

Lakeland Housing Authority

Utility Allowance Update – Public Housing



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PREVIOUS AND CURRENT UTILITY RATES

The following section compares differences from previous utility rates to current utility rates. In addition, changes are represented in percentages.

Utility services surveyed include; electric, natural gas, bottle gas/propane, water, sewage and trash removal. Additionally, included in the survey are surcharges and taxes.

Comparison of Current to Previous Utility Rates

Electric

Rates

Measurement 10/2015

Lakeland Electric

11/2016

Energy Charge

Fuel Charge

Environmental Charge

Smart Grid Charge ***Difference***

per kwh	0.0508500	0.0508500
per kwh	0.0438500	0.0342500
per kwh	0.0025329	0.0025329
per kwh	0.0001400	0.0001400

Total 0.0973729 0.0877729

% of total	2.5%	2.5%
% of total	10.0%	10.0%

Amount 12.5% 12.5%

Percent

-0.00960000	-0.09%
	0%
% of change	-0.09%

Florida Gross Receipts Tax

Utility Tax

Total

9.50	9.50
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Difference

Customer Charge

per month

Total

\$9.50 \$9.50

Amount Percent

0	0%
% of change	0%

Water & Sewer

Rates

per 1000 gal	1.92	1.97
per 1000 gal	2.36	2.42
per 1000 gal	2.95	3.02

Rates

City of Lakeland

Measurement 10/2015 11/2016

Water Consump.0-7000

Water Consump.7001-12,000

Water Consump. 12,001-

19,000 **Difference**

	Total	\$7.23	\$7.41		
	<i>Amount</i>				
	<i>Percent</i>	8.39	8.81	.18	2.5%
Water Minimum Charge	per month	\$8.39	\$8.81	.42	5%
	Total				0%
Tax	% of total	10.0%	10.0%		
	Total	10.0%	10.0%	% of change	8%

Wastewater Vol. Charge per 1000 gal **Difference**

		3.79	3.98		
		\$3.79	\$3.98		
	per 1000 gal	16.91	17.76	.35	9.2%
	per month	14.53	15.26	2.93	9.3%
	Total Amount			% of change	18.5%

Percent

Wastewater Fixed Chg (single)

Wastewater Fixed Chg (multi)

Total \$31.44 \$33.02

COMPARISON OF CURRENT ALLOWANCES AND PROPOSED ALLOWANCES

The following section compares the current utility allowance rates and updated rates.

Included are comparisons of all developments, ranging from 1 through 4 bedroom units. The Cecil Gober units allow for electric service only. The Westlake, Westlake Addition and John Wright developments allow for electric and water services.

Differences in rate amounts are then represented in an overall average percentage.

Comparison of Current and Proposed Utility Allowances

John Wright

Difference

	All Electric	Current	Update	Amount	Percent
2 BR	Electric	64.00	58.00	-6.00	-9.4
	Water/Sewer	57.00	59.00	+2.00	+3.5
	Total Allowance	121.00	117.00	-4.00	-3.3
3 BR	Electric	74.00	68.00	-6.00	-8.1
	Water/Sewer	75.00	79.00	+4.00	+5.3
	Total Allowance	149.00	147.00	-2.00	-4.1

Cecil Gober

Difference

	All Electric	Current	Update	Amount	Percent
1 BR	Electric	54.00	50.00	-4.00	-7.4
	Total Allowance	54.00	50.00	-4.00	-7.4

Westlake & Westlake Addition/Row House

Difference

	All Electric	Current	Update	Amount	Percent
1 BR	Electric	54.00	48.00	-6.00	-11.1
	Water/Sewer	42.00	44.00	+2.00	+4.7
	Total Allowance	96.00	92.00	-4.00	-4.2
2 BR	Electric	64.00	59.00	-5.00	-7.8
	Water/Sewer	51.00	54.00	+3.00	+5.9
	Total Allowance	115.00	113.00	-2.00	-1.8
3 BR	Electric	75.00	68.00	-7.00	-9.3
	Water/Sewer	70.00	73.00	+3.00	+4.3
	Total Allowance	145.00	141.00	-4.00	-2.8
4 BR	Electric	85.00	77.00	-8.00	-9.4
	Water/Sewer	80.00	83.00	+3.00	+3.8
	Total Allowance	165.00	160.00	-5.00	-3.0

