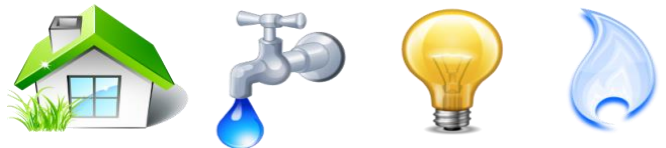


Utility Allowances

June 2024

LAKELAND HOUSING AUTHORITY

Lakeland, Florida



UPDATE REPORT

PUBLIC HOUSING

UTILITY ALLOWANCE SURVEY AND STUDY

The **Nelrod** Company®

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August 7, 2024

Vanessa C. Johnson, PH Manager
Lakeland Housing Authority
430 Hartsell Avenue
Lakeland, FL 33815

Re: Public Housing Utility Allowances Update Report -2024

Dear Ms. Johnson:

ResidentLife Utility Allowances® is pleased to enclose the Public Housing Utility Allowances Update Report - June 2024. Please see the Survey and Study Results section of the study analysis for details of changes.

ResidentLife Utility Allowances is putting our seal of compliance on the work we perform for your agency certifying that we have developed your Utility Allowances in compliance with HUD Regulations and guidelines. **We recommend that you post your adopted utility allowance schedule(s) on your webpage. We have made this process easy for you by providing, by email, an electronic version of your currently updated Utility Allowances in a pdf format that is ready to upload directly to your website.** This format displays our Seal of Certified Compliance assuring residents, Agency staff, HUD representatives, or other interested parties, that an approved method was used to efficiently and accurately develop your utility allowances and that the utility allowances are current.

As a reminder, HUD regulations (24CFR965-507(b)) state that, "adjustments to resident payments as a result of such changes" (adjustments made due to a result of rate changes of 10% or more) agencies do not have to comply with the sixty (60) day notice (and comment period) requirement of §965.502(c)." A 30-day notice will suffice.

Please note that notice of the availability of relief from surcharges or payment of utility supplier billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission.

Please carefully review this report for any identifiable problems, changes, corrections, and/or special needs and let me know if you have any changes or questions as soon as possible. If no changes are requested this report will serve as a final report as well. **Please see the attached Closure Acceptance Statement, sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 101 or cynthia@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Cynthia Ramirez

Cynthia Ramirez
ResidentLife Utility Allowances® Specialist

Enclosure

Disclaimer: ResidentLife Utility Allowances® will make any necessary corrections to work previously performed prior to submission of final report. It is important to note that many local communities have different rate structures, weather patterns, types of charges, etc. ResidentLife Utility Allowances® has made every effort to be as accurate as possible, but will not be held responsible for changes involving different methodologies, rate structures, regulatory changes, omission and/or misinformation of cost calculation data from utility providers, selection of most advantageous cost calculation methodology in areas with multiple costing methods, and inaccurate allowances resulting from lack of information or data not provided by the agency.

3301 West Freeway
Fort Worth, TX 76107



Phone: 817-922-9000
Fax: 817-922-9100

Email: ResidentLife@nelrod.com – Website: www.nelrod.com

Closure Acceptance Statement

Re: Public Housing Utility Allowances Update Report -2024

Upon signing this Closure Statement I, _____, on behalf of the **Lakeland Housing Authority, FL** acknowledge receipt of the survey study report.

I, or a member of our agency staff, have reviewed this report and have requested edits, changes or additions if needed. Our agency now accepts this survey study report as final. This does not mean that we will adopt these results as our Agency's actual allowances.

Signed

Signature

Title

Print Name

Date

**Please sign and return within 30 days
fax to: (817) 922-9100 or email to residentlife@nelrod.com**

Job #1769-RU-023

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

PUBLIC HOUSING

ANNUAL UPDATE 2024

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities, and HUD’s Utility Allowance Guidebook.

Utility Rate Comparison

Prior to beginning this update study for the **Lakeland Housing Authority, FL**, as required by HUD regulations 24 CFR 965.507(b), a comparison (annual review) was made of the utility rates and charges (**dated: August 2023**) utilized in the development of the currently adopted utility allowances and the current utility rates and charges (**dated: June 2024**). This comparison indicated that Lakeland Electric’s rates decreased 18%, the monthly charge increased 13%, and taxes increased 4%. The City of Lakeland’s water tier-1 rates remained the same, tier-2 rates increased 4%, the monthly charge increased 3%, and taxes remained the same, and sewer rates increased 2% and the monthly charge increased 3%. (See “Comparison of Previous and Current Utility Rates” in Support Documentation section of this report.) Since the utility provider’s **rates** have changed more than 10%, the utility allowances will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

Objective

The objective of this survey and study is to update utility allowances with current utility provider’s rates and charges for electric, water, and sewer for the Lakeland Housing Authority, FL. The Agency has 105 dwelling units at 3 developments where residents pay some or all of these utilities. At the John Wright development, residents pay electric, water, and sewer utilities. At the two remaining developments residents pay electric and sewer utilities. Additionally, all of the developments have one or more of the following energy efficient items: windows, heat pumps, water heaters, insulation, 100% LED lighting, and/or water saving appliances. These allowances are based upon a reasonable consumption, from a previous engineering method study of an energy conservative family of modest circumstances and to provide for the basic essentials needed for a living environment that is safe, sanitary and healthful.

Methodology

The following steps were taken by a utility allowance specialist to accomplish the above objective.

1. Obtaining Current Utility Rates and Charges

The following information was obtained by a rate specialist and input in the Utility Providers Residential Rates and Charges document:

- a. Documentation on current residential **electric** rates and charges from **Lakeland Electric** through their internet website and telephone inquiries.
- b. Documentation on current residential **water and sewer** rates and charges from the **City of Lakeland** through their internet website and telephone inquiries.

Residents do not pay for natural gas, water, or sewer utilities/services.

2. Comparison of Utility Rates

A rate specialist created charts comparing the previously applied electric, water, and sewer rates and charges (August 2023) for each provider to the current utility rates and charges (June 2024). These charts calculate a percentage difference in utility rates.

Then the rate specialist analyzed the rate comparisons and emailed the draft charts to the Agency with a recommendation to adjust current utility allowances due to a greater than 10% change in utility rates and charges (HUD regulations 24 CFR 965.507(b

3. Data Gathering

a. Currently Adopted Utility Allowances

We utilized a copy of proposed monthly Utility Allowances from previous study since the Agency did adopt those proposed utility allowances.

b. Monthly Utility Consumption Averages

In a previous study models of the Agency's Public Housing units were created by qualified licensed professionals, and consumption averages were obtained using an engineering method.

Since the average base consumptions developed in a previous study will not be adjusted, we gathered and utilized a copy of these monthly consumptions for back-up documentation to this study.

Note: HUD regulations for Public Housing (24 CFR 965.505 (e)) do not allow for air conditioning in the utility allowances, therefore air conditioning consumptions were eliminated from the consumption totals.

Since this factor is still the same the consumptions were not adjusted.

4. *Utility Allowance Adjustments*

The following process was conducted by a utility allowance specialist:

- a. Updated the **electric** Cost of Consumption calculation charts, from the previous study, for each development and applicable bedroom size with **Lakeland Electric's** current utility rates and charges. A weighted average was then calculated and applied to the utility allowance totals.
- b. Updated the **water and sewer** Cost of Consumption calculation charts, from the previous study, for each applicable development and applicable bedroom size with the **City of Lakeland's** current utility rates and charges.

Residents do not pay for natural gas or trash collection utilities/services.

The updated utility allowances were entered into Chart 1 – Proposed Monthly Utility Allowances, found in the Survey and Study Results section of this report.

5. *Utility Allowance Schedule*

Utility Allowance Schedules are not subject to approval by HUD before becoming effective, but will be reviewed in the course of audits or reviews of Agency operations (24 CFR 965.502(d)).

