



REPORT

DATE ISSUED: June 20, 2003

ITEM 103

REPORT NO.: HCR03-038
For the Agenda of June 27, 2003

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) 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 seven different occasions, most recently on May 10, 2002.

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 rate change of ten percent or more from the rates on which previous allowances were based. Allowances were last modified in May 2002. Since that time rates have increased sixteen percent, thereby requiring another revision at this time. 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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The Housing Commission contracted with Engineering Associates, Inc. in May 1991 to conduct a comprehensive energy consumption audit of all housing units. The audit has been used as the basis for the utility allowance schedule since that time.

As required by federal regulations, the proposed revisions were mailed to all residents of HUD public housing units for review and comment on April 21, 2003. In addition, the Legal Aid Society of San Diego was provided a courtesy copy for comment. Comments were accepted through May 21, 2003.

DISCUSSION

The objective in designing methods 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.

Recalculation 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 Engineering Associates 1991 report. The proposed utility allowance would be effective July 1, 2003, and staff would implement the change at the residents' annual recertification.

During the comment period, staff received twenty-seven responses; eleven were favorable; three unfavorable; thirteen were either no comment or comments on unrelated topics. Staff responded to each comment in writing.

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.

ALTERNATIVES

None. HUD mandates the Housing Commission review at least annually the basis on which utility allowances have been established and make adjustments when utility rates increase or decrease by ten percent or more.

Respectfully submitted,

Approved by,

Signature on File with Original Document

Steve Snyder
Manager, Asset Management

Elizabeth C. Morris
Chief Executive Officer

Attachment: Proposed Utility Allowance Schedule

ATTACHMENT

ADDRESS	DEV No.	UNIT SIZE	ENERGY SOURCE	Current 9/01/02	Proposed 7/01/03
4164 37th St #5*	13	1	Gas/Electric	\$17	\$18
4118-4132 52nd St		2	"	\$20	\$20
4164 Altadena Ave #5*					
3010 39th St	13	5	Gas/Electric	\$44	\$43
2703 Figueroa St	13	1	"	\$22	\$25
2701-2705-2707-2709-2711 Figueroa St		2	"	\$26	\$29
4381 Louisiana St 5,6 #6*	13	1	Electric	\$24	\$22
4381 Louisiana St 1,2,3,4 #4*	13	2	Gas/Electric	\$20	\$20
4385-4387 Louisiana St	13	2	Electric	\$31	\$30
4286-4292 48th St	13	1	Gas/Electric	\$17	\$18
4560 Altadena Ave #6*					
4054-4060 1/2 Cherokee Ave 4056*					
4081-4087 1/2 Florida St					
4450-4456 1/2 Georgia St 4452 1/2*					
3350-3356 1/2 Grim Ave					
4637-4643 1/2 Hamilton St 4639 1/2*					
4416 Highland Ave					
5071-5077 1/2 Muir Ave					
4352 Oregon St					
5330-5332 1/2 Rex Ave					
5955 Streamview Dr #1*					
4541 33rd St #6*	13	2	"	\$23	\$25
4050-4056 Oakcrest Dr 4052**	13	2	"	\$24	\$27
2727-2743 Meade Ave	13	2	"	\$27	\$29
2729*, 2739*, 2741*, 2743*					
4078 47th St	13	2	"	\$20	\$21
		3	"	\$23	\$24
8637-8643 Glenhaven St	13	3	"	\$28	\$29
8649-8655 Glenhaven St					
8661-8665 Glenhaven St					
8701-8707 Glenhaven St					
8714-8720 Hurlbut St					
8726-8732 Hurlbut St					
2477 Fairmount Ave 2477***	13	2	"	\$35	\$36
2477 1/2 Fairmount Ave					

ADDRESS	DEV No.	UNIT SIZE	ENERGY SOURCE	Current 9/01/02	Proposed 7/01/03
2479 Fairmount Ave 2479***					
2481 Fairmount Ave					
3755-3757 Swift Ave	13	3	Gas/Electric	\$37	\$39
2326-2332 E. Jewett St	13	3	"	\$39	\$40
6511-6517 Tait St					
8505 Noeline Ave	13	4	Gas/Elec/Water/Sewer	\$141	\$141
5974 Old Memory Lane					
South Bay Homes	13	3	Gas/Elec/Water/Sewer	\$105	\$107
		4	Gas/Elec/Water/Sewer	\$137	\$137
		5	Gas/Elec/Water/Sewer	\$162	\$163
7777 Belden St	14/35	1	Gas/Electric	\$18	\$19
4720-4722 34th St	15	2	"	\$29	\$31
4756-4758 35th St					
4147-4157 Chamoune Ave					
3630-3632 Van Dyke Ave					
2615-2665 Genesee Ave #2*, #5*, #7*, #9*	16	2	"	\$36	\$38
#1**, #3**		3	"	\$47	\$48
4390 Maple St	17	2	"	\$30	\$32
		3	"	\$42	\$44
3501 First Ave	18	1	"	\$24	\$27
		2	"	\$31	\$32
5316 Meade Ave	18	1	Electric	\$26	\$25
		2	"	\$32	\$31
4180-4182 Poplar St	19	2	Gas/Electric	\$28	\$30
		3	"	\$36	\$38
3617-3619 42nd St	20	2	"	\$29	\$31
2734-2736 44th St					
4207-4209 Altadena Ave					
5326-5328 Rex Ave 5328 #1*, #2*					
2628-2630 44th St	21	2	"	\$30	\$32
2716-2718 44th St		3	"	\$41	\$43
3081-3083 Hawthorn St					
1351-1359 Hollister St	22	2	"	\$34	\$36
		3	"	\$41	\$43
4273-4283 Juniper St	23	2	"	\$34	\$35
		3	"	\$41	\$43