Westlake & Westlake Addition/Semi-Detached**Difference**

	All Electric	Current	Update	Amount	Percent
1 BR	Electric	57.00	54.00	-3.00	-5.3
	Water/Sewer	48.00	48.00	0.00	0.0
	Total Allowance	105.00	102.00	-3.00	-2.9
2 BR	Electric	67.00	66.00	-1.00	-1.5
	Water/Sewer	57.00	59.00	+2.00	+3.5
	Total Allowance	124.00	125.00	+1.00	+8
3 BR	Electric	78.00	74.00	-4.00	-5.1
	Water/Sewer	75.00	79.00	+4.00	+5.3
	Total Allowance	153.00	153.00	0.00	0.0
4 BR	Electric	89.00	84.00	-5.00	-5.6
	Water/Sewer	85.00	89.00	+4.00	+4.7
	Total Allowance	175.00	173.00	-1.00	.5

UTILITY CONSUMPTIONS

The following section represents the average consumer's household utility usage.

Services included are heating, cooking, air conditioning, other electric (i.e., lights, small appliances, television, etc.), and water heating.

Utilities included are electric, water and sewage.

Average Monthly Utilities Consumptions
All Electric Units

John Wright FL-1-20 Semi-Detached/Duplex

		Units	OBR	1 BR	2 BR	3BR	4BR	5BR
Summer - water heating, cooking	kWh				477	573		
Winter – heating, water heating, cooking	kWh				502	605		
Water	Gal				5563	8663		

Cecil Gober FL-1-37 Row House/Townhouse

		Units	OBR	1 BR	2 BR	3BR	4BR	5BR
Summer - water heating, cooking	kWh			387				
Winter – heating, water heating, cooking	kWh			420				

Westlake FL-1-60 Row House/Townhouse

		Units	OBR	1 BR	2 BR	3BR	4BR	5BR
Summer - water heating, cooking	kWh			387	472	568	659	
Winter – heating, water heating, cooking	kWh			428	522	631	729	
Water	Gal			3100	4650	7750	9300	

Westlake Apartments FL-61-120 Semi-Detached/Duplex

		Units	OBR	1 BR	2 BR	3BR	4BR	5BR
Summer - water heating, cooking	kWh			409	498	599		
Winter – heating, water heating, cooking	kWh			455	554	670		
Water	Gal			4013	5563	8663		

Average Monthly Utilities Consumptions

The following section represents the average consumer's household utility cost by calculating average usage and rate.

Utilities consumption considered are electric, natural gas, bottle gas/propane, oil, water, sewage and trash removal.

Detailed are usage amounts for heating, cooking, air conditioning, other electric (i.e., lights, small appliances, television, etc.), and water heating.

The usage amounts are then calculated to the appropriate utility providing the energy source.

COST OF CONSUMPTION

Cost of Electricity Consumption Calculations
Public Housing

Cecil Gober FL 1-37
Row House/Townhouse

<i>All Electric</i>		<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Monthly Average Unit Consumption kWh for all Bedroom types - Summer			387				
Total charge per kWh:	0.0877729		33.97				
Customer Charge per Month	9.50		9.50				
Subtotal			43.47				
Total Tax - % of subtotal	0.125		5.43				
Total Monthly Average Cost			\$48.90				

Monthly Average Unit Consumption kWh for all Bedroom types - Winter			420				
Total charge per kWh:	0.0877729		36.86				
Customer Charge per Month	9.50		9.50				
Subtotal			46.36				
Total Tax - % of subtotal	0.125		5.80				
Total Monthly Average Cost			52.16				

Monthly Average Cost							
Summer Average (9 months)			440.10				
Winter Average (3 months)			156.48				
Total Monthly Average Cost			\$49.72				

Cost of Electricity Consumption Calculations
Public Housing

John Wright FL 1-20
Semi-Detached/Duplex

<i>All Electric</i>		<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Monthly Average Unit Consumption kWh for all Bedroom types - Summer				477	573		
Total charge per kWh:	0.0877729			41.87	50.29		
Customer Charge per Month	9.50			9.50	9.50		
Subtotal				51.37	59.79		
Total Tax - % of subtotal	0.125			6.42	7.47		
Total Monthly Average Cost				\$57.79	\$67.26		

