



Good Neighbors

San Diego
Housing Commission

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REPORT

DATE ISSUED: June 4, 2004

ITEM 102

REPORT NO.: HCR04-43
For the Agenda of June 4, 2004

SUBJECT: Revised Utility Allowance Schedule for Public Housing Units (Citywide)

SUMMARY

Issue: Should the Housing Commission approve the revised Utility Allowance Schedule for Public Housing residents as mandated by regulations of the Department of Housing and Urban Development (HUD)?

Recommendation: That the Housing Commission approve the revised Utility Allowance Schedule (Attachment 1) for Public Housing residents.

Fiscal Impact: None

Affordable Housing Impact: None

Previous Related Action(s): The Housing Commission approved revised Utility Allowance Schedules for Public Housing residents on eight different occasions, most recently on June 27, 2003.

BACKGROUND

Sections 965.502 and 965.507(b) of the Code of Federal Regulations (CFR) require that housing agencies review utility allowances for Public Housing programs on an annual basis and must revise allowances if there is a utility rate change of ten percent or more from the rates on which previous allowances were based. Allowances were last modified in May 2003. Since that time utility rate changes have remained below ten percent; however, the gas and electric consumption allowances have been updated to reflect modernization and equipment changes in the units. Regulations require that housing agencies seek Public Housing resident comment prior to the approval and implementation of a revised utility allowance schedule. Public Housing residents purchase their gas and electric utilities individually and pay the supplier while the Housing Commission pays for water and removal of trash.



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Revised Utility Allowance Schedule for Public Housing Units (Citywide)

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On November 4, 2003, CNA Specialists completed work on its San Diego Housing Commission (SDHC) contract to conduct a comprehensive energy consumption audit of all public housing units. This audit was used as the basis for this new utility allowance schedule and updates the previous audit conducted by Engineering Associates, Inc. in September 1991.

As required by federal regulations, the proposed revisions were mailed to all residents of HUD public housing units for review and comment on April 19, 2004. In addition, the Legal Aid Society of San Diego was provided a courtesy copy for comment. Comments were accepted through May 19, 2004.

DISCUSSION

The goal of establishing utility allowances for each dwelling unit category and unit size is to approximate a reasonable consumption of utilities by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment. Toward this end, CNA Specialists inspected all units within SDHC's inventory to determine the type of energy consuming equipment present and used industry standard usage information to estimate total dwelling unit consumption.

Calculation of the utility allowance is based on current SDG&E residential utility rates for the cost of electricity and gas, and on usage as determined by the CNA Specialists 2003 audit report. The proposed utility allowance would be effective July 1, 2004, and reflects an overall increase of approximately 16.5%.

During the comment period, staff received forty-five responses; twenty-four were favorable; three unfavorable; eighteen were either no comment or comments on unrelated topics. Staff provided a written response to each comment.

Schedules of allowances are not subject to approval by HUD before becoming effective, but are reviewed in the course of audits or reviews of agency operations.

Respectfully submitted,

Approved by,

**Signature on File
With Original Document**

Steve Snyder
Manager, Asset Management

Elizabeth C. Morris
Chief Executive Officer

Attachment: 1. Proposed Utility Allowance Schedule

San Diego Housing Commission
Public Housing
Proposed Utility Allowance Table – To Be Effective July 1, 2004