6. *Comparison of Current and Proposed Utility Allowances*

A comparison of the Agency's currently adopted utility allowances and the proposed allowances from this study is provided. (See Chart 2, found in the Survey and Study Results section of this report, for the comparison.)

7. *Notification, Display and Comment Period*

Per HUD regulations (24 CFR 965.507(c)), "The PHA shall give notice to all residents of proposed allowances, scheduled surcharges, and revisions thereof."

8. *Support Documentation*

Per HUD regulations (24 CFR 965.502(b)) the Agency must maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents (24 CFR 965.502(c)).

This report contains a copy of all such supporting documentation.

9. *Annual Update*

HUD regulations (24 CFR 965.207) state that housing authorities shall **review allowances at least annually** and revise allowances established if there has been a **10% increase or decrease** in utility rate and charges. If an annual adjustment is not made to the current utility allowances, the agency must monitor utility rates and charges to see if a rate has changed, by itself or together with prior rate change, not adjusted for, resulting in a change of 10% or more since the last utility allowance update. This interim adjustment helps Agencies avoid costly back charges and rent adjustments. ResidentLife Utility Allowances[®] provides a quarterly Rate Monitoring Service.

10. *Individual Relief*

We have included Individual Relief Medical Equipment Allowances in the Survey and Study Results section of this report.

Please note that notice of the availability of relief from surcharges or payment of utility provider billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission. Agencies should have written procedures regarding Individual Relief in their Admission and Continued Occupancy (ACOP) policies.

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

PUBLIC HOUSING

ANNUAL UPDATE 2024

The HUD Regulation (24 CFR 965.507(a) & (b)) requirement of a comparison of the utility providers' rates and charges was conducted and indicated **a greater than 10% change in utility rates and charges** since the 2023 study was conducted. (Refer to page 2, Utility Rate Comparison, and/or Comparison of Previous and Current Utility Rates in the Support Documentation section of this report.) Therefore, the **Lakeland Housing Authority, FL** is updating utility allowances for electricity, water, and sewer for their Public Housing (Conventional) developments where residents pay some or all of these utilities. At the John Wright development, residents pay electric, water, and sewer utilities. At the remaining two developments residents pay electric and sewer utilities. Additionally, all of the developments have one or more of the following energy efficient items: windows, heat pumps, water heaters, insulation, 100% LED lighting, and/or water saving appliances. The proposed utility allowances are shown in Chart 1 on the following pages.

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities.

Comparison of Utility Allowances

A comparison of the Agency's currently adopted Public Housing monthly utility allowances (effective date: 2023) and the proposed monthly utility allowances from this study are shown in Chart 2. The chart is broken down by development and bedroom size.

Results of Utility Allowance Comparison

Chart 2 shows decreases in proposed utility allowances for all developments and for all bedroom sizes. Decreases range from \$3.00 to \$7.00 and are due to a reduction in Lakeland Electric's electric rates. Note that the decrease in electric allowances offset the increase in water and sewer.



LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2024

Building Type: Semi-Detached/Duplex

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$71.00	\$81.00		
Water			\$21.00	\$25.00		
Sewer			\$37.00	\$44.00		
Totals			\$129.00	\$150.00		

Building Type: Apartment/Multi-Family

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$62.00				
Sewer		\$30.00				
Totals		\$92.00				

3 units

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$62.00				
Sewer		\$30.00				
Totals		\$92.00				

4 units

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

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Win-V= Windows Vinyl
HP= Heat Pump
Ins= Insulation
WS= Water Saving Appliances
LED= 100% LED Lighting

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$53.00	\$62.00			
Sewer		\$30.00	\$37.00			
Totals		\$83.00	\$99.00			

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES
Chart 2

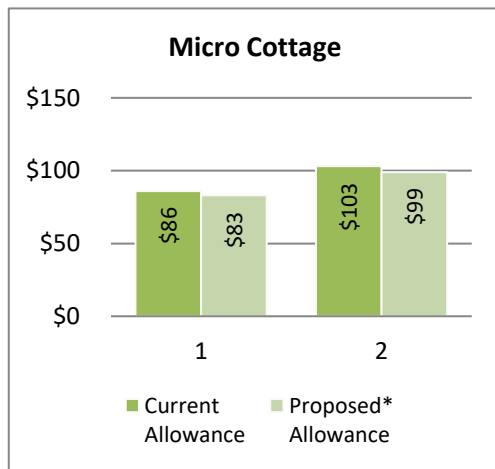
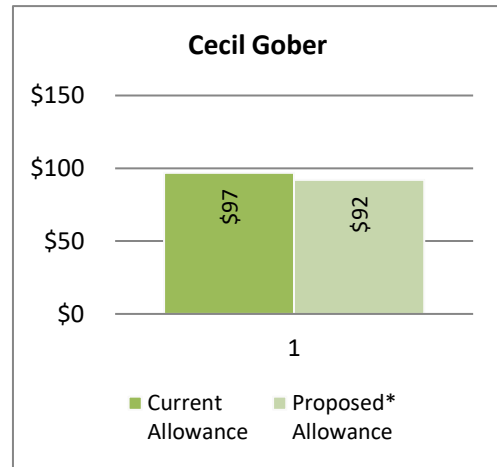
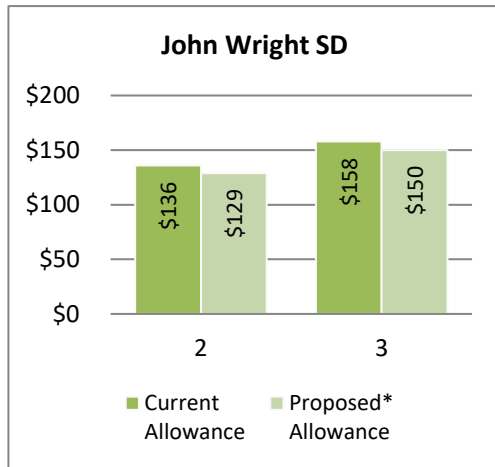
UPDATE 2024

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
John Wright (Semi-Detached) (All Electric)	2	\$136.00	\$129.00	-\$7.00
	3	\$158.00	\$150.00	-\$8.00
Cecil Gober (All Electric)	1	\$97.00	\$92.00	-\$5.00
Micro Cottage at Williamstown (All Electric)	1	\$86.00	\$83.00	-\$3.00
	2	\$103.00	\$99.00	-\$4.00

Proposed allowances include the average for electric summer and winter months.

*Proposed allowances were rounded to the nearest dollar.

**After rounding.



**Individual Relief
Medical Equipment Allowances**

Electric Provider: Lakeland Electric

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.090001	\$20.00
Nebulizer	2	75	5	0.090001	\$1.00
Electric Hospital Bed	0.2	200	1	0.090001	\$1.00
Alternating Pressure Pad	24	70	52	0.090001	\$5.00
Low Air-Loss Mattress	24	120	89	0.090001	\$8.00
Power Wheelchair/Scooter	3	360	33	0.090001	\$3.00
Feeding Tube Pump	24	120	89	0.090001	\$8.00
CPAP Machine	10	30	9	0.090001	\$1.00
Leg Compression Pump	24	30	22	0.090001	\$2.00
Dialysis Machine/Equipment	2	710	44	0.090001	\$4.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day.

The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care.

Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.

Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress.

Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.

Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts.

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

MONTHLY CONSUMPTION TOTALS & BUILDING TYPE DESCRIPTIONS

LAKELAND HOUSING AUTHORITY, FL

PUBLIC HOUSING

MONTHLY UTILITY CONSUMPTION TOTALS

Consumptions updated in a previous study using an engineering method - 2023
(Water consumptions based on national averages.)

Building Type: Semi-Detached/Duplex

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)			517	607		
Electricity (kWh) W(L&A,H,WH,C)			604	712		
Water (gallons)			3522	5052		

Residents also pay sewer.

