



Office of the Executive Officer

CONSENT CALENDAR  
February 18, 2003

To: Honorable Chairperson and  
Members of the Housing Authority  
From: Weldon R. Miller, Executive Officer  
Subject: Utility Allowance Schedule

RECOMMENDATION

Adopt a Resolution establishing a revised Utility Allowance Schedule for use in the administration of the Berkeley Housing Authority Section 8 and Public Housing Programs effective March 1, 2003 and rescinding Resolution No. 621.

FISCAL IMPACTS OF RECOMMENDATION

There will be a slight reduction in Housing Assistance Payments by the Berkeley Housing Authority (BHA).

CURRENT SITUATION AND ITS EFFECTS

As mandated by HUD, staff has reviewed the current utility allowance and changes have been made as appropriate. The revised utility schedule reflects current utility rates charged by Pacific Gas and Electric (PG&E) and East Bay Municipal Utility District (EBMUD). A separate utility allowance is provided for apartment dwellings and single-family residences (houses).

Depending upon the utility category of a particular household or apartment (whether appliances are served by gas or electricity) the new schedule amounts to a significant decrease in the gas rates over the existing schedule.

The rate for the water service increased significantly for both apartments dwellings and houses. The increase rate for water services ranges from \$24-27 per month.

The overall decrease in the utility allowance schedule means that tenant rent payments will be correspondingly higher for tenants who pay their own utility bills while the Housing Authority's housing assistance payment commitments will be lower for these units.

BACKGROUND

The Berkeley Housing Authority (BHA) is required to establish and maintain a utility allowance schedule that provides reasonable allowances for tenant-paid utilities. HUD regulations require that the schedule be reviewed annually and changes made as appropriate. Any revisions to the utility schedule should reflect the current rates charged by PG&E and EBMUD. Additionally, a separate schedule must be maintained for apartment dwellings and single-family residences (houses).

In the meantime, the Section 8 lease-up rate continues its positive trend reaching 1,456 leased units through December 2002. This compares to the prior month's rate of 1,436 leased units. The net gain of 20 leased units in December included 32 new contracts and 12 terminations. (See monthly Status Chart, Attachment A.)

RATIONALE FOR RECOMMENDATION

This recommendation is intended to comply with HUD's regulation that requires Housing Authorities to annually review the utility allowance schedule used for the administration of the Section 8 and Public Housing Programs and make changes as appropriate.

CONTACT PERSON

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Approved:



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Stephen Barton, Housing Director

RESOLUTION NO.

ESTABLISHING A REVISED UTILITY ALLOWANCE SCHEDULE FOR THE BERKELEY HOUSING AUTHORITY SECTION 8 AND PUBLIC HOUSING PROGRAMS, EFFECTIVE MARCH 1, 2003 AND RESCINDING RESOLUTION NO. 621

WHEREAS, the Berkeley Housing Authority Section 8 and Public Housing Programs annually adopt a Utility Allowance Schedule to compute tenant rent portions and housing assistance payments; and

WHEREAS, federal regulations and the Berkeley Housing Authority Administrative Plan require an annual review of the Utility Allowance Schedule; and

WHEREAS, the results of the recent study on average household utility costs show a significant decrease in utility costs.

NOW THEREFORE, BE IT RESOLVED by the Berkeley Housing Authority that a revised Utility Allowance Schedule is hereby established for the Section 8 and Public Housing Programs, attached hereto and marked Exhibit A, effective March 1, 2003.

BE IT FURTHER RESOLVED, that Resolution No. 621 is hereby rescinded.

# Allowances for Tenant-Furnished Utilities and Other Services

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

OMB Approval No. 2577-0169  
(exp. 12/31/2002)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
BERKELEY HOUSING AUTHORITY		HOUSE/SINGLE FAMILY DWELLING					
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	20	36	49	58	72	84
	b. Bottle Gas						
	c. Oil / Electric	64	104	107	141	166	169
	d. Coal / Other						
Cooking	a. Natural Gas	7	7	12	15	24	34
	b. Bottle Gas						
	c. Oil / Electric	7	7	13	21	29	33
	d. Coal / Other						
Other Electric		16	22	25	27	32	34
Air Conditioning							
Water Heating	a. Natural Gas	5	15	16	20	19	27
	b. Bottle Gas						
	c. Oil / Electric	20	40	41	53	67	68
	d. Coal / Other						
Water		46	47	50	52	56	58
Sewer		7	9	14	18	24	27
Trash Collection		17	17	17	34	34	34
Range/Microwave		5	5	5	6	6	6
Refrigerator		7	7	7	8	8	8
Other -- specify							

<b>Actual Family Allowances</b> To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	per month cost
	Heating	\$
Name of Family	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
Number of Bedrooms	Other	
	<b>Total</b>	\$

**Allowances for  
Tenant-Furnished Utilities  
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Locality		Unit Type					Date (mm/dd/yyyy)
BERKELEY HOUSING AUTHORITY		APARTMENT/MULTI-DWELLING					
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	9	13	17	22	29	34
	b. Bottle Gas						
	c. Oil / Electric	46	70	83	104	126	141
	d. Coal / Other						
Cooking	a. Natural Gas	2	3	3	4	4	4
	b. Bottle Gas						
	c. Oil / Electric	7	7	12	20	26	30
	d. Coal / Other						
Other Electric	16	22	24	26	27	30	
Air Conditioning							
Water Heating	a. Natural Gas	5	6	6	11	19	20
	b. Bottle Gas						
	c. Oil / Electric	20	26	35	41	51	56
	d. Coal / Other						
Water	44	45	49	51	56	58	
Sewer	7	9	14	18	24	27	
Trash Collection	17	17	17	34	34	34	
Range/Microwave	5	5	5	6	6	6	
Refrigerator	7	7	7	8	8	8	
Other -- specify							

<b>Actual Family Allowances</b> To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	per month cost
	Heating	\$
Name of Family	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
Number of Bedrooms	Other	
	<b>Total</b>	\$

