

The Housing Authority of the City of Lakeland Request for Board Action

1. Describe Board Action Requested and why it is necessary:

Re: Resolution # 20-1484

The Board of Commissioners is requested to approve the above-referenced resolution to authorize revisions to the current utility allowance schedule for both the Public Housing and the Housing Choice Voucher participants.

2. Who is making request:

A. Entity: The Housing Authority of the City of Lakeland

B. Project: Implement the annual utility allowance schedules for participants in the Public Housing and HCV programs effective September 1, 2020.

C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

The U.S. Department of Housing and Urban Development requires the Lakeland Housing Authority to review its utility allowances annually. The review shall include all changes in circumstances involved with completion of modernization and/or other energy conservation measures implemented by the Lakeland Housing Authority which would lead to a change in reasonable consumption requirements and changes in utility rates.

The utility allowance survey method is the preferred method of obtaining current utility rates and charges for the Public Housing and Section 8 Housing Choice Voucher programs. The outcome of this study enables the Lakeland Housing Authority to update the current utility allowance schedule.

Resident Life Utility Allowances, a division of The Nelrod Company, was selected as the consulting firm for the utility allowance study. The Nelrod Company has over twenty years of experience in federal, state, and local government consulting services in the following areas:

- Financial Management and Capital Fund Program
- Agency Plans and Policies
- PHAS
- SEMAP

- HQS
- Family Self Sufficiency
- Reasonable Rent Determination
- Utility Allowances
- Energy Audits
- Physical Needs Assessments

Based on previous experience and work history, the Lakeland Housing Authority engaged the *Resident Life Utility Allowances* firm to conduct the utility allowance study for the Public Housing program and Section 8 participants.

OBJECTIVE

The objective of the study was to update the utility allowances with current utility supplier rates and charges for electricity, natural gas, water and sewer from the City, County, and other jurisdictions. The methodology used to analyze the current utility allowances included a review of Monthly Consumption Allowances, Rate Information Gathering, Computation of Consumption Costs, submission of Section 8 and Public Housing HUD Forms, gathering Supporting Documentation, and implementing the updated allowances within 90 days of approval.

PRESENT SITUATION

The Lakeland Housing Authority has a current utility allowance schedule that will be updated with the new utility allowance schedule (please see attached forms) based on the *Resident Life Utility Allowances* survey. The summary of the complete survey, including a comparison of current allowance with the proposed allowances, is attached to this resolution.

ANTICIPATED OUTCOME

By approving this Resolution, the Lakeland Housing Authority will be able to implement the updated utility allowances for its programs and become compliant with the U.S. Department of Housing and Urban Development mandated utility allowance regulation 24 CFR 965.507 (b).

WHO BENEFITS

The Public Housing residents and the Section 8 participants being serviced by the Lakeland Housing Authority will directly benefit from the updated utility allowance schedule.

RESOLUTION NO. 20-1484

APPROVAL OF THE REVISED PUBLIC HOUSING AND HOUSING CHOICE VOUCHER UTILITY ALLOWANCE SCHEDULES

WHEREAS, the Housing Authority of the City of Lakeland is required by the United States Department of Housing and Urban Development to ensure that its Public Housing program and its Housing Choice Voucher (Section 8) program review and, if necessary, update the utility allowances for program participants on an annual basis; and

WHEREAS, after a study was conducted to review the Housing Authority of the City of Lakeland's utility allowance schedules, and

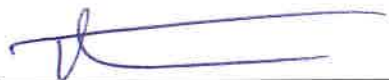
WHEREAS, it was determined that it is necessary to make adjustments to the Housing Authority of the City of Lakeland utility allowance schedules.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the updated Public Housing utility allowance schedules and Housing Choice Voucher (Section 8) utility allowance schedules to become effective on September 1, 2020 and/or implementing effective ninety (90) days from the approval date for annual certifications.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted Resolution No. 20-1484, dated August 17, 2020.