Building Type: Apartment/Multi-Family

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		430				
Electricity (kWh) W(L&A,H,WH,C)		502				
Sewer (gallons)		1992				

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		430				
Electricity (kWh) W(L&A,H,WH,C)		514				
Sewer (gallons)		1992				

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

Win-V= Windows Vinyl

HP= Heat Pump

Ins= Insulation

WS= Water Saving Appliances

LED= 100% LED Lighting

S= Summer

W= Winter

Summer: February - November (10), Winter: December - January (2)

Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		340	419			
Electricity (kWh) W(L&A,H,WH,C)		454	541			
Sewer (gallons)		1992	3522			

Building Type (Structure) Descriptions

1. **Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/Flat (Apt)**

- a. Building with a group of 3 individual **units** with common walls; attached to other units; separate entrances, and may have common staircases.
- b. Each **building** may have an end unit, inside unit, top unit, bottom unit, etc. **Building** will have 2 or more stories.
- c. Usually, but not always, there will be units on both sides of building.

2. **High Rise Apartment (H-R)**

A multi-unit building; 5 or more stories; sharing one or more common entrances. May have an elevator.

3. **Row House/Townhouse/Triplex/Fourplex/Multiplex (RH)**

- a. An individual unit attached to other individual units; 2 or more common walls; separate ground level entrances; 1 or 2 story **units**.
- b. Each building will have end units and inside units.
- c. Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- d. Triplex building can be V-shaped.

4. **Semi-Detached/Duplex (S-D or SD)**

Building with 2 individual housing units; with separate entrances; one common wall; 1 or 2 story units.

5. **Detached House (DH)**

A detached building intended to house one family; sits on its own piece of land; not attached to another dwelling.

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

LAKELAND HOUSING AUTHORITY, FL

PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2024

John Wright (All Electric)

Building Type: Semi-Detached/Duplex

Monthly Average Unit Consumption kWh for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
			517	607		
Customer Charge Per Month \$13.50			\$13.50	\$13.50		
Total Energy Charges (0-1000) Per KWH 0.090001			\$46.53	\$54.63		
<i>Subtotal</i>			\$60.03	\$68.13		
Total Taxes % of Total 16.5%			\$9.90	\$11.24		
Total Monthly Cost - Summer			\$69.93	\$79.37		

Monthly Average Unit Consumption kWh for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
			604	712		
Customer Charge Per Month \$13.50			\$13.50	\$13.50		
Total Energy Charges (0-1000) Per KWH 0.090001			\$54.36	\$64.08		
<i>Subtotal</i>			\$67.86	\$77.58		
Total Taxes % of Total 16.5%			\$11.20	\$12.80		
Total Monthly Cost - Winter			\$79.06	\$90.38		

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10			\$699.30	\$793.70		
Winter Annual Avg 2			\$158.12	\$180.76		
Total Monthly Cost (Based on Annual Average)			\$71.45	\$81.21		

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL

PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2024

Cecil Gober (All Electric)

Building Type: Apartment/Multi-Family

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Summer		430				
Customer Charge Per Month \$13.50		\$13.50				
Total Energy Charges (0-1000) Per KWH 0.090001		\$38.70				
<i>Subtotal</i>		\$52.20				
Total Taxes % of Total 16.5%		\$8.61				
Total Monthly Cost - Summer		\$60.81				

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Winter		502				
Customer Charge Per Month \$13.50		\$13.50				
Total Energy Charges (0-1000) Per KWH 0.090001		\$45.18				
<i>Subtotal</i>		\$58.68				
Total Taxes % of Total 16.5%		\$9.68				
Total Monthly Cost - Winter		\$68.36				

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$608.10				
Winter Annual Avg 2		\$136.72				
Total Monthly Cost (Based on Annual Average)		\$62.07				

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2024

Cecil Gober (All Electric)

Building Type: Row House/Townhouse

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Summer		430				
Customer Charge Per Month \$13.50		\$13.50				
Total Energy Charges (0-1000) Per KWH 0.090001		\$38.70				
<i>Subtotal</i>		\$52.20				
Total Taxes % of Total 16.5%		\$8.61				
Total Monthly Cost - Summer		\$60.81				

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Winter		514				
Customer Charge Per Month \$13.50		\$13.50				
Total Energy Charges (0-1000) Per KWH 0.090001		\$46.26				
<i>Subtotal</i>		\$59.76				
Total Taxes % of Total 16.5%		\$9.86				
Total Monthly Cost - Winter		\$69.62				

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$608.10				
Winter Annual Avg 2		\$139.24				
Total Monthly Cost (Based on Annual Average)		\$62.28				

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2024

Micro Cottages at Williamstown
(All Electric)

Building Type: Semi-Detached/Duplex

	OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Summer		340	419			
Customer Charge Per Month \$13.50		\$13.50	\$13.50			
Total Energy Charges (0-1000) Per KWH 0.090001		\$30.60	\$37.71			
<i>Subtotal</i>		\$44.10	\$51.21			
Total Taxes % of Total 16.5%		\$7.28	\$8.45			
Total Monthly Cost - Summer		\$51.38	\$59.66			

	OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Winter		454	541			
Customer Charge Per Month \$13.50		\$13.50	\$13.50			
Total Energy Charges (0-1000) Per KWH 0.090001		\$40.86	\$48.69			
<i>Subtotal</i>		\$54.36	\$62.19			
Total Taxes % of Total 16.5%		\$8.97	\$10.26			
Total Monthly Cost - Winter		\$63.33	\$72.45			

Averaging Months	OBR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$513.80	\$596.60			
Winter Annual Avg 2		\$126.66	\$144.90			
Total Monthly Cost (Based on Annual Average)		\$53.37	\$61.79			

Summer: February - November (10), Winter: December - January (2)
 Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

WATER & SEWER - City of Lakeland

UPDATE 2024
All Building Types

John Wright (All Electric)

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption gallons for all bedroom types - Water			3522	5052		
Water Fixed Charge Per Month \$11.04			\$11.04	\$11.04		
Water Consumption Rate (0-7000) Per 1000 gallons \$2.29			\$8.07	\$11.57		
<i>Subtotal</i>			\$19.11	\$22.61		
Municipal Public Service Tax % of Total 10%			\$1.91	\$2.26		
Total Monthly Average Cost			\$21.02	\$24.87		

John Wright, Cecil Gober, & Micro Cottage at Williamstown (All Electric)

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption gallons for all bedroom types - Sewer		1992	3522	5052		
Wastewater Fixed Charge Per Month \$20.71		\$20.71	\$20.71	\$20.71		
Wastewater Vol Chg (0-12000 max) Per 1000 gallons \$4.64		\$9.24	\$16.34	\$23.44		
Total Monthly Average Cost		\$29.95	\$37.05	\$44.15		

Includes water saving equipment.

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Utility Providers Residential Rates and Charges
As of June 2024

UPDATE 2024

ELECTRICITY

Source: Lakeland Electric

863-834-9535

www.lakelandelectric.com*

Year Round			RS
Customer Charge	Per Month	\$13.50	
Tiers*		0 - 1000	
Energy Charge	Per KWH	0.05227	
Fuel Charge	Per KWH	0.036	
Environmental Compliance Charge	Per KWH	0.0015907	
Smart Grid Project Implementation	Per KWH	0.00014	
Total Energy Charges	Per KWH	0.090001	
Florida Gross Receipts Tax	% of Total	2.5%	
Municipal Public Service Tax	% of Total	10%	
Franchise Fee*	% of Total	4%	
Total Taxes	% of Total	16.5%	

WATER & SEWER

Source: City of Lakeland

863-834-9535/863-834-8276

www.lakelandgov.net*

Water			
Water Fixed Meter Charge	Per Month	\$11.04	
Tiers*		0 - 7000	7001 - 12000
Water Consumption*	Per 1000 Gallons	\$2.29	\$3.09
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Fixed Charge	Per Month	\$20.71	<i>Single Family</i>
Tiers*		0-12000 max	
Sewer Volume Charge*	Per 1000 Gallons	\$4.64	

UTILITY PROVIDER DOCUMENTATION

Florida Gross Receipts Tax on Utility Services

(Chapter 203, Florida Statutes)

Tax is imposed at the rate of 2.5% on gross receipts from the sale, delivery, or transportation of natural gas, manufactured gas, or electricity to a retail consumer in Florida.