Attachment 1

HUD Dev	Unit Address		Bdrms	No. Units	Energy Source	Current Allowance	Proposed Allowance
18	3501	1st Ave	1	14	Gas & Electric	27	25
18	3501	1st Ave	2	8	Gas & Electric	32	34
63	3030	30th	3	5	Gas & Electric	43	54
50	2932	30th *	3	5	Gas & Electric	41	55
50	3012	30th *	3	5	Gas & Electric	41	55
50	3217	30th *	3	5	Gas & Electric	41	55
55	4729	32nd	3	5	Gas & Electric	43	54
60	4751	33rd	2	8	Gas & Electric	24	25
13	4541	33rd *	2	8	Gas & Electric	25	34
49	4632	33rd *	3	5	Gas & Electric	42	44
15	4720-4722	34th	2	1	Gas & Electric	31	42
15	4720-4722	34th	3	2	Gas & Electric	42	55
15	4756-4758	35th	2	3	Gas & Electric	31	42
15	4756-4758	35th	3	1	Gas & Electric	42	58
63	4254	36th	3	5	Gas & Electric	50	41
13	4164	37th	1	2	Gas & Electric	18	21
13	4164	37th *	2	6	Gas & Electric	20	26
49	4343	38th *	3	5	Gas & Electric	37	45
49	4575-4579	38th *	3	8	Gas & Electric	37	52
13	3010	39th *	5	2	Gas & Electric	43	83
20	3617-3619	42nd	2	3	Gas & Electric	31	43
20	3617-3619	42nd	3	1	Gas & Electric	43	58
21	2628-2630	44th	2	5	Gas & Electric	32	43
21	2628-2630	44th	3	3	Gas & Electric	43	58
21	2716-2718	44th	2	3	Gas & Electric	32	43
21	2716-2718	44th	3	1	Gas & Electric	43	58
20	2734-2736	44th	2	3	Gas & Electric	31	43
20	2734-2736	44th	3	1	Gas & Electric	43	58
50	4225	44th	3	5	Gas & Electric	34	44
49	4261	45th	3	5	Gas & Electric	43	44
13	4078	47th	2	2	Gas & Electric	21	26
2	4078	47th	3	2	Gas & Electric	24	29
2	4286-4292	48th	2	4	Gas & Electric	20	37
3	4566	51st	3	5	Gas & Electric	40	45
8	3051	54th	2	1	Gas & Electric	20	27
3	3051	54th	3	6	Gas & Electric	24	31
11	3280	A St	2	2	Gas & Electric	37	44
46	3755-3761	Alabama	3	8	Gas & Electric	44	52
28	2005-2065	Alaquinas	2	20	Gas & Electric	20	23
28	2005-2065	Alaquinas	3	45	Gas & Electric	24	25
13	4164	Altadena	1	1	Gas & Electric	18	26
20	4207-4209	Altadena	3	2	Gas & Electric	43	57

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HUD Dev	Unit Address		Bdrms	No. Units	Energy Source	Current Allowance	Proposed Allowance
57	4479-4481	Altadena	2	2	Gas & Electric	21	39
57	4479-4481	Altadena	3	6	Gas & Electric	25	49
13	4164	Altadena *	2	5	Gas & Electric	20	33
13	4560	Altadena *	2	8	Gas & Electric	20	25
55	4080	Arizona	3	4	Gas & Electric	39	41
59	121-125	Averil	3	14	Gas & Electric	34	42
50	3974-3984	Bancroft	3	12	Gas & Electric	36	49
14	7777	Belden	1	242	Gas & Electric	19	25
48	2883	Boston	3	2	Gas & Electric	43	48
48	2883	Boston	4	3	Gas & Electric	44	55
43	2955	Boston	3	5	Gas & Electric	41	43
38	178-190	Calle Primera	2	48	Gas & Electric	35	36
38	178-190	Calle Primera	3	21	Gas & Electric	43	44
26	2766	Cardinal	3	2	Gas & Electric	47	55
15	4147-4157	Chamoune	2	3	Gas & Electric	31	42
15	4147-4157	Chamoune	3	3	Gas & Electric	42	55
49	3850	Cherokee *	3	5	Gas & Electric	44	45
13	4054-4060 1/2	Cherokee *	2	8	Gas & Electric	20	25
50	4360	Cherokee *	3	5	Gas & Electric	42	55
13	2326-2332	E. Jewett	3	4	Gas & Electric	40	45
55	7105-7120	Eastman	3	34	Gas & Electric	41	40
55	7105-7120	Eastman	2	1	Gas & Electric	28	33
47	12643-12687	El Camino Real	3	25	Gas & Electric	39	45
47	12643-12687	El Camino Real	4	16	Gas & Electric	46	53
47	12643-12687	El Camino Real	5	2	Gas & Electric	52	62
13	2477-2479	Fairmount *	2	4	Gas & Electric	36	33
13	2701-2711	Figueroa	1	1	Gas & Electric	25	26
13	2701-2711	Figueroa	2	5	Gas & Electric	29	32
13	4081-4087 1/2	Florida	2	8	Gas & Electric	20	25
44	7526-7580	Fulton	3	18	Gas & Electric	39	42
44	7526-7580	Fulton	4	13	Gas & Electric	46	50
16	2615-2665	Genesee *	2	3	Gas & Electric	38	47
16	2615-2665	Genesee *	3	8	Gas & Electric	48	59
13	4450-4456 1/2	Georgia *	2	8	Gas & Electric	20	25
13	8637-8643	Glenhaven	3	4	Gas & Electric	29	30
13	8649-8655	Glenhaven	3	4	Gas & Electric	29	30
13	8661-8665	Glenhaven	3	4	Gas & Electric	29	30
13	8701-8707	Glenhaven	3	4	Gas & Electric	29	30
44	7891-7899	Golfcrest	3	6	Gas & Electric	39	42

