heat Pump	See Public Reporting and instructions on back.			wiles to e &			exp.7/31/2022
Locality: Unit Type: Detached House/Mobile Home Publicity or Service: 0 BR		t of tenant-	Date (mm/d	d/yyyy): 11	/1/2022		
Number of Bedrooms Number			SAN IN A		1/8/1-	-LI-II	5 . L./ V
Valua County	152		Unit Type: Detached House/Moble Home				
Monthly Dollar Allowances Monthly Dollar Allowances		A PP	1 PD	2 RD	2 RD	A RP	5 RP
Natural Gas		UBK				TUK	JUN
a. Natural Gas				Worthly Dollar	Allowances	- N. L.	
Description		1 1 1 1 1 1 1		1-1-1	40.00	470.00	477.00
C. Electric							
Bilantic Heat Pump	b. Bottle Gas/Propane	\$73.00	\$82.00	\$92.00	\$104.00	\$114.00	5.6200-000-000-00
e. Oil Cooking a. Natural Gas b. Bottle Gas/Propane \$9.00 \$9.00 \$15.00 \$22.00 \$28.00 \$32.00 \$28.00 \$32.00 \$22.00 \$28.00 \$32.00 \$22.00 \$29.00 \$36.00 \$42.00 Cother Electric (Lights & Appliances) (Includes Climate Credit) Air Conditioning \$13.00 \$15.00 \$35.00 \$110.00 \$150.00 \$10.00 \$110	c. Electric	\$63.00	\$75.00	\$85.00	\$96.00	\$109.00	\$123.00
A. Natural Gas	d. Electric Heat Pump	\$37.00	\$44.00	\$52.00	\$58.00	\$65.00	\$71.00
a. Natural Gas \$6.00 \$6.00 \$11.00 \$13.00 \$17.00 \$19.00 b. Bottle Gas/Propane \$9.00 \$9.00 \$16.00 \$22.00 \$28.00 \$32.00 \$42.00 \$28.00 \$32.00 \$42	e. Oil						
a. Natural Gas \$6.00 \$6.00 \$11.00 \$13.00 \$17.00 \$19.00 b. Bottle Gas/Propane \$9.00 \$9.00 \$16.00 \$22.00 \$28.00 \$32.00 \$42.00 \$28.00 \$32.00 \$42	Cooking						
Description		\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
c. Electric \$13.00 \$15.00 \$22.00 \$29.00 \$36.00 \$42.00 Other Electric & Cooling Other Electric (Lights & Appliances) \$65.00 \$78.00 \$110.00 \$150.00 \$191.00 \$233.0 Air Conditioning \$13.00 \$15.00 \$35.00 \$54.00 \$74.00 \$93.0 Evaporative Cooling \$4.00 \$55.00 \$11.00 \$17.00 \$23.00 \$30.0 Water Heating \$17.00 \$19.00 \$28.00 \$36.00 \$45.00 \$53.00 B. Bottle Gas/Propane \$28.00 \$32.00 \$44.00 \$60.00 \$73.00 \$83.00 c. Electric \$38.00 \$44.00 \$56.00 \$69.00 \$81.00 \$93.0 d. Oil Water, Sewer, Trash Collection Water Service) \$42.00 \$43.00 \$49.00 \$58.00 \$56.00 \$74.00 Sewer (Utility Management Services) \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55							
Other Electric & Cooling Other Electric (Lights & Appliances) \$65.00 \$78.00 \$110.00 \$191.00 \$233.0 Air Conditioning \$13.00 \$15.00 \$35.00 \$54.00 \$74.00 \$93.0 Evaporative Cooling \$4.00 \$5.00 \$11.00 \$17.00 \$23.00 \$30.0 Water Heating a. Natural Gas \$17.00 \$19.00 \$28.00 \$36.00 \$45.00 \$53.0 b. Bottle Gas/Propane \$28.00 \$32.00 \$44.00 \$60.00 \$73.00 \$85.0 c. Electric \$38.00 \$44.00 \$56.00 \$69.00 \$81.00 \$93.0 d. Oil Water, Sewer, Trash Collection Water, Sewer, Trash Collection \$42.00 \$43.00 \$49.00 \$58.00 \$66.00 \$74.0 Sewer (Utility Management Service) \$42.00 \$43.00 \$49.00 \$58.00 \$55.00 \$55.0 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 \$55.00 <							
Other Electric (Lights & Appliances) \$65.00 \$78.00 \$110.00 \$150.00 \$191.00 \$233.0 Air Conditioning \$13.00 \$15.00 \$35.00 \$54.00 \$74.00 \$93.0 Evaporative Cooling \$4.00 \$5.00 \$11.00 \$17.00 \$23.00 \$30.0 Water Heating		\$15.00	\$15.00	\$22.00	\$29.00	\$30.00	\$42.00
Second S				r			
Air Conditioning \$13.00 \$15.00 \$35.00 \$54.00 \$74.00 \$93.00 Evaporative Cooling \$4.00 \$5.00 \$11.00 \$17.00 \$23.00 \$30.00 \$30.00 \$40.00 \$50.00 \$11.00 \$17.00 \$23.00 \$30.00 \$30.00 \$40.00 \$50.00 \$11.00 \$17.00 \$23.00 \$30.00 \$30.00 \$40.00 \$50.00 \$40.00 \$50.00 \$40.00 \$50.00 \$40.00 \$50.00 \$40.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$74.00 \$60.00 \$74.00 \$60.00 \$74.00 \$7	2 C=2 (30)	\$65.00	\$78.00	\$110.00	\$150.00	\$191.00	\$233.00
Evaporative Cooling	* Marie 1997 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	***	445.00	#35.00	¢5400	¢7400	¢02.00