Tax due on the sale or transportation of natural or manufactured gas to retail consumers in Florida is computed by multiplying the quantity sold or transported by the appropriate index prices and then applying the 2.5% gross receipts tax rate. [Index prices](#) used by distribution companies to calculate the gross receipts tax due on the sale or transportation of natural or manufactured gas to retail consumers are adjusted yearly.

Registration

You can [register to report and pay tax](#) using our Internet site.

Distribution Company. Each distribution company that receives payment for the sale or transportation of natural or manufactured gas or electricity to a retail consumer in Florida must register with the Department of Revenue to report and pay gross receipts tax on utility services.

A "distribution company" is any person owning or operating local electric, or natural or manufactured gas, utility distribution facilities within Florida for the transmission, delivery, and sale of electricity or natural or manufactured gas. The term does not include natural gas transmission companies that are subject to the jurisdiction of the Federal Energy Regulatory Commission.

Use Tax. Any person who imports into Florida electricity, natural gas, or manufactured gas, or severs natural gas for his or her own use as a substitute for purchasing utility, transportation, or delivery services taxable under Chapter 203, F.S., who cannot prove payment of tax, must register and report and pay gross receipts tax. Tax is applied to the "cost price" of electricity as provided in s. 212.02(4), F.S.

Cogeneration or Small Power Producers must report and pay gross receipts tax.

LAKE WALES	POLK	ELECTRIC	10.00%	3/6/1990
LAKE WALES	POLK	FUEL OIL\KEROSENE	\$.04/gal \ \$.05/gal	11/20/1996
LAKE WALES	POLK	GAS: LIQUEFIED PETROLEUM	10.00%	3/6/1990
LAKE WALES	POLK	GAS: MANUFACTURED	10.00%	3/6/1990
LAKE WALES	POLK	GAS: NATURAL	10.00%	3/6/1990
LAKE WALES	POLK	WATER	10.00%	3/6/1990
LAKE WORTH	PALM BEACH	ELECTRIC	0.00%	
LAKE WORTH	PALM BEACH	FUEL OIL\KEROSENE	10.00%	1/1/1987
LAKE WORTH	PALM BEACH	GAS: LIQUEFIED PETROLEUM	0.00%	
LAKE WORTH	PALM BEACH	GAS: MANUFACTURED	0.00%	
LAKE WORTH	PALM BEACH	GAS: NATURAL	0.00%	
LAKE WORTH	PALM BEACH	WATER	0	1/1/1987
LAKELAND	POLK	ELECTRIC	10.00%	
LAKELAND	POLK	FUEL OIL\KEROSENE	\$.04/gal	10/1/1987
LAKELAND	POLK	GAS: LIQUEFIED PETROLEUM	10.00%	10/1/1987
LAKELAND	POLK	GAS: MANUFACTURED	10.00%	10/1/1987
LAKELAND	POLK	GAS: NATURAL	10.00%	10/1/1987
LAKELAND	POLK	WATER	10.00%	
LANTANA	PALM BEACH	ELECTRIC	10.00%	8/14/1995
LANTANA	PALM BEACH	FUEL OIL\KEROSENE	10.00%	8/14/1995
LANTANA	PALM BEACH	GAS: LIQUEFIED PETROLEUM	10.00%	8/14/1995
LANTANA	PALM BEACH	GAS: MANUFACTURED	10.00%	8/14/1995
LANTANA	PALM BEACH	GAS: NATURAL	10.00%	8/14/1995
LANTANA	PALM BEACH	WATER	0.1	8/14/1995
LARGO	PINELLAS	ELECTRIC	10.00%	11/1/1995
LARGO	PINELLAS	FUEL OIL\KEROSENE	\$.04/gal	11/1/1995
LARGO	PINELLAS	GAS: LIQUEFIED PETROLEUM	10.00%	11/1/1995
LARGO	PINELLAS	GAS: MANUFACTURED	10.00%	11/1/1995
LARGO	PINELLAS	GAS: NATURAL	10.00%	11/1/1995
LARGO	PINELLAS	WATER	10.00%	11/1/1995

Municipal Public Service Tax

Municipal public service tax is locally imposed and administered by municipalities and charter counties under Chapter 166, Florida Statutes. The only responsibility of the Florida Department of Revenue is to gather tax data from local governments imposing the tax and provide it to the public. The Department depends on each taxing authority to ensure the information is accurate.

Municipal public service tax is levied on six utility services: natural gas, LP gas, manufactured gas, electric, water, and fuel oil/kerosene. A municipality or charter county must report tax information if it does not provide the utility service itself or through a separate authority, board, or commission. It is required to report the tax rate, effective date and a contact name.

Local governments who self-administer utility services are **not** required to report tax levy information or changes to the Department of Revenue. However, if they do share this information with the Department, it will appear in the database.

This information is updated monthly and appears as reported to the Department. The data is current as of **October 25, 2016**. Please note:

- A blank space in the data means the information was not reported to the Department of Revenue.
- A zero (0) means no tax is imposed.
- "s/a" means the utility service is administered by the municipality or its separate authority, board, or commission.

Municipalities and charter counties can download the Municipal Public Service Tax Database Report ([Form DR-700001](#)) to submit changes.

[[Questions and Answers](#) | [Report Technical Problems](#) | [Help with Downloading Files](#) | [Privacy Notice](#)]

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**RATE SCHEDULE - RS
RESIDENTIAL SERVICE**

Available:

In all territory served by Lakeland Electric.

Applicable:

To all electric service provided to single family homes, mobile homes, apartments, condominiums, or cooperative apartment buildings where such energy usage is exclusively for residential purposes subject to the following requirements:

1. 100% of the energy used is exclusively for the customer's benefit.
2. None of the energy is used in any endeavor which sells or rents a commodity or provides service for a fee.
3. Each point of delivery will be separately metered and billed.
4. A responsible legal entity is established as the customer to whom a bill can be rendered.
5. Beginning January 1, 2016, new solar electric systems interconnected with Lakeland Electric shall take service under Rate Schedule Residential Service Demand (RSD). Existing customers as of this date may maintain service under this rate scheduled through December 31, 2025.

Character of Service:

A-C; 60 Hertz; single-phase, 3-wire; 120/240 volts or 120/208 volts.

Limitation of Service:

Standby service or resale not permitted under this rate schedule.

Net Rate per Month:

Customer Charge:		\$13.50
Energy Charge:	0 to 1,000 kWh	\$0.05227 per kWh
	1,001 to 1,500 kWh	\$0.05973 per kWh
	Above 1,500 kWh	\$0.06608 per kWh

Minimum Bill:

Customer charge, plus Adjustments.

(Continued on Sheet No. 7.0.1)

**RATE SCHEDULE - BA-2
TAX AND SURCHARGE ADJUSTMENT**

Lakeland Public Service Tax and Surcharge:

A ten-percent (10%) Utility Tax (inside city limits) or a ten-percent (10%) surcharge (outside city limits) shall be imposed against all customers, demand, energy charges, and environmental compliance cost charges contained in Lakeland Electric's electric rates.

The ten-percent (10%) Utility Tax (inside city limits) or ten-percent surcharge (10%) (outside city limits) shall be imposed only on Lakeland Electric's Base Fuel Cost as of October 1, 1973.

The amount of Lakeland Electric's Base Fuel Cost as of October 1, 1973, is \$0.004108 per kWh.

