



CITY OF LONG BEACH

DEPARTMENT OF HEALTH AND HUMAN SERVICES

3

HOUSING AUTHORITY
of the City of Long Beach

521 E. 4TH STREET • LONG BEACH, CALIFORNIA 90802 • (562) 570-6985 • FAX: (562) 499-1052

December 11, 2018

HONORABLE HOUSING AUTHORITY COMMISSION
City of Long Beach
California

RECOMMENDATION:

Adopt Revised Standard Utility Allowance Schedules; and,

Adopt Energy Efficiency-Based Utility Allowance Schedules for New Construction Projects. (Citywide)

DISCUSSION:

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Agencies to annually review and amend, if necessary, their Utility Allowance Schedules if there is a 10 percent change in utility rates. In October 2018, the Housing Authority commissioned The Nelrod Company to review and assess: (1) the Standard Utility Allowance Schedules, which are used when calculating the tenant portion that each assisted household must pay for utilities; and, (2) the Energy Efficient Utility Allowance Schedules, which are used to calculate the costs of tenant-paid utilities in new residential construction projects that meet certain energy efficiency criteria.

It should be noted that the percentage change in the utility comparison between 2017 and 2018, was based on calculations required by HUD and the percentage rate changes do not necessarily correlate directly to the percentage change a person would pay for utilities.

The overall impact of the new 2019 utility allowances for the average two-bedroom unit with mixed resources of gas and electric was a decrease to the total tenant portion and an increase to the Housing Assistance Payment. The all electric unit for the average two-bedroom unit saw no change in impact to the total tenant portion. Schedules are attached as Exhibit A.

This matter was reviewed by Deputy City Attorney Linda T. Vu on November 14, 2018 and by Revenue Management Officer Geraldine Alejo on November 20, 2018.

TIMING CONSIDERATIONS

Action on this item is requested on December 11, 2018, as the Housing Authority would like to implement the new utility allowance schedules on December 12, 2018.

HONORABLE HOUSING AUTHORITY COMMISSION

December 11, 2018

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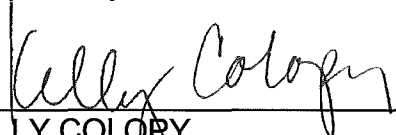
FISCAL IMPACT

There is no net fiscal impact to the City from the revised utility allowance schedules. Current appropriations in the Housing Authority Fund (SR 151) in the Health and Human Services Department (HE) are estimated to sufficiently cover the increase to Housing Assistance payments. If needed, the Department will return to the City Council with a request to increase appropriations, fully offset by disbursements from HUD for Housing Assistance Payments. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted:



KELLY COLOPY
ASSISTANT EXECUTIVE DIRECTOR

APPROVED:



PATRICK H. WEST
CITY MANAGER

Attachments:

Exhibit A: Proposed Standard Utility Allowance Schedules and Energy Efficiency-Based Utility Allowance Schedules

Exhibit A

Proposed Standard Utility Allowance Schedules and Energy Efficiency-Based Utility Allowance Schedules

Allowances for Tenant-Furnished Utilities and Other Services

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

Date (mm/dd/yyyy):																																			
Locality: Housing Authority of the City of Long Beach, CA		Unit Type: Apartment																																	
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR																												
Monthly Dollar Allowances																																			
Heating																																			
a. Natural Gas	\$10.00	\$12.00	\$13.00	\$14.00	\$15.00	\$16.00	\$17.00																												
b. Bottle Gas/Propane																																			
c. Electric	\$8.00	\$9.00	\$11.00	\$12.00	\$14.00	\$16.00	\$17.00																												
d. Electric Heat Pump	\$7.00	\$8.00	\$9.00	\$10.00	\$11.00	\$13.00	\$14.00																												
e. Oil / Other																																			
Cooking																																			
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00																												
b. Bottle Gas/Propane																																			
c. Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00	\$17.00																												
Other Electric & Cooling																																			
Other Electric (Lights & Appliances) (Includes Monthly Credit)	\$13.00	\$16.00	\$24.00	\$34.00	\$46.00	\$58.00	\$64.00																												
Air Conditioning	\$5.00	\$6.00	\$9.00	\$11.00	\$13.00	\$16.00	\$17.00																												
Water Heating																																			
a. Natural Gas	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$19.00	\$21.00																												
b. Bottle Gas/Propane																																			
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00	\$29.00																												
d. Oil / Other																																			
Water, Sewer, Trash Collection																																			
Water	\$18.00	\$18.00	\$22.00	\$30.00	\$38.00	\$46.00	\$54.00																												
Sewer	\$9.00	\$9.00	\$9.00	\$10.00	\$11.00	\$12.00	\$12.00																												
Trash Collection	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00																												
Tenant-supplied Appliances																																			
Range / Microwave Tenant-supplied	\$11.00	\$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	\$12.00																												
Other--specify: Monthly Charges																																			
Gas Charge \$5.10	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00																												
Actual Family Allowances		<table border="1"> <tr> <th>Utility or Service</th> <th>per month cost</th> </tr> <tr> <td>Heating</td> <td>\$</td> </tr> <tr> <td>Cooking</td> <td>\$</td> </tr> <tr> <td>Other Electric</td> <td>\$</td> </tr> <tr> <td>Air Conditioning</td> <td>\$</td> </tr> <tr> <td>Water Heating</td> <td>\$</td> </tr> <tr> <td>Water</td> <td>\$</td> </tr> <tr> <td>Sewer</td> <td>\$</td> </tr> <tr> <td>Trash Collection</td> <td>\$</td> </tr> <tr> <td>Range / Microwave</td> <td>\$</td> </tr> <tr> <td>Refrigerator</td> <td>\$</td> </tr> <tr> <td>Other</td> <td>\$</td> </tr> <tr> <td>Other</td> <td>\$</td> </tr> <tr> <td>Total</td> <td>\$</td> </tr> </table>						Utility or Service	per month cost	Heating	\$	Cooking	\$	Other Electric	\$	Air Conditioning	\$	Water Heating	\$	Water	\$	Sewer	\$	Trash Collection	\$	Range / Microwave	\$	Refrigerator	\$	Other	\$	Other	\$	Total	\$
Utility or Service	per month cost																																		
Heating	\$																																		
Cooking	\$																																		
Other Electric	\$																																		
Air Conditioning	\$																																		
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Refrigerator	\$																																		
Other	\$																																		
Other	\$																																		
Total	\$																																		
To be used by the family to compute allowance. Complete below for the actual unit rented.																																			
Name of Family																																			
Address of Unit																																			
Number of Bedrooms																																			



