




Office of the Executive Officer

CONSENT CALENDAR

April 18, 2006

To: Honorable Chairperson and  
Members of the Housing Authority  
From:  Phil Kamlarz, Executive Officer  
Submitted by: Stephen Barton, Director of Housing  
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, and rescinding Resolution No. 680 effective June 30, 2006.

FISCAL IMPACTS OF RECOMMENDATION

There will be an increase in Housing Assistance Payments by the Berkeley Housing Authority.

CURRENT SITUATION AND ITS EFFECTS

The Berkeley Housing Authority entered into a contract with The Nelrod Company to conduct a survey of utility rates charged to residents in the Berkeley area. The revised utility allowance schedule reflects current utility rates charged by Pacific Gas & Electric (PG&E), East Bay Municipal Utility District (EBMUD), and the City of Berkeley Public Works Solid Waste Division (PW/SW). 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 electric, the new schedule amounts to an increase in the natural gas rates over the existing schedule for most categories. The increase in natural gas rates for ranges from \$22 – 138 for heating.

The proposed schedule for electricity rates has decreased for apartments and houses, except for the end-use heating and other electric for larger bedroom houses. The decreased in the rate ranges from \$3 – 39.

The rate for water service decreased significantly for both apartments and houses. The decrease in the rate for water services ranges from \$14 – 26 per month.

Both sewer and solid waste (trash) collection have increased for the smaller bedroom units and decreased for the larger bedroom units, except for larger apartments. The allowances for resident-provided appliances (refrigerators and ranges) have also increased.

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

BACKGROUND

The Berkeley Housing Authority 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 if there has been a 10% change in utility rates. Any revisions to the utility schedule should reflect the current rates charged by the local utility providers. Additionally, a separate schedule must be maintained for apartment dwellings and single-family residences (houses). The utility allowance schedule currently used by the BHA was established in March 2003.

RATIONALE FOR RECOMMENDATION

This recommendation is intended to comply with 24 CFR 982.517(c), which requires housing authorities to annually review the utility allowance schedule for the administration of the Section 8 and Public Housing programs and make changes as appropriate.

ALTERNATIVE ACTIONS CONSIDERED

None

CONTACT PERSON

Beverli A. Marshall, Acting Manager, Berkeley Housing Authority, 981-5471

Attachments:

1: Resolution

Exhibit A: Allowances for Tenant-Furnished Utilities and Other Services (HUD-52667)

2: Comparison of Old and Proposed Utility Allowances

RESOLUTION NO. \_\_\_\_\_

ESTABLISHING A REVISED UTILITY ALLOWANCE SCHEDULE FOR USE IN THE ADMINISTRATION OF THE BERKELEY HOUSING AUTHORITY SECTION 8 AND PUBLIC HOUSING PROGRAMS, AND RESCINDING RESOLUTION NO. 680 EFFECTIVE JUNE 30, 2006

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

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

WHEREAS, the Berkeley Housing Authority entered into a contract with The Nelrod Company to conduct a survey of the average household utility costs, the results of which show a significant increase in the utility costs since the last schedule was adopted.

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 incorporated herein as Exhibit A, effective June 30, 2006.

BE IT FURTHER RESOLVED that Resolution No. 680 is rescinded effective June 30, 2006.

**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

Locality: <b>City of Berkeley Housing Authority</b>		Unit Type: <b>Detached House</b>			Date (mm/dd/yyyy)		
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$72.00	\$102.00	\$129.00	\$157.00	\$196.00	\$222.00
	b. Bottle Gas						
	c. Electric	\$61.00	\$88.00	\$116.00	\$143.00	\$184.00	\$211.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$7.00	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00
	b. Bottle Gas						
	c. Electric	\$7.00	\$9.00	\$12.00	\$15.00	\$19.00	\$22.00
	d. Coal / Other						
Other Electric		\$15.00	\$22.00	\$28.00	\$35.00	\$43.00	\$49.00
Air Conditioning		\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$5.00
Water Heating	a. Natural Gas	\$14.00	\$20.00	\$25.00	\$32.00	\$40.00	\$47.00
	b. Bottle Gas						
	c. Electric	\$19.00	\$27.00	\$33.00	\$41.00	\$52.00	\$61.00
	d. Oil / Other						
Water		\$20.00	\$25.00	\$29.00	\$33.00	\$40.00	\$44.00
Sewer		\$12.00	\$13.00	\$14.00	\$15.00	\$16.00	\$17.00
Trash Collection (Dist. 1 & 2/Dist. 3)		\$44/\$50	\$44/\$50	\$44/\$50	\$44/\$50	\$44/\$50	\$44/\$50
Range / Microwave		\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
Refrigerator		\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Other--specify:							
<b>Actual Family Allowances</b>					Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.					Heating		\$
					Cooking		\$
Name of Family					Other Electric		\$
					Air Conditioning		\$
					Water Heating		\$
					Water		\$
Address of Unit					Sewer		\$
					Trash Collection		\$
					Range / Microwave		\$
					Refrigerator		\$
					Other		\$
					Other		\$
					Total		\$
Number of Bedrooms					Other		\$
					Total		\$