Attested by:



Benjamin Stevenson, Secretary



Michael A. Pimentel, Chairman

Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

Date (mm/dd/yyyy): 09/01/2020

Locality: **Lakeland Housing Authority, FL** Unit Type: **Single-Family (Detached House/Mobile Home)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						

Heating						
a. Natural Gas	\$13.00	\$16.00	\$16.00	\$17.00	\$17.00	\$18.00
b. Bottle Gas/Propane	\$50.00	\$58.00	\$58.00	\$61.00	\$61.00	\$65.00
c. Electric (avg)	\$9.00	\$11.00	\$12.00	\$12.00	\$13.00	\$14.00
d. Electric Heat Pump (avg)	\$7.00	\$8.00	\$10.00	\$11.00	\$12.00	\$13.00
e. Oil						

Cooking						
a. Natural Gas	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	\$10.00
b. Bottle Gas/Propane	\$12.00	\$12.00	\$19.00	\$27.00	\$35.00	\$38.00
c. Electric (avg)	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00

Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$26.00	\$31.00	\$43.00	\$55.00	\$67.00	\$79.00
Air Conditioning (avg)	\$12.00	\$14.00	\$31.00	\$49.00	\$66.00	\$83.00

Water Heating						
a. Natural Gas	\$8.00	\$9.00	\$13.00	\$18.00	\$21.00	\$26.00
b. Bottle Gas/Propane	\$31.00	\$35.00	\$50.00	\$65.00	\$81.00	\$96.00
c. Electric (avg)	\$13.00	\$15.00	\$19.00	\$23.00	\$28.00	\$32.00
d. Oil						

Water, Sewer, Trash Collection						
Water (avg)	\$19.00	\$19.00	\$23.00	\$27.00	\$32.00	\$37.00
Sewer (avg)	\$39.00	\$40.00	\$46.00	\$52.00	\$58.00	\$63.00
Trash Collection (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00

Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges						
Electric Charge \$11.34 (avg)	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Natural Gas Charge \$12.54	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00

Actual Family Allowances	Utility or Service	per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.	Heating	\$
	Cooking	\$
Name of Family	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
Address of Unit	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
Number of Bedrooms	Total	\$



Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

Date (mm/dd/yyyy): 09/01/2020

Locality: Lakeland Housing Authority, FL		Unit Type: Multi-Family (High-Rise/Apartment/ Row House/Townhouse/Semi-Detached/Duplex)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
	Monthly Dollar Allowances					
Heating						
a. Natural Gas	\$9.00	\$11.00	\$11.00	\$11.00	\$12.00	\$12.00
b. Bottle Gas/Propane	\$35.00	\$42.00	\$42.00	\$42.00	\$46.00	\$46.00
c. Electric (avg)	\$6.00	\$7.00	\$7.00	\$8.00	\$9.00	\$9.00
d. Electric Heat Pump (avg)	\$5.00	\$6.00	\$7.00	\$7.00	\$8.00	\$9.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	\$10.00
b. Bottle Gas/Propane	\$12.00	\$12.00	\$19.00	\$27.00	\$35.00	\$38.00
c. Electric (avg)	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$18.00	\$21.00	\$29.00	\$38.00	\$46.00	\$54.00
Air Conditioning (avg)	\$15.00	\$18.00	\$25.00	\$32.00	\$39.00	\$46.00
Water Heating						
a. Natural Gas	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$21.00
b. Bottle Gas/Propane	\$27.00	\$31.00	\$42.00	\$54.00	\$65.00	\$81.00
c. Electric (avg)	\$10.00	\$12.00	\$15.00	\$19.00	\$22.00	\$25.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$19.00	\$19.00	\$23.00	\$27.00	\$32.00	\$37.00
Sewer (avg)	\$39.00	\$40.00	\$46.00	\$52.00	\$58.00	\$63.00
Trash Collection (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$11.34 (avg)	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Natural Gas Charge \$12.54	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Total		\$		





LAKELAND HOUSING AUTHORITY, FL PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES Chart 1

UPDATE 2020

Building Type: Row House/Townhouse

Westlake (All Electric) (EE Equip: WH,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$53.00	\$62.00	\$73.00		
Water		\$18.00	\$23.00	\$28.00		
Sewer		\$30.00	\$40.00	\$49.00		
Totals		\$101.00	\$125.00	\$150.00		

Building Type: Semi-Detached/Duplex

Westlake (All Electric) (EE Equip: WH,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$56.00	\$65.00	\$76.00		
Water		\$18.00	\$23.00	\$28.00		
Sewer		\$30.00	\$40.00	\$49.00		
Totals		\$104.00	\$128.00	\$153.00		

Building Type: Row House/Townhouse

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$60.00	\$70.00		
Water			\$20.00	\$24.00		
Sewer			\$34.00	\$41.00		
Totals			\$114.00	\$135.00		

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

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$63.00	\$73.00		
Water			\$20.00	\$24.00		
Sewer			\$34.00	\$41.00		
Totals			\$117.00	\$138.00		

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$51.00				
Sewer		\$28.00				
Totals		\$79.00				

Building Type: Semi-Detached/Duplex

Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$53.00	\$61.00			
Sewer		\$28.00	\$34.00			
Totals		\$81.00	\$95.00			