Any amount of fuel charge above the non-exempt fuel amount of \$0.004108 per kWh shall be excluded from the ten-percent (10%) utility tax or the ten-percent surcharge.

Florida Gross Receipts, Regulatory Trust Fund Tax Adjustment, and Florida State Sales Tax:

The Regulatory Trust Fund Tax Adjustment in a billing period shall be the actual tax level imposed for Florida Gross Receipts Tax and Public Service Commission Regulatory Trust Fund Tax to the nearest 0.0001% one ten-thousandth of a percent. This tax adjustment shall be levied on all revenue associated with the retail delivery of electricity under Lakeland Electric's published rate tariffs.

The Florida State Sales tax adjustment shall be applied in accordance with the appropriate Florida statutes exclusively for the purpose of collecting these taxes as levied by the State of Florida. Except for residential charges, all charges for electric service are subject to Florida State Sales Tax.

Polk County Public Service Tax:

The Tax Adjustment shall be the actual tax level imposed by Polk County against all customers, demand, energy charges, and environmental compliance cost charges contained in Lakeland Electric's electric rates.

The tax shall only be imposed on Lakeland Electric's Base Fuel Cost as of October 1, 1973, \$0.004108 per kWh. Any amount of fuel charge above the non-exempt fuel amount of \$0.004108 per kWh shall be excluded.

Franchise Fees:

A franchise fee of four-percent (4%) of gross revenues from the sale of electric energy shall be billed to customers who reside within the jurisdiction of Polk City.

(Continued from Sheet No. 9.2)

In accordance with Fuel charge BA-1, the tables that follow provide an accounting of several years of historical fuel changes:

Historical Levelized and Two-Period Shift-to-Save Fuel Charges						
Effective		Levelized Rate \$/kWh	On-Peak %	Off-Peak %	On-Peak \$/kWh	Off-Peak \$/kWh
Year	Month					
2018	APR	\$0.040750	118.8%	91.0%	\$0.048411	\$0.037083
2018	OCT	\$0.038750	118.8%	91.0%	\$0.046035	\$0.035263
2019	APR	\$0.037500	118.8%	91.0%	\$0.044550	\$0.034125
2019	JUL	\$0.036500	118.8%	91.0%	\$0.043362	\$0.033215
2019	OCT	\$0.032750	118.8%	91.0%	\$0.038907	\$0.029803
2020	JAN	\$0.032750	130.8%	86.1%	\$0.042837	\$0.028198
2020	APR	\$0.027000	130.8%	86.1%	\$0.035316	\$0.023247
2020	MAY	\$0.020000	130.8%	86.1%	\$0.026160	\$0.017220
2020	JUL	\$0.028000	130.8%	86.1%	\$0.036624	\$0.024108
2020	OCT	\$0.030000	130.8%	86.1%	\$0.039240	\$0.025830
2021	JAN	\$0.035000	124.2%	89.1%	\$0.043470	\$0.031185
2021	APR	\$0.040000	124.2%	89.1%	\$0.049680	\$0.035640
2022	JAN	\$0.040000	124.2%	89.1%	\$0.049680	\$0.035640
2022	JUL	\$0.060000	124.2%	89.1%	\$0.074520	\$0.053460
2022	SEP	\$0.075000	124.2%	89.1%	\$0.093150	\$0.066825
2023	MAR	\$0.055000	124.2%	89.1%	\$0.068310	\$0.049005
2023	OCT	\$0.045000	124.2%	89.1%	\$0.055890	\$0.040095
2024	JAN	\$0.038000	114.8%	93.7%	\$0.0436240	\$0.035606
2024	APR	\$0.036000	114.8%	93.7%	\$0.0413280	\$0.033732

**RATE SCHEDULE - BA-3
ENVIRONMENTAL COMPLIANCE COST CHARGE**

The Environmental Compliance Cost Charge (EC3) is to recover the cost of complying with environmental regulations where such costs are not included in other rate schedules. Acceptable costs for the EC3 include:

- In-service rate-funded environmental capital investments
- Debt service associated with the financing of debt-funded environmental projects
- Operating and Maintenance expenses necessary to meet environmental laws and regulations
- Fuel and purchase power costs not included in Rate Schedule BA-1
- Emission allowances

Rates shall be calculated annually. The City Commission shall by resolution establish the EC3. The annual rate change shall be effective with the first billing cycle of the fiscal year.

Actual expenses from the prior year shall be subject to true-up calculations.

The table below provides an historical accounting of recent environmental charges.

Historical Changes		
2013	Oct	\$0.0026830
2014	Oct	\$0.0033270
2015	Oct	\$0.0025329
2016	Oct	\$0.0025329
2017	Oct	\$0.0021099
2018	Oct	\$0.0021099
2019	Oct	\$0.0027763
2020	Oct	\$0.0028758
2021	Oct	\$0.0028758
2022	Oct	\$0.0024097
2023	Oct	\$0.0015907

**RATE SCHEDULE - BA-5
SMART GRID PROJECT IMPLEMENTATION**

The Smart Grid project implementation charge shall be \$0.00014 per kilowatt-hour (kWh) for electric energy provided under all service schedules except:

- ISX-1 (General Service Interruptible Shift to Save Optional Time-of-Day)
- IS (General Service Interruptible Rate)
- ELDC (Extra Large Demand Customer)
- ELDCX-1 (General Service Extra Large Demand Customer Shift to Save Optional Time-of-Day)
- SS-1 (Firm Supplemental and Standby),
- OL (Private Area Lighting)
- OL-1 (Street and Roadway Lighting)

The above charge is effective the first billing cycle of Fiscal Year 2011 and shall remain effective for a period of time not to exceed the term of bonds funding the project (15 years). Rate BA-5 shall be reviewed for inclusion in base rates by the first-rate study performed subsequent to full implementation of the Smart Grid project.

Water Residential Rates

Water Rate Schedule

For residential customers

Meter Size	Fixed Meter Charge Inside City Limits	Fixed Meter Charge Outside City Limits	Consumption Range (1,000 gallons)	Charge per 1,000 gallons - Inside City Limits	Charge per 1,000 gallons - Outside City Lim
3/4" or less*	\$11.04	\$14.90	0 - 7	\$2.29	\$3.06
			8 - 12	\$3.09	\$4.17
			13 - 19	\$4.12	\$5.56
			OVER 19	\$5.73	\$7.73
1"	\$29.81	\$40.24	0 - 19	\$2.29	\$3.06
			20 - 32	\$3.09	\$4.17
			33 - 51	\$4.12	\$5.56
			OVER 51	\$5.73	\$7.73
1 1/2"	\$53.76	\$72.58	0 - 34	\$2.29	\$3.06
			35 - 58	\$3.09	\$4.17
			59 - 93	\$4.12	\$5
			OVER 93	\$5.73	\$7.73



8"	\$1,397.11	\$1,886.10	0 - 886	\$2.29	\$3.06
			887 - 1,519	\$3.09	\$4.17
			1,520 - 2,404	\$4.12	\$5.56
			OVER 2,404	\$5.73	\$7.73

*3/4 is the most common size for residential meters

Rates Effective October 1, 2023, through September 30, 2024

For more questions about residential rates contact customer service at 863-834-9535.

