

Housing Authority of The County of Merced

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VISIT OUR WEB SITE AT: www.merced-pha.com



July 31, 2017

Public Notice is hereby given that the Housing Authority of the County of Merced (HACM) is updating the Utility Allowances for all Public Housing units. The *Proposed Utility Allowances* are attached to this Public Notice listing the specific utility allowances for all unit types. The proposed allowances will take effect on October 1, 2017.

In accordance with regulation 24 CFR Part 965.502, the HACM establishes a monthly utility allowance that reflect a reasonable consumption of utilities consistent with the requirements of a safe, sanitary, and healthy living environment for the specific bedroom size and type of unit occupied by an energy-conscious household.

The new utility allowance study shows that due to the utility provider's rate changes most of the units' utility allowances have increased. When the utility allowances increase, tenants' monthly rent portions may reflect a decrease.

Basis of determination:

- The HACM has dwelling units where residents pay electric and natural gas utilities. An engineering-based methodology was utilized which took into consideration structure type, unit size and equipment. Some of the developments have energy efficient windows and water saving appliances. These allowances are based upon a reasonable consumption 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.

The HACM maintains a record that documents the basis on which allowances are established and revised. The *Utility Allowance Survey and Study* is available at our central administrative office located at: 400 West Ave., Merced, CA 95341.

The lobby hours are:

Monday – Thursday 7:30 a.m. to 5:00 p.m.

Alternating Fridays 7:30 a.m. to 4:00 p.m.

Note: Closed from 12:00 p.m. to 1:00 p.m.

The *Proposed Utility Allowances* may also be viewed by visiting our website: www.merced-pha.com. Click on the "Agency Plan Updates & Public Notices" link for viewing.



All Public Housing residents of the HACM have an opportunity to submit written comments no later than **September 30, 2017** to:

Housing Authority of the County of Merced
Maria Alvarado
405 U Street
Merced, CA 95341

Or via email to: mariaa@merced-pha.com

All written comments will be retained by the HACM and shall be available for inspection by residents.

Sincerely,



Blanca Arrate
Director of Housing Programs





**HOUSING AUTHORITY OF THE COUNTY OF MERCED, CA
PUBLIC HOUSING**

**PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1**

UPDATE 2017

Building Type: Semi-Detached/Duplex

CA-23-01,02,05 AMP-1,3 Merced, Los Banos, Dos Palos (EE Equip: WS)		1BR	2BR	3BR	4BR	
Electricity (L&A)		\$18.00	\$24.00	\$30.00	\$35.00	
Natural Gas (H,WH,C)		\$29.00	\$38.00	\$43.00	\$49.00	
Totals		\$47.00	\$62.00	\$73.00	\$84.00	

Building Type: Detached House

CA-23-01 AMP-1 Merced (EE Equip: WS)		1BR	2BR	3BR	4BR	
Electricity (L&A)		\$18.00	\$24.00	\$30.00	\$35.00	
Natural Gas (H,WH,C)		\$48.00	\$60.00	\$71.00	\$79.00	
Totals		\$66.00	\$84.00	\$101.00	\$114.00	

Building Type: Semi-Detached/Duplex

CA-23-03 AMP-2 Atwater		1BR	2BR	3BR	4BR	
Electricity (L&A)		\$18.00	\$24.00	\$30.00	\$35.00	
Natural Gas (H,WH,C)		\$29.00	\$38.00	\$43.00	\$49.00	
Totals		\$47.00	\$62.00	\$73.00	\$84.00	

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

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

EE Equip= Energy Efficient Equipment
Win= Windows
WS= Water Saving Appliances

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

**HOUSING AUTHORITY OF THE COUNTY OF MERCED, CA
PUBLIC HOUSING**

Building Type: Detached House

CA-23-03 AMP-2 Atwater	0BR	1BR	2BR	3BR	4BR
Electricity (L&A)		\$18.00	\$24.00	\$30.00	\$35.00
Natural Gas (H,WH,C)		\$48.00	\$60.00	\$71.00	\$79.00
Totals		\$66.00	\$84.00	\$101.00	\$114.00

Building Type: Semi-Detached/Duplex

CA-23-04,11,12 AMP-2,3 Los Banos, Atwater, Winton, Dos Palos (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR
Electricity (L&A)		\$18.00	\$24.00	\$30.00	\$35.00
Natural Gas (H,WH,C)		\$27.00	\$35.00	\$41.00	\$45.00
Totals		\$45.00	\$59.00	\$71.00	\$80.00

Building Type: Row House/Townhouse

CA-23-06 AMP-2 Livingston (EE Equip: Win,WS)	0BR	1BR	2BR	3BR	4BR
Electricity (L&A)		\$18.00	\$24.00	\$30.00	\$35.00
Natural Gas (H,WH,C)		\$25.00	\$31.00	\$36.00	\$41.00
Totals		\$43.00	\$55.00	\$66.00	\$76.00

Building Type: Semi-Detached/Duplex

CA-23-06, 10 AMP-1, 2 Livingston, Merced (EE Equip: Win,WS)	0BR	1BR	2BR	3BR	4BR
Electricity (L&A)		\$18.00	\$24.00	\$30.00	\$35.00
Natural Gas (H,WH,C)		\$27.00	\$35.00	\$41.00	\$45.00
Totals		\$45.00	\$59.00	\$71.00	\$80.00

Building Type: Detached House

CA-23-10 AMP-1 Merced (EE Equip: Win,WS)	0BR	1BR	2BR	3BR	4BR
Electricity (L&A)			\$24.00	\$30.00	\$35.00
Natural Gas (H,WH,C)			\$55.00	\$65.00	\$73.00
Totals			\$79.00	\$95.00	\$108.00

Building Type: Row House/Townhouse

CA-23-13 AMP-1 Merced (Electric Stove) (EE Equip: Win,WS)	0BR	1BR	2BR	3BR	4BR
Electricity (L&A,C)		\$24.00			
Natural Gas (H,WH)		\$20.00			
Totals		\$44.00			

**HOUSING AUTHORITY OF THE COUNTY OF MERCED, CA
PUBLIC HOUSING**

Building Type: Row House/Townhouse

CA-23-13 AMP-1 Merced (Gas Stove) (EE Equip: Win,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$18.00				
Natural Gas (H,WH,C)		\$26.00				
Totals		\$44.00				

Building Type: Detached House

CA-23-21, 23 AMP-1 Merced, Atwater (Electric Stove)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)				\$37.00		
Natural Gas (H,WH)				\$58.00		
Totals				\$95.00		

Building Type: Detached House

CA-23-21, 23 AMP-1 Merced, Atwater (Gas Stove)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$30.00		
Natural Gas (H,WH,C)				\$69.00		
Totals				\$99.00		

Building Type: Row House/Townhouse

CA-23-24 AMP-4 Merced (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$24.00			
Natural Gas (H,WH,C)			\$31.00			
Totals			\$55.00			