Monthly Average Unit Consumption kWh for all Bedroom types - Winter				502	605		
Total charge per kWh:	0.0877729			44.06	53.10		
Customer Charge per Month	9.50			9.50	9.50		
Subtotal				53.56	62.60		
Total Tax - % of subtotal	0.125			6.70	7.83		
Total Monthly Average Cost				\$60.26	\$70.43		

Monthly Average Cost							
Summer Average (9 months)				520.11	605.34		
Winter Average (3 months)				180.78	211.29		
Total Monthly Average Cost				\$58.40	\$68.05		

Cost of Electricity Consumption Calculations
Public Housing

Westlake Apartments FL-1-60
Semi-Detached/Duplex

<i>All Electric</i>		<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Monthly Average Unit Consumption kWh for all Bedroom types - Summer			409	498	599	695	
Total charge per kWh:	.0877729		37.83	46.06	55.40	64.28	
Customer Charge per Month	9.50		9.50	9.50	9.50	9.50	
Subtotal			47.33	55.56	64.90	73.78	
Total Tax - % of subtotal	0.125		5.92	6.95	8.11	9.22	
Total Monthly Average Cost			\$53.25	\$62.51	\$73.01	\$83.00	

Monthly Average Unit Consumption kWh for all Bedroom types - Winter			455	554	670	773	
Total charge per kWh:	.0877729		39.94	48.63	58.81	67.85	
Customer Charge per Month	9.50		9.50	9.50	9.50	9.50	
Subtotal			49.44	58.13	68.31	77.35	
Total Tax - % of subtotal	0.125		6.18	7.27	8.54	9.67	
Total Monthly Average Cost			\$55.62	\$65.40	\$76.85	\$85.86	

Monthly Average Cost							
Summer Average (9 months)			479.25	562.60	657.09	747.00	
Winter Average (3 months)			166.86	230.55	230.55	257.58	
Total Monthly Average Cost			\$53.84	\$66.10	\$73.98	\$83.72	

Cost of Electricity Consumption Calculations
Public Housing

Westlake FL-1-60
Row House/Townhouse

<i>All Electric</i>		<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Monthly Average Unit Consumption kWh for all Bedroom types - Summer			387	472	568	659	
Total charge per kWh:	0.0877729		33.97	41.43	49.86	57.84	
Customer Charge per Month	9.50		9.50	9.50	9.50	9.50	
Subtotal			43.47	50.93	59.36	67.34	
Total Tax - % of subtotal	0.125		5.43	6.37	7.42	8.42	
Total Monthly Average Cost			\$48.90	\$57.30	\$66.78	\$75.76	

Monthly Average Unit Consumption kWh for all Bedroom types - Winter			428	522	631	729	
Total charge per kWh:	0.0877729		37.57	45.82	55.38	63.99	
Customer Charge per Month	9.50		9.50	9.50	9.50	9.50	
Subtotal			38.07	55.32	64.88	73.49	
Total Tax - % of subtotal	0.125		4.76	6.92	8.11	9.19	
Total Monthly Average Cost			\$42.83	\$62.24	\$72.99	\$82.68	

Monthly Average Cost							
Summer Average (9 months)			440.10	515.70	601.02	681.84	
Winter Average (3 months)			128.49	186.72	218.97	248.04	
Total Monthly Average Cost			\$47.38	\$58.54	\$68.33	\$77.49	

Cost of Water & Sewer Consumption Calculations

Public Housing

John Wright FL 1-20

Semi-Detached/Duplex

Water		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)				5563	8663		
Water Minimum Charge per month	8.81			8.81	8.81		
Water Rate (0-7000) per 1000 gals	1.97			10.96	13.79		
Water Rate (7001-12,000) per 1000 gals	2.42				4.02		
Water Rate (over 12,000) per 1000 gals	3.02						
Subtotal				19.77	26.62		
Total Taxes % of Subtotal	0.10			1.98	2.66		
Total Monthly Average Cost				\$21.75	\$29.28		

Sewer		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)				5563	8663		
Sewer Charge per month	15.26			15.26	15.26		
Sewer Rate per 1000 gals	3.98			22.14	34.48		
Total Monthly Average Cost				\$37.40	\$49.74		

