

RESOLUTION NO. 82-040

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ON DATE OF

August 24, 1982

CONTINUANCE OF EXISTING
UTILITY ALLOWANCES

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY
OF SACRAMENTO:

Section 1. The Utility Allowance Study and Schedules,
attached hereto as Exhibit A, are hereby accepted and approved.

Section 2. The Utility Allowance Schedules will not
be implemented at this time.

Thiel. I. Bentley
CHAIRMAN

ATTEST:

William H. Edya
SECRETARY

RESOLUTION No. 82-040
AUG 24 1982

EXHIBIT A
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF SACRAMENTO
Allowances for Tenant Furnished Utilities

SCHEDULE A
A
46

Date 4/1/82

Locality City of Sacramento+ 5% Users Tax	Dwelling Type Apartments/Townhouses
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Rate Schedules.....NATURAL GAS: G-1xH.....ELECTRICITY: 17-14
(2/14/79)

Dollar Allowances include: State Energy Resources Surcharge? Yes X No
Utility Users Tax? 5 % by City of Sacramento

UTILITY COMBINATIONS	MONTHLY ALLOWANCES in Dollars					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
1. <u>NATURAL GAS</u> - for cooking, water heating and space heating. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration.	14 (21)	18 (26)	24 (34)	26 (41)	31 (49)	36 (57)
2. <u>NATURAL GAS</u> - for cooking and space heating. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration (hot water provided by owner).	13 (17)	16 (21)	21 (29)	22 (35)	27 (41)	31 (47)
3. <u>NATURAL GAS</u> - for water heating and space heating. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration.	15 (21)	18 (26)	24 (35)	27 (42)	32 (49)	37 (57)
4. <u>NATURAL GAS</u> - for space heating. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration (hot water provided by owner).	13 (17)	15 (22)	21 (30)	22 (36)	27 (42)	31 (47)
5. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration. <u>OTHER UTILITIES</u> - paid by Landlord.	5 (9)	6 (10)	7 (13)	7 (18)	8 (19)	8 (21)
6. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration. <u>OTHER UTILITIES</u> - paid by Landlord.	6 (10)	7 (12)	9 (16)	10 (21)	11 (24)	12 (26)
7. <u>ELECTRICITY</u> - for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner).	17 (17)	22 (19)	28 N/A	33 N/A	38 N/A	43 N/A
8. <u>ALL ELECTRIC</u>	20 N/A	26 (24)	32 N/A	38 N/A	44 N/A	50 N/A
9. Refuse Collection (Section 8)	3	3	3	3	3	3

() = Proposed New Rates

HOUSING AUTHORITIES OF THE CITY AND COUNTY OF SACRAMENTO
 Allowances for Tenant Furnished Utilities

SCHEDULE D

46

Date 4/1/82

Locality Sacramento County, California

Dwelling Type
 Apartments/Townhouses

Rate Schedules.....NATURAL GAS: G-1xH.....ELECTRICITY: 17-14
 (2/14/79)

Dollar Allowances include: State Energy Resources Surcharge? Yes X No _____
 Utility Users Tax? _____ % by _____

UTILITY COMBINATIONS	MONTHLY ALLOWANCES in Dollars					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
1. <u>NATURAL GAS</u> - for cooking, water heating and space heating. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration.	14 (20)	17 (25)	23 (33)	25 (40)	30 (47)	34 (54)
2. <u>NATURAL GAS</u> - for cooking and space heating. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration (hot water provided by owner).	12 (16)	15 (20)	20 (28)	21 (34)	26 (39)	29 (44)
3. <u>NATURAL GAS</u> - for water heating and space heating. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration.	14 (20)	17 (25)	23 (33)	25 (40)	30 (47)	35 (55)
4. <u>NATURAL GAS</u> - for space heating. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration (hot water provided by owner).	12 (16)	15 (21)	20 (28)	21 (34)	26 (40)	30 (45)
5. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration. <u>OTHER UTILITIES</u> - paid by Landlord.	5 (8)	5 (9)	6 (13)	7 (17)	7 (18)	8 (20)
6. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration. <u>OTHER UTILITIES</u> - paid by Landlord.	6 (10)	7 (11)	8 (15)	9 (20)	10 (23)	11 (25)
7. <u>ELECTRICITY</u> - for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner).	17 (16)	21 (18)	29 N/A	31 N/A	36 N/A	41 N/A
8. <u>ALL ELECTRIC</u>	20 N/A	25 (23)	31 N/A	36 N/A	42 N/A	48 N/A
9. Refuse Collection (Section 8)	3	3	3	3	3	