Allowances for Tenant-Furnished Utilities and Other Services

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

Date (mm/dd/yyyy):						
Locality: Housing Authority of the City of Long Beach, CA		Unit Type: 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	\$15.00	\$17.00	\$19.00	\$20.00	\$21.00	\$22.00
b. Bottle Gas/Propane						
c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$20.00	\$22.00
d. Electric Heat Pump	\$8.00	\$9.00	\$11.00	\$12.00	\$14.00	\$15.00
e. Oil / Other						
Cooking						
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00
b. Bottle Gas/Propane						
c. Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Credit)	\$18.00	\$22.00	\$33.00	\$48.00	\$63.00	\$78.00
Air Conditioning	\$5.00	\$6.00	\$10.00	\$15.00	\$19.00	\$24.00
Water Heating						
a. Natural Gas	\$7.00	\$9.00	\$12.00	\$16.00	\$20.00	\$24.00
b. Bottle Gas/Propane						
c. Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$18.00	\$18.00	\$22.00	\$30.00	\$38.00	\$46.00
Sewer	\$9.00	\$9.00	\$9.00	\$10.00	\$11.00	\$12.00
Trash Collection	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
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						
Gas Charge \$5.10	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
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		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
Name of Family		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Address of Unit		Other		\$		
		Other		\$		
		Other		\$		
		Other		\$		
		Total		\$		
Number of Bedrooms		Other		\$		



**Allowances for Tenant-Furnished
Utilities and Other Services**

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

Date (mm/dd/yyyy):						
Locality: Housing Authority of the City of Long Beach, CA		Unit Type: Detached House				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$15.00	\$18.00	\$19.00	\$20.00	\$22.00	\$23.00
b. Bottle Gas/Propane						
c. Electric	\$14.00	\$17.00	\$19.00	\$21.00	\$23.00	\$25.00
d. Electric Heat Pump	\$9.00	\$11.00	\$13.00	\$15.00	\$16.00	\$18.00
e. Oil / Other						
Cooking						
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00
b. Bottle Gas/Propane						
c. Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Credit)	\$21.00	\$26.00	\$42.00	\$59.00	\$77.00	\$94.00
Air Conditioning	\$4.00	\$5.00	\$11.00	\$17.00	\$23.00	\$29.00
Water Heating						
a. Natural Gas	\$7.00	\$9.00	\$12.00	\$16.00	\$20.00	\$24.00
b. Bottle Gas/Propane						
c. Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$18.00	\$18.00	\$22.00	\$30.00	\$38.00	\$46.00
Sewer	\$9.00	\$9.00	\$9.00	\$10.00	\$11.00	\$12.00
Trash Collection	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
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						
Gas Charge \$5.10	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
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		\$		
		Sewer		\$		
Address of Unit		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Total		\$		