Water Heating a. Natural Gas \$17.00 \$19.00 \$28.00 \$36.00 \$45.00 \$53.00 \$53.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$73.00 \$85.00 \$60.00 \$81.00 \$93.00 \$81.00 \$93.00 \$81.00 \$93.00 \$81.00 \$93.00 \$81.00 \$93.00 \$81.00 \$93.00 \$81.00 \$93.00 \$81.00 \$93.00 \$80.							
a. Natural Gas \$17.00 \$19.00 \$28.00 \$36.00 \$45.00 \$53.00 b. Bottle Gas/Propane \$28.00 \$32.00 \$44.00 \$60.00 \$73.00 \$85.00 c. Electric \$38.00 \$44.00 \$56.00 \$69.00 \$81.00 \$93.0 d. Oil Water, Sewer, Trash Collection Water (CA Water Service) \$42.00 \$43.00 \$49.00 \$58.00 \$66.00 \$74.00 \$55	1	\$4.00	\$5.00	\$11.00	\$17.00	\$23.00	\$30.00
b. Bottle Gas/Propane \$28.00 \$32.00 \$44.00 \$60.00 \$73.00 \$85.00 c. Electric \$38.00 \$44.00 \$56.00 \$69.00 \$81.00 \$93.0 d. Oil	Water Heating						
c. Electric \$38.00 \$44.00 \$56.00 \$69.00 \$81.00 \$93.0 d. Oil \$48.00 \$43.00 \$49.00 \$58.00 \$66.00 \$74.00 \$66.00 \$74.00 \$66.00 \$74.00 \$76.00 \$11.00 \$	a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
Mater, Sewer, Trash Collection Water (CA Water Service) \$42.00	b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
Water, Sewer, Trash Collection \$42.00 \$43.00 \$49.00 \$58.00 \$66.00 \$74.00 Sewer (Utility Management Services) \$55.00 \$51.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00 \$31.00<	c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
Sewer (CA Water Service)	d. Oil						
Sewer (CA Water Service)	Water, Sewer, Trash Collection			-	The state of		
Sewer (Utility Management Services) \$55.00		\$42.00	\$43.00	\$49.00	\$58.00	\$66.00	\$74.00
Trash Collection (Recology) \$31.00	DAY AND AND AND THE PROPERTY OF THE PROPERTY O						\$55.00
Tenant-supplied Appliances Range / Microwave Tenant-supplied \$11.00							
Range / Microwave Tenant-supplied	8 17 7 17 17 17 17 17 17 17 17 17 17 17 1	\$31.00	\$31.00	\$51.00	\$51.00	\$51.00	\$51.00
Refrigerator Tenant-supplied \$12.00 \$12.		t11.00	£11.00	¢11.00	¢11.00	¢11 00	¢11 00
Natural Gas Charge \$-3.99 (California Climate Credit) -\$4.00 -\$4.			Al .				
Natural Gas Charge \$-3.99 (California Climate Credit) -\$4.00 -\$4.		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family Address of Unit Address of Unit Address of Unit Duility or Service per month cost Heating Cooking Air Conditioning Water Heating Water Sewer Trash Collection Range / Microwave Refrigerator Other Summber of Bedrooms Number of Bedrooms						ALL STATE	
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family Other Electric Air Conditioning Water Heating Address of Unit Water Sewer Trash Collection Range / Microwave Refrigerator Other Number of Bedrooms Number of Bedrooms Heating Water Shapping Number of Bedrooms Heating Number of the actual unit Water Sewer Rair Conditioning Water Sewer Refrigerator Other Shapping Other	Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00				
Cooking \$	Actual Family Allowances					The state of the s	th cost
Other Electric \$		elow for the ac	tual unit				
Air Conditioning \$ Water Heating \$ Address of Unit \$ Water \$ Sewer \$ Trash Collection \$ Range / Microwave \$ Refrigerator \$ Other \$ Number of Bedrooms \$ Other \$	rented.						
Address of Unit Water \$ Sewer \$ Trash Collection \$ Range / Microwave \$ Refrigerator \$ Other \$ Number of Bedrooms Other \$	INAME OF FAMILY		i				
Sewer \$			A.	Water Heatin	g :		
Trash Collection \$	Address of Unit			THE PROPERTY OF THE PARTY OF TH			
Range / Microwave \$ Refrigerator \$ Other \$ Number of Bedrooms Range / Microwave \$ Refrigerator \$ Other \$							
Refrigerator \$ Other \$ Number of Bedrooms Other \$			}				
Number of Bedrooms Other \$				Refrigerator		\$	
Number of Bedrooms							
172421 10	Number of Bedrooms			Other Total			



REGIONAL HOUSING



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RESOLUTION 22-1763

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING LOW INCOME HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$2,669.54

WHEREAS, the Regional Housing Authority operates low-income housing projects CA 48-2, CAL 48-4 and CAL 48-5 pursuant to U.S. Department of Housing and Urban Development annual contributions contract SF-211; 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 September 30, 2022 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 \$2,669.54.

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 September 2022 by the following vote:

AYES:			
NAYS:			
ABSTAINED:			
ABSENT:			
	ATTEST:		
		Marc Boomgaarden,	
		Chairperson	

Public Housing Collection Loss Write Off Period: September 2022

Payback Agreement	% % % % % % % % % % % % % % % % % % %	Total Write Off
Total Owed	1,517.75 317.37 834.42	2,669.54 To
Legal Fee's	9 9 9 9 9	· · · · · ·
Solar	\$ 38.24	\$ 38.24
Damages	\$ 1,517.75 \$ 279.13 \$ 834.42	\$ 2,631.30
Late Fee's	ı і • •	, ъ
Rent Owed	· ·	ر ب
Monthly Rent	, , Ө.Ө	
Date Move In Move Out	06/14/22 06/21/22 07/31/22	
Da <u>Move In</u>	11/14/19 01/20/15 04/17/20	
Address	425 Atwood Drive 357 John Tee Drive 303 Bernard Drive	
Property	PH-Rich PH-Rich PH-Rich	
Tenant	T0018078 T0006360 T0020148	

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

Deceased *

Exhibit A

REGIONAL HOUSING



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RESOLUTION 22-1764

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY **AUTHORIZING HOMES2FAMILIES COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF** \$1,664.80

WHEREAS, the Regional Housing Authority operates affordable housing in conjunction with the City of Yuba City; and

WHEREAS, operations of affordable 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 September 30, 2022 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 \$1,664.80.

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 September 2022 by the following vote:

AYES:			
NAYS:			
ABSTAINED:			
ABSENT:			
	ATTEST:		
		Marc Boomgaarden,	
		Chairperson	
(SEAL)			

Homes2Families Collection Loss Write Off Period: September 2022

	3 =
Payback Agreement	% %
Total Owed	1,664.80
	€9
Legal Fee's	* *
	so so
Solar	Ë
ωl	<i>\$</i> ○
Damages	\$ 1,664.8
Late Fee's	(3) II
그림	မှာ မှာ
Rent Owed	31
	& &
Monthly Rent	\$ 1,200.00
ate <u>Move Out</u>	11/09/20
Da <u>Move In</u>	10//27/15
Address	545 Laurel Drive
Property	hsf
Tenant	T0007020

69

\$ 1,664.80 \$

Ø

S

Deceased *

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

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RESOLUTION 22-1765

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$6,504.70

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 September 30, 2022 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 \$6,504.70.

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 September 2022 by the following vote:

AYES:		
NAYS:		
ABSTAINED:		
ABSENT:		
	*	
	ATTEST:	
	Marc Boomgaarden,	
	±	
	Chairperson	

USDA Collection Loss Write Off Period: September 2022

	de		
Payback Agreement	N 0N	No	
Total Owed	409.98 6,094.72	9	
Legal Fee's	1 1	69	
Solar	\$ 333.98 \$		
Damages	376.00 4,028.10		
Late Fee's			
Rent	\$ \$ 1,672.71		
Monthly Rent	281.00 621.00		
Move Out	07/05/22 \$ 07/12/22 \$		
Date Move In Move Out	01/11/22 09/25/14		
Address	420 Miles Avenue #6 420 Miles Avenue #2		
Property	8 R		
Tenant	T0027752 T0005767		

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

Total Write Off

\$ 6,504.70

\$ 4,404.10 \$ 427.89 \$

\$ 1,672.71 \$

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 22-1766

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING KINGWOOD COMMONS APARTMENTS COLLECTION LOSS WRITE-OFF IN THE **AMOUNT OF \$8,428.53**

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 September 30, 2022 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 \$8,428.53.

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 September 2022 by the following vote:

AYES: NAYS: ABSTAINED: ABSENT:			
	ATTEST:	Marc Boomgaarden, Chairperson	
(SEAL)			

Kingwood Commons 1340 Gray Avenue, Yuba City Collection Loss Write Off Period: September 2022

Payback <u>Agreement</u>	on on celegia	Total Write Off
Total Owed	\$ 3,521.97 \$ 4,906.56	\$ 8,428.53
Legal Fee's	\$ - \$	\$ 962.40
Solar	\$ - \$	\$ 84.23
Damages	\$ 3,521.97 \$ 1,959.00	\$ 5,480.97
Late Fee's	. ↔	, 6
Rent Owed	\$ 1,900.93	\$ 1,900.93
Monthly Rent	\$ 759.00 \$ 1,450.00	
Date Move In Move Out	07/05/22 06/07/22	
D Move In	07/07/14 11/03/20	
Apartment	48 61	
Tenant	T0001708 T0024234	

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.