() = Proposed Net Rates

Attachment

RESOLUTION NO. 82-0
 AUG 24 1982

HOUSING AUTHORITIES OF THE CITY AND COUNTY OF SACRAMENTO
 Allowances for Tenant Furnished Utilities

SCHEDULE B

15
46

Date 4/1/82

Locality City of Sacramento + 5% Users Tax

Dwelling Type
 Detached Houses/Duplexes

Rate Schedules.....NATURAL GAS: G-1xH.....ELECTRICITY: 17-14
 (2/14/79)

Dollar Allowances include: State Energy Resources Surcharge? Yes No
 Utility Users Tax? 5 % by Sacramento

UTILITY COMBINATIONS	MONTHLY ALLOWANCES in Dollars					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
1. <u>NATURAL GAS</u> - for cooking, water heating and space heating. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration.	16 (25)	20 (31)	26 (43)	28 (50)	34 (64)	41 (75)
2. <u>NATURAL GAS</u> - for cooking and space heating. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration (hot water provided by owner).	14 (19)	17 (26)	23 (37)	25 (44)	30 (54)	35 (62)
3. <u>NATURAL GAS</u> - for water heating and space heating. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration.	16 (25)	20 (31)	27 (44)	29 (52)	35 (63)	41 (74)
4. <u>NATURAL GAS</u> - for space heating. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration (hot water provided by owner).	14 (22)	17 (27)	23 (36)	25 (43)	30 (51)	35 (58)
5. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration. <u>OTHER UTILITIES</u> - paid by Landlord.	5 (9)	6 (10)	7 (13)	7 (18)	8 (19)	8 (21)
6. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration. <u>OTHER UTILITIES</u> - paid by Landlord.	6 (10)	7 (12)	9 (16)	10 (21)	11 (24)	12 (26)
7. <u>ELECTRICITY</u> - for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner).	20 N/A	24 N/A	30 N/A	36 N/A	42 N/A	48 N/A
8. <u>ALL ELECTRIC</u>	23 N/A	28 N/A	35 N/A	41 N/A	48 N/A	55 N/A
9. Refuse Collection (Section 8)	3	3	3	3	3	3

() = Proposed New Rates

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RESOLUTION No. 82-040
 AUG 24 1982 (8)

HOUSING AUTHORITIES OF THE CITY AND COUNTY OF SACRAMENTO
 Allowances for Tenant Furnished Utilities

SCHEDULE E

46

Date
 4/1/82

Locality County of Sacramento, California	Dwelling Type Detached Houses/Duplexes
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Rate Schedules.....NATURAL GAS: G-1xH.....ELECTRICITY: 17-14
 (2/14/79)

Dollar Allowances include: State Energy Resources Surcharge? Yes X No _____
 Utility Users Tax? _____ % by _____

UTILITY COMBINATIONS	MONTHLY ALLOWANCES in Dollars					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
1. <u>NATURAL GAS</u> - for cooking, water heating and space heating. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration.	15 (24)	19 (30)	25 (41)	27 (48)	33 (61)	39 (71)
2. <u>NATURAL GAS</u> - for cooking and space heating. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration (hot water provided by owner).	14 (18)	16 (24)	22 (35)	24 (42)	28 (41)	33 (59)
3. <u>NATURAL GAS</u> - for water heating and space heating. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration.	16 (24)	19 (30)	25 (41)	28 (49)	33 (60)	39 (71)
4. <u>NATURAL GAS</u> - for space heating. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration (hot water provided by owner).	13 (21)	16 (26)	22 (35)	24 (41)	29 (48)	33 (55)
5. <u>ELECTRICITY</u> - for lighting, small appliances and refrigeration. <u>OTHER UTILITIES</u> - paid by Landlord.	5 (8)	5 (9)	6 (13)	7 (17)	7 (18)	8 (20)
6. <u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration. <u>OTHER UTILITIES</u> - paid by Landlord.	6 (10)	7 (11)	8 (15)	9 (20)	10 (23)	11 (25)
7. <u>ELECTRICITY</u> - for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner).	19 N/A	23 N/A	29 N/A	34 N/A	40 N/A	46 N/A
8. <u>ALL ELECTRIC</u>	22 N/A	27 N/A	33 N/A	39 N/A	46 N/A	53 N/A
9. Refuse Collection (Section 8)	3	3	3	3	3	3

() = Proposed New Rates

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RESOLUTION No. 82-049 (9)
 AUG 24 1992

HOUSING AUTHORITIES OF THE CITY AND COUNTY OF SACRAMENTO
 Allowances for Tenant Furnished Utilities

SCHEDULE C C
 Date 4/1/82 46

Locality: City of Sacramento
 Dwelling Type: All Electric Highrise/All Electric Lowrise