**Allowances for Tenant-Furnished
Utilities and Other Services**

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

Locality: Housing Authority of the City of Long Beach, CA		Date (mm/dd/yyyy): Unit Type: Detached House					
Utility or Service:	6 BR	7 BR					
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$25.00	\$27.00					
b. Bottle Gas/Propane							
c. Electric	\$27.00	\$29.00					
d. Electric Heat Pump	\$19.00	\$21.00					
e. Oil / Other							
Cooking							
a. Natural Gas	\$10.00	\$11.00					
b. Bottle Gas/Propane							
c. Electric	\$17.00	\$18.00					
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Credit)</i>	\$103.00	\$112.00					
Air Conditioning	\$31.00	\$33.00					
Water Heating							
a. Natural Gas	\$26.00	\$28.00					
b. Bottle Gas/Propane							
c. Electric	\$36.00	\$40.00					
d. Oil / Other							
Water, Sewer, Trash Collection							
Water	\$54.00	\$61.00					
Sewer	\$12.00	\$13.00					
Trash Collection	\$25.00	\$25.00					
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$11.00	\$11.00					
Refrigerator Tenant-supplied	\$12.00	\$12.00					
Other--specify: Monthly Charges							
Gas Charge \$5.10	\$5.00	\$5.00					
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.			Utility or Service		per month cost		
Name of Family			Heating		\$		
			Cooking		\$		
			Other Electric		\$		
			Air Conditioning		\$		
			Water Heating		\$		
Address of Unit			Water		\$		
			Sewer		\$		
			Trash Collection		\$		
			Range / Microwave		\$		
			Refrigerator		\$		
			Other		\$		
Number of Bedrooms			Other		\$		
			Total		\$		



Allowances for Tenant-Furnished Utilities and Other Services

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

Date (mm/dd/yyyy):						
Locality: Housing Authority of the City of Long Beach, CA		Unit Type: Energy Efficient (Apartment)				
Utility or Service: All-Electric Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00
d. Electric Heat Pump						
e. Oil / Other						
Cooking						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charges)	\$10.00	\$12.00	\$19.00	\$26.00	\$34.00	\$44.00
Air Conditioning	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00
Water Heating						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$18.00	\$18.00	\$22.00	\$29.00	\$37.00	\$44.00
Sewer	\$8.00	\$9.00	\$9.00	\$10.00	\$11.00	\$12.00
Trash Collection	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
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						
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		\$	
			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
Name of Family			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
Address of Unit			Other		\$	
			Other		\$	
			Other		\$	
			Other		\$	
			Total		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

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

Date (mm/dd/yyyy):							
Locality: Housing Authority of the City of Long Beach, CA		Unit Type: Energy Efficient (Row House/Townhouse/Semi-Detached/Duplex)					
Utility or Service: All-Electric Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Monthly Dollar Allowances							
Heating							
a. Natural Gas							
b. Bottle Gas/Propane							
c. Electric	\$9.00	\$11.00	\$13.00	\$15.00	\$16.00	\$18.00	
d. Electric Heat Pump							
e. Oil / Other							
Cooking							
a. Natural Gas							
b. Bottle Gas/Propane							
c. Electric	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) (Includes Monthly Charges)	\$13.00	\$17.00	\$25.00	\$36.00	\$48.00	\$60.00	
Air Conditioning	\$4.00	\$5.00	\$9.00	\$12.00	\$16.00	\$19.00	
Water Heating							
a. Natural Gas							
b. Bottle Gas/Propane							
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$24.00	\$27.00	
d. Oil / Other							
Water, Sewer, Trash Collection							
Water	\$18.00	\$18.00	\$22.00	\$29.00	\$37.00	\$44.00	
Sewer	\$8.00	\$9.00	\$9.00	\$10.00	\$11.00	\$12.00	
Trash Collection	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
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							
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		\$	
				Sewer		\$	
Address of Unit				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



**Allowances for Tenant-Furnished
Utilities and Other Services**

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

Date (mm/dd/yyyy):																													
Locality: Housing Authority of the City of Long Beach, CA	Unit Type: Detached House																												
Utility or Service: All-Electric Units	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 12.5%;">0 BR</td> <td style="width: 12.5%;">1 BR</td> <td style="width: 12.5%;">2 BR</td> <td style="width: 12.5%;">3 BR</td> <td style="width: 12.5%;">4 BR</td> <td style="width: 12.5%;">5 BR</td> </tr> <tr> <td colspan="6" style="text-align: center;">Monthly Dollar Allowances</td> </tr> </table>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Monthly Dollar Allowances																					
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Monthly Dollar Allowances																													
Heating																													
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d. Electric Heat Pump																													
e. Oil / Other																													
f. Kerosene / Coal																													
Cooking																													
a. Natural Gas																													
b. Bottle Gas/Propane																													
c. Electric	\$4.00 \$5.00 \$7.00 \$9.00 \$11.00 \$13.00																												
Other Electric & Cooling																													
Other Electric (Lights & Appliances) <i>(Includes Monthly Charges)</i>	\$17.00 \$21.00 \$31.00 \$45.00 \$59.00 \$74.00																												
Air Conditioning	\$3.00 \$4.00 \$9.00 \$14.00 \$19.00 \$24.00																												
Water Heating																													
a. