

RESOLUTION NUMBER 1979

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE UTILITY ALLOWANCES FOR USE IN THE SECTION 8 HOUSING CHOICE VOUCHER LOW INCOME PUBLIC HOUSING PROGRAMS FOR FY2014-2015

WHEREAS, The Richmond Housing Authority's Section 8 and Public Housing Programs utilize Utility Allowances to compute program participant rent portions and Housing Assistance Payments; and

WHEREAS, Federal Regulations require that the Housing Authority conduct an annual review of the Utility Allowances for its Section 8 and Public Housing Programs, to ensure that the Utility allowance Schedule reflects current utility rate charges; and

WHEREAS, the Richmond Housing Authority (RHA) contracted the services of the Nelrod Company to conduct a survey of the rates charged to residents in the City of Richmond for FY2014-2015, and the survey resulted in proposed revisions of the utility allowance rates for both the Section 8 and Public Housing Programs detailed on the attached schedules;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, THAT:

The Executive Director is authorized to revise the Utility Allowances for the Section 8 and Public Housing Programs, and the attached Utility Allowance Schedules are hereby established for the Section 8 and Public Housing Programs, effective July 1, 2014.

The foregoing resolution was passed and adopted by the Commissioners of the Housing Authority of the City of Richmond at a meeting thereof held on June 17, 2014 by the following vote:

AYES: Commissioners Bates, Butt, Rogers, Myrick, Vice Chairperson Beckles, Housing Tenant Commissioners Hall, Thompson, and Chairperson McLaughlin.

NOES: Commissioners Boozé.

ABSTENTIONS: None.

ABSENT: None.

GAYLE MCLAUGHLIN

Chairperson

[SEAL]

ATTEST:

DIANE HOLMES

Secretary

Approved as to form:

BRUCE GOODMILLER

Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 1979** finally passed and adopted at a Special Housing Authority Meeting held on June 17, 2014.

[2014-2015 Utility Allowance Schedules attached.](#)

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: Richmond Housing Authority, CA		Unit Type: Detached House				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	\$22.00	\$27.00	\$29.00	\$33.00	\$36.00	\$39.00	
	b. Bottle Gas/Propane							
	c. Electric	\$19.00	\$22.00	\$25.00	\$29.00	\$32.00	\$36.00	
	d. Oil / Other							
Cooking	a. Natural Gas	\$4.00	\$4.00	\$4.00	\$6.00	\$7.00	\$8.00	
	b. Bottle Gas/Propane							
	c. Electric	\$5.00	\$6.00	\$7.00	\$8.00	\$10.00	\$11.00	
Other Electric (Lights & Appliances)		\$23.00	\$27.00	\$36.00	\$47.00	\$61.00	\$74.00	
Air Conditioning		\$1.00	\$1.00	\$1.00	\$1.00	\$2.00	\$2.00	
Water Heating	a. Natural Gas	\$8.00	\$10.00	\$14.00	\$17.00	\$19.00	\$22.00	
	b. Bottle Gas/Propane							
	c. Electric	\$10.00	\$12.00	\$17.00	\$21.00	\$24.00	\$27.00	
	d. Oil / Other							
Water		\$27.00	\$28.00	\$33.00	\$40.00	\$47.00	\$53.00	
Sewer		N/A	N/A	N/A	N/A	N/A	N/A	
Trash Collection		\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	
Other-- California Climate Credit \$-4.97		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	
specify:								
Actual Family Allowances					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			\$
Address of Unit					Water Heating			\$
					Water			\$
					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: Richmond Housing Authority, CA		Unit Type: Apartment/ Walk-Up				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	\$10.00	\$11.00	\$13.00	\$15.00	\$18.00	\$19.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$4.00	\$4.00	\$4.00	\$6.00	\$7.00	\$8.00
	b. Bottle Gas/Propane						
	c. Electric	\$5.00	\$6.00	\$7.00	\$8.00	\$10.00	\$11.00
Other Electric (Lights & Appliances)		\$16.00	\$19.00	\$25.00	\$31.00	\$37.00	\$46.00
Air Conditioning		\$0.00	\$1.00	\$1.00	\$1.00	\$1.00	\$2.00
Water Heating	a. Natural Gas	\$8.00	\$10.00	\$14.00	\$17.00	\$19.00	\$22.00
	b. Bottle Gas/Propane						
	c. Electric	\$10.00	\$12.00	\$17.00	\$21.00	\$24.00	\$27.00
	d. Oil / Other						
Water		\$31.00	\$32.00	\$38.00	\$45.00	\$52.00	\$58.00
Sewer		N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection		\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- California Climate Credit \$-4.97		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
specify:							
Actual Family Allowances				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		\$	
				Sewer		\$	
Address of Unit				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
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: Richmond Housing Authority, CA		Unit Type: Row House/ Townhouse & Semi- Detached/ Duplex				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	\$24.00	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00
	b. Bottle Gas/Propane						
	c. Electric	\$13.00	\$15.00	\$19.00	\$22.00	\$26.00	\$29.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$4.00	\$4.00	\$4.00	\$6.00	\$7.00	\$8.00
	b. Bottle Gas/Propane						
	c. Electric	\$5.00	\$6.00	\$7.00	\$8.00	\$10.00	\$11.00
Other Electric (Lights & Appliances)		\$18.00	\$22.00	\$30.00	\$39.00	\$51.00	\$64.00
Air Conditioning		\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$2.00
Water Heating	a. Natural Gas	\$8.00	\$10.00	\$14.00	\$17.00	\$19.00	\$22.00
	b. Bottle Gas/Propane						
	c. Electric	\$10.00	\$12.00	\$17.00	\$21.00	\$24.00	\$27.00
	d. Oil / Other						
Water		\$31.00	\$32.00	\$38.00	\$45.00	\$52.00	\$58.00
Sewer		N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection		\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- California Climate Credit \$-4.97		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
specify:							
Actual Family Allowances				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		\$	





Richmond Housing Authority, CA
Public Housing

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2014

Building Type: Semi-Detached/Duplex

Nystrom Village CA 10-2	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$15.00	\$21.00	\$27.00		
Natural Gas (H,WH,C)		\$44.00	\$58.00	\$67.00		
Water		\$27.00	\$33.00	\$47.00		
Totals		\$86.00	\$112.00	\$141.00		

Building Type: High Rise Apartment

Hacienda CA 10-4 (All Electric)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,C)	\$23.00	\$32.00	\$40.00			

Building Type: Detached House

Triangle Court CA 10-11	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$15.00	\$21.00	\$27.00		
Natural Gas (H,WH,C)		\$39.00	\$51.00	\$65.00		
Totals		\$54.00	\$72.00	\$92.00		

Building Type: High Rise Apartment

Nevin Plaza CA 10-12, 13 (All Electric)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)	\$19.00	\$19.00	\$24.00			

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs where applicable.

L&A= Lights & Appliances
H= Space Heating

WH= Water Heating
C= Cooking

Note: Public Housing utility allowances are calculated similar to method of utility providers. These allowances are not calculated by end use (like Section 8), but by total usage for each utility type.