**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

Locality: <b>City of Berkeley Housing Authority</b>		Unit Type: <b>Semi-Detached/ Duplex</b>				Date (mm/dd/yyyy)	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$41.00	\$58.00	\$74.00	\$90.00	\$113.00	\$131.00
	b. Bottle Gas						
	c. Electric	\$39.00	\$55.00	\$73.00	\$91.00	\$117.00	\$135.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$7.00	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00
	b. Bottle Gas						
	c. Electric	\$7.00	\$9.00	\$12.00	\$15.00	\$19.00	\$22.00
	d. Coal / Other						
Other Electric		\$15.00	\$22.00	\$28.00	\$35.00	\$43.00	\$49.00
Air Conditioning		\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$5.00
Water Heating	a. Natural Gas	\$14.00	\$20.00	\$25.00	\$32.00	\$40.00	\$47.00
	b. Bottle Gas						
	c. Electric	\$19.00	\$27.00	\$33.00	\$41.00	\$52.00	\$61.00
	d. Oil / Other						
Water		\$20.00	\$25.00	\$29.00	\$33.00	\$40.00	\$44.00
Sewer		\$12.00	\$13.00	\$14.00	\$15.00	\$16.00	\$17.00
Trash Collection (Dist. 1 & 2/Dist. 3)		\$44/\$50	\$44/\$50	\$44/\$50	\$44/\$50	\$44/\$50	\$44/\$50
Range / Microwave		\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
Refrigerator		\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Other--specify:							
<b>Actual Family Allowances</b>					Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.					Heating		\$
					Cooking		\$
Name of Family					Other Electric		\$
					Air Conditioning		\$
					Water Heating		\$
					Water		\$
Address of Unit					Sewer		\$
					Trash Collection		\$
					Range / Microwave		\$
					Refrigerator		\$
Number of Bedrooms					Other		\$
					Other		\$
					Total		\$

**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

Locality: <b>City of Berkeley Housing Authority</b>		Unit Type: <b>Apartment/ Multi-Family</b>				Date (mm/dd/yyyy)	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$31.00	\$43.00	\$56.00	\$68.00	\$86.00	\$99.00
	b. Bottle Gas						
	c. Electric	\$30.00	\$42.00	\$55.00	\$68.00	\$88.00	\$102.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$7.00	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00
	b. Bottle Gas						
	c. Electric	\$7.00	\$9.00	\$12.00	\$15.00	\$19.00	\$22.00
	d. Coal / Other						
Other Electric		\$15.00	\$22.00	\$28.00	\$35.00	\$43.00	\$49.00
Air Conditioning		\$2.00	\$2.00	\$3.00	\$3.00	\$4.00	\$5.00
Water Heating	a. Natural Gas	\$14.00	\$20.00	\$25.00	\$32.00	\$40.00	\$47.00
	b. Bottle Gas						
	c. Electric	\$19.00	\$27.00	\$33.00	\$41.00	\$52.00	\$61.00
	d. Oil / Other						
Water		\$20.00	\$25.00	\$29.00	\$33.00	\$40.00	\$44.00
Sewer		\$12.00	\$13.00	\$14.00	\$15.00	\$16.00	\$17.00
Trash Collection		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Range / Microwave		\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
Refrigerator		\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Other--specify:							