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HUD Dev	Unit Address		Bdrms	No. Units	Energy Source	Current Allowance	Proposed Allowance
44	7891-7899	Golfcrest	4	3	Gas & Electric	46	50
43	2045-2049	Grand	4	6	Gas & Electric	48	51
13	3350-3356 1/2	Grim	1	1	Gas & Electric	18	22
13	3350-3356 1/2	Grim	2	7	Gas & Electric	20	25
27	2381-2389	Grove	2	29	Gas & Electric	25	27
40	2381-2389	Grove	3	12	Gas & Electric	31	33
13	4637-4643 1/2	Hamilton *	2	8	Gas & Electric	20	25
21	3081-3083	Hawthorn	2	3	Gas & Electric	32	44
21	3081-3083	Hawthorn	3	1	Gas & Electric	43	58
13	4416	Highland	2	8	Gas & Electric	20	25
22	1351-1359	Hollister	2	10	Gas & Electric	36	36
22	1351-1359	Hollister	3	10	Gas & Electric	43	46
55	2644	Hornblend	3	5	Gas & Electric	49	45
13	8714-8720	Hurlbut	3	4	Gas & Electric	29	30
13	8726-8732	Hurlbut	3	4	Gas & Electric	29	30
50	3125	Ivy	3	5	Gas & Electric	41	55
32	4205-4215	Juniper	2	12	Gas & Electric	31	42
32	4205-4215	Juniper	3	8	Gas & Electric	43	58
23	4273-4283	Juniper	2	11	Gas & Electric	35	40
23	4273-4283	Juniper	3	11	Gas & Electric	43	56
55	7085-7095	Levant	3	14	Gas & Electric	41	40
13	4385-4387	Louisiana	2	2	Gas & Electric	20	25
13	4381	Louisiana *	1	2	Electric	30	27
13	4381	Louisiana *	2	4	Electric	22	32
17	4390	Maple	2	5	Gas & Electric	32	45
17	4390	Maple	3	1	Gas & Electric	44	55
58	4451-4459	Market	4	17	Gas & Electric	25	29
37	4131	Maryland	1	24	Gas & Electric	24	26
18	5316	Meade	1	29	Electric	25	27
18	5316	Meade	2	1	Electric	31	31
13	2727-2743	Meade *	2	6	Gas & Electric	29	34
59	8792 & 8816	Mira Mesa	2	10	Gas & Electric	27	42
13	5071-5077 1/2	Muir	2	8	Gas & Electric	20	37
26	4890	Naples	2	4	Gas & Electric	37	45
13	8505	Noeline - House	4	1	Gas & Electric	141	174
13	4050-4056	Oakcrest *	2	4	Gas & Electric	27	35
13	5974	Old Memory Ln - House	4	1	Gas & Electric	141	173
13	4352	Oregon	2	8	Gas & Electric	20	25
19	4180-4182	Poplar	2	7	Gas & Electric	30	38

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HUD Dev	Unit Address		Bdrms	No. Units	Energy Source	Current Allowance	Proposed Allowance
19	4180-4182	Poplar	3	2	Gas & Electric	38	46
39	4055-4083	Pulitzer	3	50	Gas & Electric	31	39
26	2325	Rachel	2	3	Gas & Electric	37	44
20	5326-5328	Rex	3	1	Gas & Electric	43	58
13	5330-5332 1/2	Rex	2	4	Gas & Electric	20	35
20	5326-5328	Rex *	2	3	Gas & Electric	31	43
30	5369-5389	Santa Margarita	2	7	Gas & Electric	25	28
30	5369-5389	Santa Margarita	3	23	Gas & Electric	26	31
44	7281-7289	Saranac	3	4	Gas & Electric	28	42
44	7281-7289	Saranac	4	3	Gas & Electric	37	50
13	House	South Bay	3	7	Gas & Electric	107	146
13	House	South Bay	4	17	Gas & Electric	137	173
13	House	South Bay	5	12	Gas & Electric	163	196
13	5955	Streamview *	2	4	Gas & Electric	20	25
13	3755-57	Swift	3	4	Gas & Electric	39	59
33	281-289	Sycamore	2	24	Gas & Electric	28	28
25	391-417	Sycamore	2	31	Gas & Electric	26	27
25	391-417	Sycamore	3	9	Gas & Electric	31	31
24	402-412	Sycamore	2	18	Gas & Electric	26	27
24	402-412	Sycamore	3	6	Gas & Electric	31	31
13	6511-6517	Tait	3	4	Gas & Electric	40	45
15	3630-3632	Van Dyke	2	3	Gas & Electric	31	42
15	3630-3632	Van Dyke	3	1	Gas & Electric	42	58
49	4043	Wilson *	3	5	Gas & Electric	42	45

