

RESOLUTION NO. 2031

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE UTILITY ALLOWANCE SCHEDULES FOR USE IN THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND THE LOW INCOME PUBLIC HOUSING PROGRAMS EFFECTIVE JULY 1, 2017

WHEREAS, the Richmond Housing Authority is required to grant assisted households a deduction from rent for tenant paid utilities; and

WHEREAS, HUD regulations require housing authorities to examine the utility allowance schedule at least annually, and to make modifications if utility rates have changed by 10% or more; and

WHEREAS, the Richmond Housing Authority (RHA) contracted the services of the Nelrod Company to conduct a survey of utility rates and recommend modifications to the established schedules; and

WHEREAS, Nelrod conducted extensive analysis and calculations, and determined that rates have increased over the past year.

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:

That the proposed utility allowance schedule for the Section 8 tenant-based, Section 8 Project Based, and Low Income Public Housing programs is adopted effective July 1, 2017 for new and existing contracts and leases, is attached hereto and identified as exhibit A, and is incorporated herein by reference.

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 27, 2017, by the following vote:

AYES: Commissioners Choi, Myrick, Willis, Scott, Smith, Vice
Chairperson Beckles, and Chairperson Butt.
NOES: None.
ABSTENTIONS: Commissioner Martinez.
ABSENT: Commissioner McLaughlin.

TOM BUTT

Chairperson

[SEAL]

ATTEST:

PAMELA CHRISTIAN

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. 2031**, finally passed and adopted at a Special Housing Authority Meeting held on June 27, 2017.



CLERK OF THE HOUSING AUTHORITY

EXHIBIT A

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. 09/30/2017)

Locality: Richmond Housing Authority, CA		Unit Type: Apartment				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	\$16.00	\$19.00	\$21.00	\$23.00	\$26.00	\$28.00
	b. Bottle Gas/Propane						
	c. Electric	\$12.00	\$14.00	\$18.00	\$22.00	\$26.00	\$29.00
	d. Electric Heat Pump	\$10.00	\$12.00	\$15.00	\$16.00	\$18.00	\$20.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	\$10.00
	b. Bottle Gas/Propane						
	c. Electric	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
Other Electric (Lights & Appliances)		\$20.00	\$23.00	\$32.00	\$41.00	\$53.00	\$66.00
Air Conditioning		\$1.00	\$1.00	\$2.00	\$2.00	\$2.00	\$3.00
Water Heating	a. Natural Gas	\$7.00	\$8.00	\$11.00	\$16.00	\$19.00	\$22.00
	b. Bottle Gas/Propane						
	c. Electric	\$12.00	\$14.00	\$18.00	\$22.00	\$26.00	\$30.00
	d. Oil / Other						
Water		\$42.00	\$43.00	\$52.00	\$61.00	\$70.00	\$79.00
Sewer		N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection		\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify: Climate Credit \$-2.90		-\$3.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00
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		\$	



**The Nelrod Company 4/2017
Update**

form HUD-52667 (09/14)
ref. Handbook 7420.8

**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. 09/30/2017)

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	\$21.00	\$26.00	\$28.00	\$31.00	\$34.00	\$36.00
	b. Bottle Gas/Propane						
	c. Electric	\$18.00	\$21.00	\$25.00	\$30.00	\$35.00	\$40.00
	d. Electric Heat Pump	\$13.00	\$15.00	\$18.00	\$20.00	\$22.00	\$24.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	\$10.00
	b. Bottle Gas/Propane						
	c. Electric	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
Other Electric (Lights & Appliances)		\$25.00	\$29.00	\$40.00	\$56.00	\$71.00	\$87.00
Air Conditioning		\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
Water Heating	a. Natural Gas	\$9.00	\$10.00	\$15.00	\$19.00	\$23.00	\$28.00
	b. Bottle Gas/Propane						
	c. Electric	\$15.00	\$18.00	\$23.00	\$28.00	\$32.00	\$37.00
	d. Oil / Other						
Water		\$42.00	\$43.00	\$52.00	\$61.00	\$70.00	\$79.00
Sewer		N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection		\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify: Climate Credit \$-2.90		-\$3.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00
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		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



**The Nelrod Company 4/2017
Update**

form HUD-52667 (09/14)
ref. Handbook 7420.8

**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. 09/30/2017)

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	\$23.00	\$27.00	\$30.00	\$34.00	\$37.00	\$40.00	
	b. Bottle Gas/Propane							
	c. Electric	\$25.00	\$30.00	\$34.00	\$38.00	\$43.00	\$49.00	
	d. Electric Heat Pump	\$15.00	\$17.00	\$21.00	\$23.00	\$26.00	\$29.00	
	e. Oil / Other							
Cooking	a. Natural Gas	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	\$10.00	
	b. Bottle Gas/Propane							
	c. Electric	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00	
Other Electric (Lights & Appliances)		\$29.00	\$34.00	\$49.00	\$67.00	\$85.00	\$103.00	
Air Conditioning		\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$5.00	
Water Heating	a. Natural Gas	\$9.00	\$10.00	\$15.00	\$19.00	\$23.00	\$28.00	
	b. Bottle Gas/Propane							
	c. Electric	\$15.00	\$18.00	\$23.00	\$28.00	\$32.00	\$37.00	
	d. Oil / Other							
Water		\$36.00	\$37.00	\$43.00	\$51.00	\$60.00	\$69.00	
Sewer		N/A	N/A	N/A	N/A	N/A	N/A	
Trash Collection		\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	
Other-- specify:	Climate Credit \$-2.90	-\$3.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00	
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		\$				
		Number of Bedrooms		Other		\$		
		Total		\$				



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