REGIONAL HOUSING AUTHORI



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RESOLUTION 22-1767

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY IN LOVING MEMORY OF MARTHA A. LUNDGREN

WHEREAS, Martha A. Lundgren began her tenure with the Regional Housing Authority on February 14, 2011, as an Accounting Assistant; and

WHEREAS, she brought with her a vast knowledge of accounting principles; and

WHEREAS, she was diligent and faithful to the public trust reposed on her, to the discharge of her responsibilities and in the fulfillment of her duties with the Regional Housing Authority;

WHEREAS, the passing of Martha A. Lundgren, a great employee, co-worker, and friend has caused a deep void of sadness at the Regional Housing Authority; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority hereby honors Martha A. Lundgren upon her death and departure from the position of Accounting Assistant and that her dedicated actions during her employment be recognized and commended.

This Resolution was moved and approved at the Regular meeting of the Board of Commissioners this 21st day of September 2022 as the Board conveys their gratitude and respect for Martha A. Lundgren.

	Chairperson, Marc Boomgaarden
ADSERT.	
ABSENT:	
ABSTAINED:	
IAYS:	
YES:	

REGIONAL HOUSING AUTHORITY STAFF REPORT

Date: S

September 21, 2022

To:

Board of Commissioners

From:

Gustavo Becerra, Executive Director

SUBJECT:

Surplus Land Notice from Williams Unified School District - 1500 E Street, Williams, CA 95978,

APN: 005-201-032

Background

The Williams Unified School District ("District") on July 25, 2022, issued the attached notice of intent to sell surplus land pursuant to Education Code section 17387 et seq. The five-acre parcel is zoned Urban Residential High-Density (R-U HD), which is appropriate for multi-family development. For the most part, the land is vacant with the exception of an existing 3,500 square foot single-family dwelling that is also vacant. The County's intent is to work with a local non-profit service provider for use of the single-family home, for community services, therefore subdividing the parcel if acquired, leaving approximately four acres for a multi-family development.

Additionally, the parcel is located in the State's Highest Resource Area, of the Opportunity Map System. This designation is beneficial when applying for a variety of funding sources for affordable multi-family development, as it results in bonus scoring when financing applications are rated and ranked.

In partnership and collaboration with the County of Colusa, the County has identified funding, subject to the County Board of Supervisors' approval, and subject to the State's Department of Housing & Community Development approval to allow the County to use Program Income from the Community Development Block Grant as an eligible use for land acquisition for an affordable multi-family development.

Therefore, it is Regional Housing Authority's intent to submit the attached letter of interest in acquiring the land by the District's deadline, in partnership with the County of Colusa. Negotiations with the District are conditioned on the County receiving the necessary funding approvals and conditioned on the Board of Commissioners authorizing such interest. Whether the buyer will be the County or Regional Housing Authority will be determined by the State's conditions of funding approval. If the letter of interest is accepted by the District, and it is determined that the buyer will be Regional Housing Authority, the appropriate Government Code agenda items will be publicly noticed for future Board of Commissioner meetings during the negotiating and acquisition process.

Recommendation

Pursuant to the District's notice of declared surplus property dated July 25, 2022, staff recommends that Regional Housing Authority's Board of Commissioners approve the submission of the attached letter of interest to the Williams Unified School District by the published deadline and authorize the Executive Director to execute such letter.

Prepared and submitted by:

Gustavo Becerra, Executive Director

REGIONAL HOUSING AUTHORI



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September 21, 2022

Sandra Ayon, Ed.D. Superintendent, Williams Unified School District P.O. Box 7, 260 11th Street Williams, CA 95987

Ms. Ayon,

The Regional Housing Authority wishes to submit this letter of interest for acquisition of the District's property located at 1500 E Street, Williams, CA 95987, APN 005-201-032, for the purposes of developing affordable housing.

The Regional Housing Authority is working in partnership and collaboration with the County of Colusa for this potential acquisition. The County is in the process of seeking approval from the State for authorization to use existing Community Development Block Grant Program Income as a source of funding for the acquisition.