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Common Area Security Lights Connected to Resident Electric Meter
Proposed Utility Allowance Table – To Be Effective July 1, 2004

Address	No. Units	Brdm Size	Dev	No. Fixtures	Security Light Allowance	Unit Allowance	Total Allowance
2932 30th St #1	1	3	50	1	3	55	58
2932 30th St #3, #5	2	3	50	2	4	55	59
3012 30th St #1, #5	2	3	50	1	3	55	58
3217 30th St #1, #3, #5	3	3	50	1	3	55	58
4541 33rd St #6	1	2	13	1	3	34	37
4632 33rd St #1, #3, #5	3	3	49	1	3	44	47
4164 37th St #5	1	2	13	1	3	26	29
4343 38th St #1, #3, #5	3	3	49	1	3	45	48
4575-4579 38th St #2, #4, #6, #8	4	3	49	1	3	52	55
3010 39th St #B (lights & irrigation)	1	5	13	3	13	83	96
4164 Altadena Ave #5	1	2	13	1	3	33	36
4560 Altadena Ave #6	1	2	13	1	3	25	28
3850 Cherokee Ave #2	1	3	49	1	3	45	48
4054-4060 1/2 Cherokee Ave #4056	1	2	13	1	3	25	28
4360 Cherokee Ave #5	1	3	50	1	3	55	58
4360 Cherokee Ave #1	1	3	50	3	7	55	62
2477 Fairmount Ave #2477	1	2	13	3	7	33	40
2479 Fairmount Ave #2479	1	2	13	3	7	33	40
2615-2665 Genesee Ave #1, #3	2	3	16	2	4	59	63
2615-2665 Genesee Ave #5, #7, #9	3	3	16	1	3	59	62
2615-2665 Genesee Ave #2	1	2	16	1	3	47	50
4450-4456 1/2 Georgia St #4452	1	2	13	1	3	25	28

San Diego Housing Commission
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Common Area Security Lights Connected to Resident Electric Meter
Proposed Utility Allowance Table – To Be Effective July 1, 2004

Address	No. Units	Brdm Size	Dev	No. Fixtures	Security Light Allowance	Unit Allowance	Total Allowance
1/2							
4637-4643 1/2 Hamilton St #4639 1/2	1	2	13	1	3	25	28
4381 Louisiana St 1,2,3,4 #4	1	2	13	1	3	32	35
4381 Louisiana St 5,6 #6	1	1	13	1	3	27	30
2729, 2739 Meade Ave	2	2	13	1	3	34	37
2741, 2743 Meade Ave	2	2	13	1	3	34	37
4050-4056 Oakcrest Dr #4052	1	2	13	2	4	35	39
5326-5328 Rex Ave 5328 #1, #2	2	2	20	1	3	43	46
5955 Streamview Dr #1	1	2	13	1	3	25	28
4043 Wilson Ave #1	1	3	49	1	3	45	48
bulb - irrigation controller/watts =							
		60	75	100			
fixtures	hours/day	watts/day	watts/month		kWh/month	allowance/month	
1	12	900	27900		27.9	\$3	
2	12	1800	55800		55.8	\$4	
3	12	2700	83700		83.7	\$7	
3	12	3600	111600	3010 39th #B	111.6	\$10	
1	24	1440	44640	3010 39th #B	44.6	\$3	
<p>INDIVIDUAL RELIEF: Requests for relief from payment of utility supplier billings in excess of the SDHC allowances for resident-purchased utilities, may be granted by the SDHC on reasonable grounds, such as special needs of elderly, ill or disabled residents, or special factors affecting utility usage not within the control of the resident, as the SDHC shall deem appropriate. Documentation and verification is required for granting individual relief.</p>							