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

CITY OF BERKELEY HOUSING AUTHORITY								
COMPARISON OF OLD AND PROPOSED UTILITY ALLOWANCES								
Allowances are rounded to nearest dollar								
Utility or Service								
	0 BR				1 BR			
	Old		New		Old		New	
	Apt	House	Apt	House	Apt	House	Apt	House
<b>Heating</b>								
Natural Gas	\$9.00	\$20.00	<b>\$31.00</b>	<b>\$72.00</b>	\$13.00	\$36.00	<b>\$43.00</b>	<b>\$102.00</b>
Bottle Gas								
Electric	\$46.00	\$64.00	<b>\$30.00</b>	<b>\$61.00</b>	\$70.00	\$104.00	<b>\$42.00</b>	<b>\$88.00</b>
Air Cond			<b>\$2.00</b>	<b>\$2.00</b>			<b>\$2.00</b>	<b>\$2.00</b>
<b>Cooking</b>								
Natural Gas	\$2.00	\$7.00	<b>\$7.00</b>	<b>\$7.00</b>	\$3.00	\$7.00	<b>\$11.00</b>	<b>\$11.00</b>
Bottle Gas								
Electric	\$7.00	\$7.00	<b>\$7.00</b>	<b>\$7.00</b>	\$7.00	\$7.00	<b>\$9.00</b>	<b>\$9.00</b>
Other Electric	\$16.00	\$16.00	<b>\$15.00</b>	<b>\$15.00</b>	\$22.00	\$22.00	<b>\$22.00</b>	<b>\$22.00</b>
<b>Water Heating</b>								
Natural Gas	\$5.00	\$5.00	<b>\$14.00</b>	<b>\$14.00</b>	\$6.00	\$15.00	<b>\$20.00</b>	<b>\$20.00</b>
Bottle Gas								
Electric	\$20.00	\$20.00	<b>\$19.00</b>	<b>\$19.00</b>	\$26.00	\$40.00	<b>\$27.00</b>	<b>\$27.00</b>
Water	\$44.00	\$46.00	<b>\$20.00</b>	<b>\$20.00</b>	\$45.00	\$47.00	<b>\$25.00</b>	<b>\$25.00</b>
Sewer	\$7.00	\$7.00	<b>\$12.00</b>	<b>\$12.00</b>	\$9.00	\$9.00	<b>\$13.00</b>	<b>\$13.00</b>
Trash Coll	\$17.00	\$17.00	<b>\$18.00</b>	<b>\$44.00</b>	\$17.00	\$17.00	<b>\$18.00</b>	<b>\$44.00</b>
Range	\$5.00	\$5.00	<b>\$7.00</b>	<b>\$7.00</b>	\$5.00	\$5.00	<b>\$7.00</b>	<b>\$7.00</b>
Refrig	\$7.00	\$7.00	<b>\$9.00</b>	<b>\$9.00</b>	\$7.00	\$7.00	<b>\$9.00</b>	<b>\$9.00</b>
<b>Other</b>								
Gas Flat Fee								
Elec Flat Fee								
NOTE: New rates are in bold italics.								