Rate Schedules.....NATURAL GAS: G-lxH.....ELECTRICITY: 17-14
 (2/14/79)

Dollar Allowances include: State Energy Resources Surcharge? Yes X No _____
 Utility Users Tax? 5 % by _____

UTILITY COMBINATIONS	MONTHLY ALLOWANCES in Dollars					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
<u>HIGHRISE</u>						
1. <u>ELECTRICITY</u> - for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner).		22 (16)				
2. Highrise (Section 8) <u>ELECTRICITY</u> - for cooking, lighting, refrigeration and small appliances (hot water and central heat provided by owner)	5 (10)	6 (12)	7 (16)	9 (21)		
<u>LOWRISE</u>						
3. <u>ELECTRICITY</u> - for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner)	17 (17)	22 (19)				
4. <u>ALL ELECTRIC</u>		26 (26)				

() = Proposed Rates

HOUSING AUTHORITIES OF THE CITY AND COUNTY OF SACRAMENTO
 Allowances for Tenant Furnished Utilities

SCHEDULE F
 Date 4/1/82 46

Locality

Sacramento County, California

Dwelling Type

All Electric Highrise/All Electric Lowrise

Rate Schedules.....NATURAL GAS: G-1xH.....ELECTRICITY: 17-14

Dollar Allowances include: State Energy Resources Surcharge? Yes X No
 Utility Users Tax? % by

UTILITY COMBINATIONS	MONTHLY ALLOWANCES in Dollars					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
<u>HIGHRISE</u>						
1. <u>ELECTRICITY</u> -for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner).		22 (15)				
2. Highrise (Section 8)						
3. <u>ELECTRICITY</u> - for cooking, lighting, refrigeration and small appliances (hot water and central heat provided by owner)	5 (10)	6 (11)	7 (15)	9 (20)		
<u>LOWRISE</u>						
3. <u>ELECTRICITY</u> - for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner).	17 (16)	22 (18)				
4. <u>ALL ELECTRIC</u>		26 (24)				

() = Proposed Net Rates

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RESOLUTION No. 82-040
 AUG 24 1982

HOUSING AUTHORITIES OF THE CITY AND COUNTY OF SACRAMENTO
 Allowances for Tenant Furnished Utilities

SCHEDULE G

G

Date
 5/82

46

Locality City of Sacramento Plus 5% Users Tax Kennedy Estates Only	Dwelling Type Townhouse
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Rate Schedules.....NATURAL GAS: G-lxH.....ELECTRICITY: 17-14

Dollar Allowances include: State Energy Resources Surcharge? Yes X No _____
 Utility Users Tax? 5 % by _____

UTILITY COMBINATIONS	MONTHLY ALLOWANCES in Dollars					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
<u>NATURAL GAS</u> - for cooking, water heating and space heating.		21	27	32	37	
<u>ELECTRICITY</u> - for lighting, small appliances and refrigeration, and A/C Hot water supplied by owner.		(23)	(31)	(38)	(44)	
<u>NATURAL GAS</u> - for cooking and space heating.						
<u>ELECTRICITY</u> - for lighting, small appliances and refrigeration (hot water provided by owner).						
<u>NATURAL GAS</u> - for water heating and space heating.						
<u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration.						
<u>NATURAL GAS</u> - for space heating.						
<u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration (hot water provided by owner).						
<u>ELECTRICITY</u> - for lighting, small appliances and refrigeration.						
<u>OTHER UTILITIES</u> - paid by Landlord.						
<u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration.						
<u>OTHER UTILITIES</u> - paid by Landlord.						
<u>ELECTRICITY</u> - for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner).						
<u>ALL ELECTRIC</u>						
Refuse Collection (Section 8)						

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() = Proposed New Rates

HOUSING AUTHORITIES OF THE CITY AND COUNTY OF SACRAMENTO
 Allowances for Tenant Furnished Utilities

SCHEDULE H H

Date 5/82

46

Locality City of Sacramento + 5% Users Tax
 Ping Yuen Only

Dwelling Type
 High-Rise

Rate Schedules.....NATURAL GAS: G-1xH.....ELECTRICITY: 17-14

Dollar Allowances include: State Energy Resources Surcharge? Yes X No _____
 Utility Users Tax? 5 % by _____