Wastewater Rates - Residential & Commercial

Wastewater Rate Schedule						
Residential Customers	Fixed Charge - Inside City Limits	Fixed Charge - Outside City Limits	Volume Charge* (Per 1,000 Gallons) - Inside City Limits	Volume Charge* (Per 1,000 Gallons) - Outside City L		
Single Family Dwelling	\$20.71	\$25.89	\$4.64	\$5.80		
Multiple Dwelling, Per Unit	\$17.81	\$22.26	\$4.64	\$5.80		



Commercial/Industrial Customers**	Fixed Charge - Inside City Limits	Fixed Charge - Outside City Limits	Volume Charge* (Per 1,000 Gallons) - Inside City Limits	Volume Charge* (Per 1,000 Gallons) - Outside City L
5/8" - 3/4"	\$20.71	\$25.89	\$4.64	\$5.80
1"	\$55.92	\$69.90	\$4.64	\$5.80
1 1/2"	\$100.86	\$126.07	\$4.64	\$5.80
2"	\$224.29	\$280.36	\$4.64	\$5.80
3"	\$561.86	\$702.33	\$4.64	\$5.80
4"	\$837.10	\$1046.37	\$4.64	\$5.80
6"	\$1,547.87	\$1,934.83	\$4.64	\$5.80
8"	\$2,620.85	\$3,276.06	\$4.64	\$5.80

* The volume charge for a residence is capped at 12,000 gallons per month. Therefore, the maximum monthly bill per residence with a 5/8" - 3/4" meter is \$76.39 for Inside City and \$95.49 for Outside City. Commercial and Industrial Customers volume charge is not capped and the bill is based on total water usage.

** All customers owning a flow meter will be billed the minimum based on the water meter at the location.

For questions, please call the water utilities billing office at (863) 834-8276, TDD (863) 834-8333

Rates Effective October 1, 2023 Through September 30, 2024

Commercial Water Rates

Water Rate Schedule





[HOME](#) / [DEPARTMENTS](#) / [PUBLIC WORKS](#) / [SOLID WASTE](#) / [RATES](#)

Solid Waste Service Rates

Residential Single Family

Automated Trash Collection

- 95 Gallon Container \$17.05*
- 65 Gallon Container \$15.95*
- 35 Gallon Container \$14.85*

* There is a reduced rate for additional containers.



Automated Recycling Collection



Message Us



- o \$2.00* per 65 or 35 Gallon Container

**There is no reduced rate for additional containers. The \$2.00 per month fee is charged to all active residential accounts whether the cart is used or not.*

Bulk Yard Waste/Junk Collection

Bulk Yard Waste Collections in excess of four (4) free collections per year is \$12.01 per cubic yard, with a \$26.26 minimum.

Bulk Junk Collections in excess of four (4) free collections per year is \$12.01 per cubic yard, with a \$26.26 minimum.

The calendar year runs from *January 1 through December 31.*

Additional Trash & Recycling Fees

Customers requiring trash collections **beyond the four additional extra collections** per calendar year shall incur a \$15.00 fee per request.

Customers placing **contaminants** into their recycling container shall incur a \$15.00 fee to dump the container as garbage per occurrence.

Residential Multi-Family

Automated Trash Collection

- o 95 Gallon Container \$17.05*
- o 65 Gallon Container \$15.95*
- o 35 Gallon Container \$14.85*



COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates

PUBLIC HOUSING

LAKELAND HOUSING AUTHORITY, FL

Note: Rates in bold text indicate changes and gray print indicates removal.

(We use the absolute value of the changes which gives us the percentage of change. This is the best way to determine a 10% change in utility rates and charges.)

ELECTRIC

UPDATE 2024

<i>Lakeland Electric (RS)</i>	Measure	Rates		Difference	
		8/2023	6/2024	Amount	Percent
Description					
Customer Charge	per month	\$12.00	\$13.50	\$1.50	13%
Total Energy Charges (0-1000)	per kwh	0.108900	0.090001	-0.018899	-18%
Total Taxes	% of total	12.5%	16.5%	0.04	4%

WATER & SEWER

<i>City of Lakeland</i>	Measure	Rates		Difference	
		8/2023	6/2024	Amount	Percent
Description - Water					
Water Fixed Meter Charge	per month	\$10.82	\$11.04	\$0.22	3%
Tier-1 Water Consumption (0-7000)	per 1000 gals	\$2.29	\$2.29	\$0.00	0%
Tier-2 Water Consumption (7001-12000)	per 1000 gals	\$2.98	\$3.09	\$0.11	4%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Description - Sewer (SF)					
Sewer Fixed Charge	per month	\$20.30	\$20.71	\$0.41	3%
Sewer Volume Charge (0-12000 max)	per 1000 gals	\$4.55	\$4.64	\$0.09	2%

DEVELOPMENT CHARACTERISTICS

DEVELOPMENT CHARACTERISTICS CHART
For Low-Rent Public Housing

Development Name	HA Code	Year Built	Building Type**	Total # Units	# of Units by Bedroom Size						Resident-Paid Utilities (See* below)					A/C?					
					0	1	2	3	4	5	Electric	N Gas	Water	Sewer	Trash	Central	Window				
John Wright		1980	SD	20	0	10	10	0	0	0	0	I		I							
Cecil Gober Micro Cottages @ Williamstown		1981	APT/RH	37	0	37	0	0	0	0	0	I		M	I					I	
		2018	SD	48	0	X	X	0	0	0	0	I		I	I						

* Please indicate one of the following under each utility:

- M (Master-Metered):** The development has one master-meter per building and the Agency pays the utility bills.
- I (Resident-Paid):** There are individual meters for each unit and the resident pays the utility directly to the utility provider.
- C (Check-Metered by agency):** There are individual meters for each unit but the Agency pays the utility company and charges the resident for excess utility usage.

** Building Types: Walk-Up/Apartment; Row House/Townhouse; Semi-Detached/Duplex; Detached House

Please fax to (817) 922-9100 attn: Cheryl Lord with a copy of current allowances

CUSTOMIZATION FOR BASE EKOTROPE MODELS

Housing Agency: Lakeland Housing Authority

Customization & Energy Efficiency Measures for Base Ekotrope Models

Please check appropriate box(s) for **each development/property** and note if different for other bedroom sizes in property. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per property. **Blue text represents energy efficiency measures/equipment.**

Development Name & No.: John Wright Home 1 -20

Building: Year Built: 1980 Structure Type: Apt High-Rise RH SD DH
 Legend: Apt=Apartment (low-rise/mid-rise), RH=Row House/Townhouse, SD=Semi-Detached/Duplex, DH=Detached House

Resident-Paid Utilities: Electric Natural Gas Water Sewer Trash

Agency-Paid Check-Metered Utilities: Electric Natural Gas Water
 OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: 0BR/EFF () 1BR () 2BR 3BR 4BR () 5BR () 6BR ()

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
 2 Window Type: Single Pane Double Pane Low-E Double Pane/Vinyl
 U-Factor: _____ SHGC: _____ (Solar Heat Gain Coefficient)
 3 # of Stories in Unit: One or Two Building has multiple stories
 4 Exterior Veneer/Cladding: Siding Brick Stucco Other: _____

HVAC
 5a Heating Fuel: Electric Natural Gas Other: _____
 5b Is Heating Individually Metered? Yes No
 5c Heating Type: Electric Baseboard Forced Air Furnace/Wall unit (80 AFUE) Central Boiler (radiant)

Energy Efficiencies Models Heat Pump Forced Air Furnace w/ducts ___electric or ___natural gas
 Heat Pump Efficiency Rating: SEER: 15 HSPF: _____
 Solar Panels Installed (High Efficiency) Gas Furnace (90 AFUE)
 (additional information is needed)

5d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5e Air Conditioning: Yes No Type: Window Unit Central Tonnage: 3 tons

6 Air Ducts: Yes No
 If Yes, Location: Conditioned Space Unconditioned Space (attic)

7a Water Heater: Electric (30 gal) Natural Gas (30 gal) Oil
40-50 gallon Elec Tank .90 EF Gas Tank .58 EF Solar Water Heating
 Elec Tank .95 EF Gas Tank .62 EF (additional information is needed)
 Elec Tankless Gas Tankless .80 EF or higher