COMPARISON OF OLD AND PROPOSED UTILITY ALLOWANCES								
Utility or Service	2 BR				3 BR			
	Old		New		Old		New	
	Apt	House	Apt	House	Apt	House	Apt	House
<b>Heating</b>								
Natural Gas	\$17.00	\$49.00	\$56.00	\$129.00	\$22.00	\$58.00	\$68.00	\$157.00
Bottle Gas								
Electric	\$83.00	\$107.00	\$55.00	\$116.00	\$104.00	\$141.00	\$68.00	\$143.00
<b>Air Cond</b>			\$3.00	\$3.00			\$3.00	\$4.00
<b>Cooking</b>								
Natural Gas	\$3.00	\$12.00	\$13.00	\$13.00	\$4.00	\$15.00	\$16.00	\$16.00
Bottle Gas								
Electric	\$12.00	\$13.00	\$12.00	\$12.00	\$20.00	\$21.00	\$15.00	\$15.00
<b>Other Electric</b>	\$24.00	\$25.00	\$28.00	\$28.00	\$26.00	\$27.00	\$35.00	\$35.00
<b>Water Heating</b>								
Natural Gas	\$6.00	\$16.00	\$25.00	\$25.00	\$11.00	\$20.00	\$32.00	\$32.00
Bottle Gas								
Electric	\$35.00	\$41.00	\$33.00	\$33.00	\$41.00	\$53.00	\$41.00	\$41.00
<b>Water</b>	\$49.00	\$50.00	\$29.00	\$29.00	\$51.00	\$52.00	\$33.00	\$33.00
<b>Sewer</b>	\$14.00	\$14.00	\$14.00	\$14.00	\$18.00	\$18.00	\$15.00	\$15.00
<b>Trash Coll</b>	\$17.00	\$17.00	\$18.00	\$44.00	\$34.00	\$34.00	\$18.00	\$44.00
<b>Range</b>	\$5.00	\$5.00	\$7.00	\$7.00	\$6.00	\$6.00	\$7.00	\$7.00
<b>Refrig</b>	\$7.00	\$7.00	\$9.00	\$9.00	\$8.00	\$8.00	\$9.00	\$9.00
<b>Other</b>								
<b>Gas Flat Fee</b>								
<b>Elec Flat Fee</b>								

**COMPARISON OF OLD AND PROPOSED UTILITY ALLOWANCES**

Utility or Service	4 BR				5 BR			
	Old		New		Old		New	
	Apt	House	Apt	House	Apt	House	Apt	House
<b>Heating</b>								
Natural Gas	\$29.00	\$72.00	<b>\$86.00</b>	<b>\$196.00</b>	\$34.00	\$84.00	<b>\$99.00</b>	<b>\$222.00</b>
Bottle Gas								
Electric	\$126.00	\$166.00	<b>\$88.00</b>	<b>\$184.00</b>	\$141.00	\$169.00	<b>\$102.00</b>	<b>\$211.00</b>
<b>Air Cond</b>			<b>\$4.00</b>	<b>\$5.00</b>			<b>\$5.00</b>	<b>\$5.00</b>
<b>Cooking</b>								
Natural Gas	\$4.00	\$24.00	<b>\$20.00</b>	<b>\$20.00</b>	\$4.00	\$34.00	<b>\$23.00</b>	<b>\$23.00</b>
Bottle Gas								
Electric	\$26.00	\$29.00	<b>\$19.00</b>	<b>\$19.00</b>	\$30.00	\$33.00	<b>\$22.00</b>	<b>\$22.00</b>
<b>Other Electric</b>	\$27.00	\$32.00	<b>\$43.00</b>	<b>\$43.00</b>	\$30.00	\$34.00	<b>\$49.00</b>	<b>\$49.00</b>
<b>Water Heating</b>								
Natural Gas	\$19.00	\$19.00	<b>\$40.00</b>	<b>\$40.00</b>	\$20.00	\$27.00	<b>\$47.00</b>	<b>\$47.00</b>
Bottle Gas								
Electric	\$51.00	\$67.00	<b>\$52.00</b>	<b>\$52.00</b>	\$56.00	\$68.00	<b>\$61.00</b>	<b>\$61.00</b>
<b>Water</b>	\$56.00	\$56.00	<b>\$40.00</b>	<b>\$40.00</b>	\$58.00	\$58.00	<b>\$44.00</b>	<b>\$44.00</b>
<b>Sewer</b>	\$24.00	\$24.00	<b>\$16.00</b>	<b>\$16.00</b>	\$27.00	\$27.00	<b>\$17.00</b>	<b>\$17.00</b>
<b>Trash Coll</b>	\$34.00	\$34.00	<b>\$18.00</b>	<b>\$44.00</b>	\$34.00	\$34.00	<b>\$18.00</b>	<b>\$44.00</b>
<b>Range</b>	\$6.00	\$6.00	<b>\$7.00</b>	<b>\$7.00</b>	\$6.00	\$6.00	<b>\$7.00</b>	<b>\$7.00</b>
<b>Refrig</b>	\$8.00	\$8.00	<b>\$9.00</b>	<b>\$9.00</b>	\$8.00	\$8.00	<b>\$9.00</b>	<b>\$9.00</b>
<b>Other</b>								
<b>Gas Flat Fee</b>								
<b>Elec Flat Fee</b>								