ADDRESS	DEV No.	UNIT SIZE	ENERGY SOURCE	Current 9/01/02	Proposed 7/01/03
402-412 Sycamore Rd	24	2	"	\$25	\$26
391-417 Sycamore Rd	25/31	3	"	\$29	\$31
3280 "A" St 1890 Naples St 2325 Rachael Ave 2766 Cardinal Rd	26	2 3	Gas/Electric "	\$35 \$46	\$37 \$47
2381-2389 Grove Ave	27/40	2 3	" "	\$24 \$30	\$25 \$31
2005-2065 Alaquinas Dr	28	2 3	" "	\$18 \$23	\$20 \$24
5369-5389 Santa Margarita St	30	2 3	" "	\$23 \$25	\$25 \$26
4205-4215 Juniper St	32	2 3	" "	\$29 \$42	\$31 \$43
281-289 Sycamore Rd	33	2	"	\$27	\$28
3410-3420 43rd St 3331 Van Dyke Ave	34	2 3	" "	\$30 \$39	\$32 \$41
4131 Maryland St	37	1	Electric	\$26	\$24
178-190 Calle Primera	38	2 3	Gas/Electric "	\$32 \$41	\$35 \$43
4055-4083 Pulitzer Place	39	3	"	\$31	\$31
2955 Boston Ave 2045-2049 Grand Ave	43	3 4	" "	\$40 \$47	\$41 \$48
7526-7580 Fulton St	44	3 4	" "	\$38 \$45	\$39 \$46
7891-7899 Golfcrest Dr	44	3 4	" "	\$38 \$45	\$39 \$46
7281-7289 Saranac St	44	3 4	" "	\$27 \$36	\$28 \$37
3051 54th St	46	2 3	" "	\$19 \$23	\$20 \$24
12643-12687 El Camino Real	47	3 4 5	" " "	\$38 \$45 \$52	\$39 \$46 \$52
2883 Boston Ave	48	3 4	" "	\$40 \$43	\$43 \$44
4261 45th St	49	1	"	\$19	\$21

ADDRESS	DEV No.	UNIT SIZE	ENERGY SOURCE	Current 9/01/02	Proposed 7/01/03
		3	"	\$41	\$43
4343 38th St #1*, #3*, #5*	49	3	Gas/Electric	\$36	\$37
4575-4579 38th St #2*, #4*, #6*, #8*					
4566 51st St	49	3	"	\$37	\$40
4043 Wilson Ave #1*	49	3	"	\$40	\$42
4632 33rd St #1*, #3*, #5*	49	3	"	\$41	\$42
3850 Cherokee Ave #2*					
3759 Ward Rd #1*, #4*	49	3	"	\$43	\$45
		1	"	\$25	\$26
4225 44th St	50	3	"	\$33	\$34
		1	"	\$23	\$25
3974-3984 Bancroft St	50	3	"	\$34	\$36
2932 30th St #1*, #3**, #5**					
3217 30th St #1*, #3*, #5*	50	3	"	\$40	\$41
3012 30th St #1*, #5*					
4360 Cherokee Ave #1***, #5*	50	3	"	\$41	\$41
3125 Ivy St					
4729 32nd St	55	3	"	\$42	\$43
4080 Arizona St	55	3	"	\$37	\$39
		2	"	\$26	\$28
7105-7120 Eastman St	55	3	"	\$40	\$41
2644 Hornblend St	55	3	"	\$47	\$49
7085-7095 Levant St	55	3	"	\$40	\$41
		2	Electric	\$22	\$21
4479-4481 Altadena Ave	57	3	"	\$27	\$25
3755-3761 Alabama St	58	3	Gas/Electric	\$42	\$44
4451-4459 Market St	58	4	"	\$24	\$25
121-125 Averil Rd	59	3	"	\$33	\$34
8792 & 8816 Mira Mesa Blvd	59	2	Electric	\$28	\$27
4751 33rd St	60	2	Gas/Electric	\$23	\$24
3030 30th St	63	3	"	\$40	\$43
4254 36th St	63	3	"	\$49	\$50

Exterior security lights connected to unit electric meter	75 watt/bulb			kWh/month	additional allowance/month
	security lights	hours/day	watts/day		
*1	12	900	27900	27.9	\$3
**2	12	1800	55800	55.8	\$5
***3	12	2700	83700	83.7	\$8

CW:rb

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Calculation Date:4/09/03