7b Water Heater Type: Individual units Central Boiler

7c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

8 Stove/Range: Electric Natural Gas

9 **Energy Efficiencies:**
Insulation: Ceiling (R-20)(min.) Ceiling (R-38) Wall (R-13)
 Ceiling (R-30) Ceiling (R-49) Wall (R-19)
Low Flow Water: Shower, Faucets, Toilets **Lighting:** 100% CFL 100% LED

10 GeoThermal (HVAC and DHW) COP Rating: _____

Notes/Comments:

Housing Agency: Lakeland Housing Authority

Customization & Energy Efficiency Measures for Base Ekotrope Models

Please check appropriate box(s) for **each development/property** and note if different for other bedroom sizes in property. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per property. **Blue text represents energy efficiency measures/equipment.**

Development Name & No.: Cecil Gober Villas

Building: Year Built: 1981 Structure Type: Apt High-Rise RH SD DH
 Legend: Apt=Apartment (low-rise/mid-rise), RH=Row House/Townhouse, SD=Semi-Detached/Duplex, DH=Detached House

Resident-Paid Utilities: Electric Natural Gas Water Sewer Trash

Agency-Paid Check-Metered Utilities: Electric Natural Gas Water
 OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: 0BR/EFF () 1BR 2BR () 3BR () 4BR () 5BR () 6BR ()

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
 2 Window Type: Single Pane Double Pane Low-E Double Pane/Vinyl
 U-Factor: _____ SHGC: _____ (Solar Heat Gain Coefficient)
 3 # of Stories in Unit: One or Two Building has multiple stories
 4 Exterior Veneer/Cladding: Siding Brick Stucco Other: _____

HVAC
 5a Heating Fuel: Electric Natural Gas Other: _____
 5b Is Heating Individually Metered? Yes No
 5c Heating Type: Electric Baseboard Forced Air Furnace/Wall unit (80 AFUE) Central Boiler (radiant)

Energy Efficiencies Models Heat Pump Forced Air Furnace w/ducts ___electric or ___natural gas
 Heat Pump Efficiency Rating: SEER: 15 HSPF: _____
 Solar Panels Installed (High Efficiency) Gas Furnace (90 AFUE)
 (additional information is needed)

5d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5e Air Conditioning: Yes No Type: Window Unit Central Tonnage: 2 1/2

6 Air Ducts: Yes No
 If Yes, Location: Conditioned Space Unconditioned Space (attic)

7a Water Heater: Electric (30 gal) Natural Gas (30 gal) Oil
40-50 gallon Elec Tank .90 EF Gas Tank .58 EF Solar Water Heating
 Elec Tank .95 EF Gas Tank .62 EF (additional information is needed)
 Elec Tankless Gas Tankless .80 EF or higher

7b Water Heater Type: Individual units Central Boiler

7c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

8 Stove/Range: Electric Natural Gas

Energy Efficiencies:
 Insulation: Ceiling (R-20)(min.) Ceiling (R-38) Wall (R-13)
 Ceiling (R-30) Ceiling (R-49) Wall (R-19)
 Low Flow Water: Shower, Faucets, Toilets Lighting: 100% CFL 100% LED

10 GeoThermal (HVAC and DHW) COP Rating: _____

Notes/Comments: Structure Type: Also Triplex and Fourplex

Housing Agency: **Lakeland Housing Authority**

Customization & Energy Efficiency Measures for Base REM/Rate Models

Please check appropriate box(s) for each development and note if different for other bedroom sizes in development. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per development. *Blue text represents energy efficiency measures/equipment.*

Development Name & No.: **Micro Cottages at Williamstown 48 units**

Building: Year Built: **2018** Structure Type: Apt High Rise RH SD DH

Legend: Apt= Apartment, RH= Row House, SD= Semi-Detached/Duplex, DH= Detached House

Resident-Paid or Check-Metered Utilities: Electric Natural Gas Water Sewer Trash
 OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: 0BR 1BR 2BR 3BR 4BR 5BR 6BR

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
 2 Window Type: Single Pane Double Pane/Low-E Double Pane Vinyl
 3 # of Stories in Unit: one two Building has multiple stories

4a Heating Fuel: Electric Natural Gas Oil
 4b Is Heating Individually Metered? Yes No
 4c Heating Type: Electric Baseboard Central Boiler (Radiant) Individual Boiler
 Energy Efficiencies Heat Pump HP Seer: **14** Forced Air Furnace w/ ducts / Wall unit
 Solar Panels (Energy Efficient) Gas Furnace (48k/94 AFUE)
 4d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5 Air Ducts: Yes No
 If Yes, Location: Conditioned Space Unconditioned Space (attic)

6a Water Heater: Electric Natural Gas Oil
 Energy Efficiencies Elec Tank .93 EF Gas Tank .62 EF Solar Panels
 Elec Tank .95 EF Gas Tankless .69 EF (Additional Information will be needed)
 Elec Tankless Gas Tankless .80 EF
 6b Water Heater Type: Individual units Central Boiler
 6c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

6 Stove/Range: Electric Natural Gas

8 Energy Efficiencies:
 Insulation: Ceiling (R-30) Ceiling (R-38) Wall (R-13)
 Low Flow Water: Shower, Faucets, &/or Toilets Lighting: 100% CFL/LED

Notes/Comments:
 There are 48 units 550 sq ft per unit that are all energy efficiencies with community room

DEVELOPMENT REPORTS

Fuel Summary

Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_2BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



John Wright_SD_2BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$594
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Annual End-Use Cost

Heating	\$14
Cooling	\$0
Water Heating	\$136
Lights & Appliances	\$380
Onsite Generation	-\$0
Service Charges	\$64
Total	\$594

Annual End-Use Consumption

Heating [Electric kWh]	173.4
Hot Water [Electric kWh]	1,636.5
Lights & Appliances [Electric kWh]	4,571.4
Total [Electric kWh]	6,381.2
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.10
Peak Summer kW	1.00

Utility Rates

Electricity	Default Electric Provider0
Natural Gas	Default Gas Provider0

Lighting and Appliances



Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_2BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

John Wright_SD_2BR

Builder

Lakeland Housing
Authority

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,242.2	103
Electric Appliances [kWh/Year]	3,329.1	277
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	380

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	1,106.2	92
Exterior Lighting	136.0	11
Garage Lighting	0.0	0
Total	1,242.2	103

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	218.5	18
Range/Oven	409.0	34
Refrigerator	529.0	44
Clothes Dryer	623.9	52
Clothes Washer	83.9	7
Mechanical Ventilation	0.0	0
Ceiling Fan	258.7	21
Television	551.0	46
Miscellaneous	655.2	54
Total	3,329.1	277

Fuel Summary

Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_3BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



John Wright_SD_3BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$681
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Annual End-Use Cost

Heating	\$17
Cooling	\$0
Water Heating	\$161
Lights & Appliances	\$438
Onsite Generation	-\$0
Service Charges	\$64
Total	\$681

Annual End-Use Consumption

Heating [Electric kWh]	210.4
Hot Water [Electric kWh]	1,966.9
Lights & Appliances [Electric kWh]	5,314.6
Total [Electric kWh]	7,492.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.33
Peak Summer kW	1.17

Utility Rates

Electricity	Default Electric Provider0
Natural Gas	Default Gas Provider0

Lighting and Appliances



Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_3BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

John Wright_SD_3BR

Builder

Lakeland Housing
Authority

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,428.5	118
Electric Appliances [kWh/Year]	3,886.2	320
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	438

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	1,282.2	106
Exterior Lighting	146.3	12
Garage Lighting	0.0	0
Total	1,428.5	118

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	266.7	22
Range/Oven	448.0	37
Refrigerator	529.0	44
Clothes Dryer	736.7	61
Clothes Washer	99.1	8
Mechanical Ventilation	0.0	0
Ceiling Fan	344.9	28
Television	620.0	51
Miscellaneous	841.8	69
Total	3,886.2	320

Fuel Summary

Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: APT_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Cecil Gober_APT_1BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$505
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Annual End-Use Cost