Therefore, this letter of interest is conditional on the County receiving such authorization from the State, as referenced above. Additionally, it has not been determined if the buyer will be Regional Housing Authority or the County of Colusa. That will depend on the conditions from the State on the funding source approval.

We look forward to working with the Williams Unified School District on this potential acquisition. If you have any questions or need any additional information, please feel free to contact me at g.becerra@regionalha.org, or at 530-671-0220 extension 113.

Sincerely,

Gustavo Becerra **Executive Director**

WILLIAMS UNIFIED SCHOOL DISTRICT

SANDRA AYÓN, Ed.D., SUPERINTENDENT "Offering Choices to Strengthen Our Voices"

P.O. Box 7, 260 11th Street, Williams, California 95987 Phone 530-473-2550 Fax 530-473-5894 <u>www.williamsusd.net</u>

July 25, 2022

Sent by Certified Mail

Regional Housing Authority for Sutter, Yuba, Colusa, & Nevada Counties 1455 Butte House Road Yuba City, CA 95993 RECEIVED JUL 2 8 2022 RHA

To Whom It May Concern:

The Williams Unified School District ("District") intends to sell the following property ("Property"), which the District's Board of Trustees previously declared surplus pursuant to Education Code section 17387 et seq.:

 5-acre parcel located at 1500 E Street, Williams, CA 95987 and identified by APN 005-201-032.

The District hereby notifies your agency that the District intends to sell the Property in accordance with the requirements of, and following the procedures established in, Education Code section 17464.

Please inform the District, in writing, within 60 days of the date of this letter if your agency has an interest in acquiring the Property. Notification should be directed to Sandra Ayón, Superintendent, Williams Unified School District, 260 11th Street, Williams, California 95987. Failure to respond by the stated deadline will operate as a waiver of your right to enter into negotiations.

The District is simultaneously soliciting interest from other entities and your response will be considered according to the statutorily established order of priority. Additionally, the District's acceptance of an offer, if any, will be contingent on the parties agreeing to a mutually agreeable price and terms of sale, which may be determined by law. The District intends to sell the Property in accordance with the requirements of, and following the procedures established in, all applicable laws.

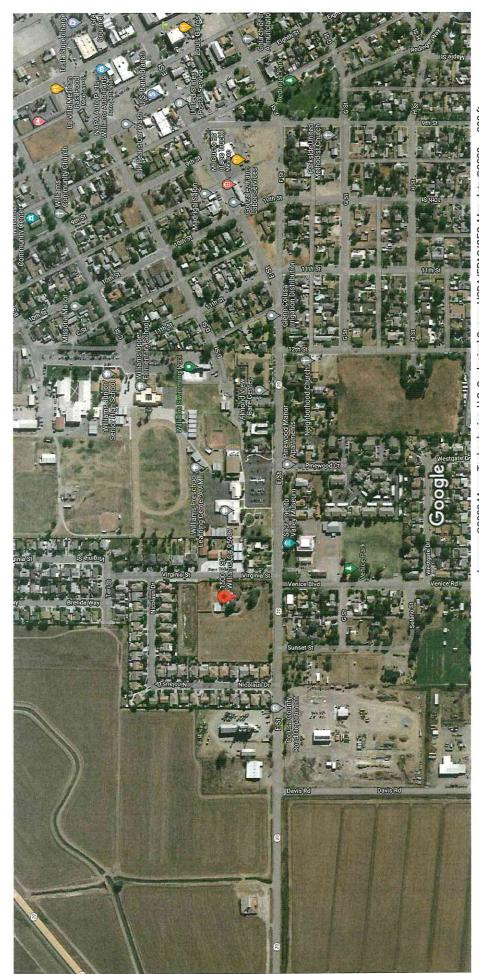
Thank you,

Sandra Ayón, Ed.D.

Superintendent, Williams Unified School District



Google Maps 1500 ESt



Imagery @2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data @2022 200 ft

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