Cost of Water & Sewer Consumption Calculations

Public Housing

Westlake FL-1-60**Row House/Townhouse**

Water		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)			3100	4650	7750	9300	
Water Minimum Charge per month	8.81		8.81	8.81	8.81	8.81	
Water Rate (0-7000) per 1000 gals	1.97		6.11	9.16	13.79	13.79	
Water Rate (7001-12,000) per 1000 gals	2.42				1.82	5.67	
Water Rate (over 12,000) per 1000 gals	3.02						
Subtotal			14.92	17.97	24.42	28.27	
Total Taxes % of Subtotal	0.10		1.49	1.80	2.44	2.83	
Total Monthly Average Cost			\$16.41	\$19.77	\$26.86	\$31.10	

Sewer		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)			3100	4650	7750	9300	
Sewer Charge per month	15.26		15.26	15.26	15.26	15.26	
Sewer Rate per 1000 gals	3.98		12.34	18.51	30.85	37.01	
Total Monthly Average Cost			\$27.60	\$33.77	\$46.11	\$52.27	

Cost of Water & Sewer Consumption Calculations**Public Housing****Westlake Apartments FL-61-120****Semi-Detached/Duplex**

Water	OBR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)			4013	5563	8663	10,216
Water Minimum Charge per month	8.81		8.81	8.81	8.81	8.81
Water Rate (0-7000) per 1000 gals	1.97		7.91	10.96	13.79	13.79
Water Rate (7001-12,000) per 1000 gals	2.42				4.02	7.78
Water Rate (over 12,000) per 1000 gals	3.02					
Subtotal			16.72	19.77	26.62	30.38
Total Taxes % of Subtotal	0.10		1.67	1.98	2.66	3.04
Total Monthly Average Cost			\$17.04	\$21.75	\$29.28	\$33.42

Sewer	OBR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)			4013	5563	8663	10,216
Sewer Charge per month	15.26		15.26	15.26	15.26	15.26
Sewer Rate per 1000 gals	3.98		15.97	22.14	34.48	40.66
Total Monthly Average Cost			\$31.23	\$37.40	\$49.74	\$55.92

HOUSING AUTHORITY SERVICES
A Division of Housing Services Consulting group,
LLC.

UTILITY PROVIDER RATES & CHARGES

Utility Providers Residential Rates and Charges as of November 2013

Electric

Source: Lakeland Electric

Phone: (863)834-9535

Website: www.lakelandelectric.com

Customer Charge	9.50	per month
Energy Charge	0.0508500	per kWh
Fuel Charge	0.0342500	per kWh
Environmental Charge	0.0025329	per kWh
Smart Grid Charge	0.0001400	per kWh
Florida Gross Receipts Tax	2.5	% of total
Utility Tax	10	% of total

8.81	per month
1.97	per 1000 gal
2.42	per 1000 gal
3.02	per 1000 gal
10.0%	% of total

Source: City of Lakeland

(863)834-9535 or 8276

Website:

www.cityoflakelandgov.com

Water Minimum Charge
Rate 0-7000
Rate 7001-12,000
Rate over 12,001-19,000
Tax

Sewer Service Chg Single Family	17.76	per month
Sewer Service Chg Multi Family	15.26	per month
Volume Chg over 5000	3.98	1000 gal

Utility Allowance Schedules

Lakeland Housing Authority

Public Housing

MONTHLY UTILITY ALLOWANCES – ALL ELECTRIC

Cecil Gober FL 1-37

<i>Row House/Townhouse</i>	<i>0BR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity		50				
Total		50				

John Wright FL 1-20

<i>Semi-Detached/Duplex</i>	<i>0BR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity			58	68		
Water			22	29		
Sewer			37	50		
Total			117	147		

Westlake Apartments FL 61-120

<i>Semi-Detached/Duplex</i>	<i>0BR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity		54	66	74		
Water		16	20	27		
Sewer		28	34	46		
Total		98	120	147		

Westlake FL 1-60

<i>Row House/Townhouse</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity		47	59	68	77	
Water		16	20	27	31	
Sewer		28	34	46	52	
Total		91	120	141	160	