UTILITY COMBINATIONS	MONTHLY ALLOWANCES in Dollars					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
<u>NATURAL GAS</u> - for cooking, water heating and space heating.						
<u>ELECTRICITY</u> - for lighting, small appliances and refrigeration. A/C, space heating, and hot water provided by owner.	5 (9)	6 (10)	7 (13)	9 (18)		
<u>NATURAL GAS</u> - for cooking and space heating.						
<u>ELECTRICITY</u> - for lighting, small appliances and refrigeration (hot water provided by owner).						
<u>NATURAL GAS</u> - for water heating and space heating.						
<u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration.						
<u>NATURAL GAS</u> - for space heating.						
<u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration (hot water provided by owner).						
<u>ELECTRICITY</u> - for lighting, small appliances and refrigeration.						
<u>OTHER UTILITIES</u> - paid by Landlord.						
<u>ELECTRICITY</u> - for cooking, lighting, small appliances and refrigeration.						
<u>OTHER UTILITIES</u> - paid by Landlord.						
<u>ELECTRICITY</u> - for cooking, space heating, lighting, refrigeration and small appliances (hot water provided by owner).						
<u>ALL ELECTRIC</u>						
Refuse Collection (Section 8)						

UNIT BREAKDOWN ACCORDING TO ENERGY BREAKDOWNS

		<u>Current Rate*</u>	<u>Proposed Rate*</u>
<u>Hi Rise:</u> Electricity for cooking, space heating, lighting, refrigeration and small appliances. Hot water provided by owner.			
532	1 Bedroom Units	x \$22 = \$11,704	x \$16 = \$ 8,512

<u>Hi Rise (Section 8 Ping Yuen):</u> Electricity for cooking, lighting, refrigeration and small appliances. Hot water and central heat and air provided by owner.			
18	Studio Units	x \$ 5 = \$ 90	x \$ 9 = \$ 162
39	1 Bedroom Units	x \$ 6 = \$ 234	x \$10 = \$ 390
13	2 Bedroom Units	x \$ 7 = \$ 91	x \$13 = \$ 169
2	3 Bedroom Units	x \$ 9 = \$ 18	x \$18 = \$ 36

<u>Low Rise:</u> Electricity for cooking, space heating, lighting, refrigeration and small appliances. Hot water provided by owner.			
80	1 Bedroom Units	x \$22 = \$ 1,760	x \$19 = \$ 1,520
24	1 Bedroom Units	x \$22 = \$ 528	x \$19 = \$ 456
26	Studio Units	x \$17 = \$ 442	x \$17 = \$ 442

<u>Low Rise:</u> All electric.			
178	1 Bedroom Units	x \$26 = \$ 4,628	x \$26 = \$ 4,628

Current Rate*

Proposed Rate*

Apartment/TownHouse: Natural gas for cooking, water heating and space heating. Electricity for lighting, small appliances and refrigeration. (Dos Rios, New Helvetia, River Oaks)

182	1 Bedroom Units	x \$18 = \$ 3,276	x \$26 = \$ 4,732
419	2 Bedroom Units	x \$24 = \$10,056	x \$34 = \$14,246
288	3 Bedroom Units	x \$26 = \$ 7,488	x \$41 = \$11,808
72	4 Bedroom Units	x \$34 = \$ 2,448	x \$49 = \$ 3,528
8	5 Bedroom Units	x \$36 = \$ 288	x \$57 = \$ 456

Apartment/TownHouse: Natural gas for cooking, space heating. Electricity for lighting, small appliances and refrigeration. Hot water provided by owner (Kennedy Estates)

24	1 Bedroom Units	x \$21 = \$ 504	x \$23 = \$ 552
32	2 Bedroom Units	x \$27 = \$ 864	x \$31 = \$ 992
24	3 Bedroom Units	x \$32 = \$ 768	x \$38 = \$ 912
20	4 Bedroom Units	x \$37 = \$ 740	x \$44 = \$ 880

Detached House/Duplexes: Natural gas for cooking, water heating and space heating. Electricity for lighting, small appliances and refrigeration. (Used this combination for all scattered sites)

4	1 Bedroom Units	x \$20 = \$ 80	x \$31 = \$ 124
34	2 Bedroom Units	x \$26 = \$ 884	x \$43 = \$ 1,462
176	3 Bedroom Units	x \$28 = \$ 4,928	x \$50 = \$ 8,800
45	4 Bedroom Units	x \$34 = \$ 1,530	x \$64 = \$ 2,880
5	5 Bedroom Units	x \$41 = \$ 205	x \$75 = 375

	<u>Current Rate*</u>	<u>Proposed Rate*</u>
Monthly Utility Allowances:	\$53,554	\$68,062
	<u> x 12</u>	<u> x 12</u>
Annual Utility Allowances:	\$642,648	\$816,744
		- <u> 642,648</u>
Proposed Increase in Utility Allowances:		<u> \$174,096</u>

*All rates are shown using the City of Sacramento rate which includes a 5% tax over the County of Sacramento rate.