Heating	\$12
Cooling	\$0
Water Heating	\$107
Lights & Appliances	\$322
Onsite Generation	-\$0
Service Charges	\$64
Total	\$505

Annual End-Use Consumption

Heating [Electric kWh]	143.9
Hot Water [Electric kWh]	1,284.4
Lights & Appliances [Electric kWh]	3,873.6
Total [Electric kWh]	5,301.8
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.88
Peak Summer kW	0.83

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Lighting and Appliances



Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: APT_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Cecil Gober_APT_1BR

Builder

Lakeland Housing
Authority

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,078.7	90
Electric Appliances [kWh/Year]	2,794.9	232
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	322

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	951.7	79
Exterior Lighting	127.0	11
Garage Lighting	0.0	0
Total	1,078.7	90

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	170.3	14
Range/Oven	370.0	31
Refrigerator	529.0	44
Clothes Dryer	511.0	43
Clothes Washer	68.7	6
Mechanical Ventilation	0.0	0
Ceiling Fan	172.5	14
Television	482.0	40
Miscellaneous	491.4	41
Total	2,794.9	232

Fuel Summary

Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: RH_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Cecil Gober_RH_1BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$507
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Annual End-Use Cost

Heating	\$14
Cooling	\$0
Water Heating	\$107
Lights & Appliances	\$322
Onsite Generation	-\$0
Service Charges	\$64
Total	\$507

Annual End-Use Consumption

Heating [Electric kWh]	168.9
Hot Water [Electric kWh]	1,284.9
Lights & Appliances [Electric kWh]	3,873.6
Total [Electric kWh]	5,327.3
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.92
Peak Summer kW	0.83

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Lighting and Appliances



Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: RH_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Cecil Gober_RH_1BR

Builder

Lakeland Housing
Authority

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,078.7	90
Electric Appliances [kWh/Year]	2,794.9	232
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	322

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	951.7	79
Exterior Lighting	127.0	11
Garage Lighting	0.0	0
Total	1,078.7	90

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	170.3	14
Range/Oven	370.0	31
Refrigerator	529.0	44
Clothes Dryer	511.0	43
Clothes Washer	68.7	6
Mechanical Ventilation	0.0	0
Ceiling Fan	172.5	14
Television	482.0	40
Miscellaneous	491.4	41
Total	2,794.9	232

Fuel Summary

Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Micro Cottages at
Williamstown_SD_1BR
Micro Cottages_SD_1BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$422
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Annual End-Use Cost

Heating	\$19
Cooling	\$0
Water Heating	\$85
Lights & Appliances	\$254
Onsite Generation	-\$0
Service Charges	\$64
Total	\$422

Annual End-Use Consumption

Heating [Electric kWh]	228.0
Hot Water [Electric kWh]	1,029.0
Lights & Appliances [Electric kWh]	3,048.6
Total [Electric kWh]	4,305.5
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.88
Peak Summer kW	0.66

Utility Rates

Electricity	Default Electric Provider0
Natural Gas	Default Gas Provider0

Lighting and Appliances



Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Micro Cottages at
Williamstown_SD_1BR
Micro Cottages_SD_1BR

Builder

Lakeland Housing
Authority

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	253.7	21
Electric Appliances [kWh/Year]	2,794.9	232
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	254

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	232.5	19
Exterior Lighting	21.2	2
Garage Lighting	0.0	0
Total	253.7	21

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	170.3	14
Range/Oven	370.0	31
Refrigerator	529.0	44
Clothes Dryer	511.0	43
Clothes Washer	68.7	6
Mechanical Ventilation	0.0	0
Ceiling Fan	172.5	14
Television	482.0	40
Miscellaneous	491.4	41
Total	2,794.9	232

Fuel Summary

Property

Lakeland Housing Authority, FL
Landland, FL 33815
Model: SD_2BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Micro Cottages at
Williamstown_SD_2BR
Micro Cottages_SD_2BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$502
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Annual End-Use Cost

Heating	\$20
Cooling	\$0
Water Heating	\$117
Lights & Appliances	\$301
Onsite Generation	-\$0
Service Charges	\$64
Total	\$502

Annual End-Use Consumption

Heating [Electric kWh]	244.9
Hot Water [Electric kWh]	1,406.9
Lights & Appliances [Electric kWh]	3,622.1
Total [Electric kWh]	5,273.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.08
Peak Summer kW	0.81

Utility Rates

Electricity	Default Electric Provider0
Natural Gas	Default Gas Provider0

Lighting and Appliances



Property

Lakeland Housing Authority, FL
 Landland, FL 33815
 Model: SD_2BR

Organization

Fox Energy Specialists
 James Rodriguez

Inspection Status

Results are projected

Micro Cottages at
 Williamstown_SD_2BR
 Micro Cottages_SD_2BR

Builder

Lakeland Housing
 Authority

ANNUAL SUMMARY

Summary	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	293.0	24
Electric Appliances [kWh/Year]	3,329.1	277
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	301

LIGHTING

Lighting Scheme	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	270.3	22
Exterior Lighting	22.7	2
Garage Lighting	0.0	0
Total	293.0	24

FOSSIL FUEL APPLIANCES

Appliance Type	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	218.5	18
Range/Oven	409.0	34
Refrigerator	529.0	44
Clothes Dryer	623.9	52
Clothes Washer	83.9	7
Mechanical Ventilation	0.0	0
Ceiling Fan	258.7	22
Television	551.0	46
Miscellaneous	655.2	55
Total	3,329.1	277

Average Water Consumptions

Lakeland Housing Authority, FL

<u>Water Consumptions</u>				
Base Rate		Per	1000	Gallons
Rate		First	10000	Gallons
Rate		Next	10000	Gallons
Water Saving Devices Installed			Yes	
Annual Usage With Water Saving Devices				
Bedroom Sizes				
	1	2	3	
*USGS Annual Usage	29,200	58,400	87,600	
*CSG Network Usage	19,345	38,690	58,035	
*Southwest Florida Water Management District Usage	11,315	22,630	33,945	
*REUWS Usage	35,755	49,333	62,911	
Monthly Gallons	1,992	3,522	5,052	

*Source: Highlighted Cells are using an average of the USGS, CSG Network, Southwest Florida Water Management Calculators and Residential End Uses Water Study

Average Water Consumptions

Lakeland Housing Authority, FL

<u>Water Consumptions</u>					
Base Rate		Per	1000	Gallons	
Rate		First	10000	Gallons	
Rate		Next	10000	Gallons	
Water Saving Devices Installed			No		
Annual Usage Without Water Saving Devices					
Bedroom Sizes					
	1	2	3	4	
*USGS Annual Usage	36,500	73,000	109,500	146,000	
*CSG Network Usage	27,010	54,020	81,030	108,040	
*Southwest Florida Water Management District Usage	25,915	51,830	77,745	103,660	
*REUWS Usage	38,880	52,458	66,036	79,614	
Monthly Gallons	2,673	4,819	6,965	9,111	

*Source: Highlighted Cells are using an average of the USGS, CSG Network, Southwest Florida Water Management Calculators and Residential End Uses Water Study

CURRENTLY ADOPTED UTILITY ALLOWANCES



LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2023

Building Type: Semi-Detached/Duplex

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$79.00	\$90.00		
Water			\$21.00	\$25.00		
Sewer			\$36.00	\$43.00		
Totals			\$136.00	\$158.00		

Building Type: Apartment/Multi-Family

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$68.00				
Sewer		\$29.00				
Totals		\$97.00				

3 units

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$68.00				
Sewer		\$29.00				
Totals		\$97.00				

4 units

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

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Win-V= Windows Vinyl
HP= Heat Pump
Ins= Insulation
WS= Water Saving Appliances
LED= 100% LED Lighting

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$57.00	\$67.00			
Sewer		\$29.00	\$36.00			
Totals		\$86.00	\$103.00			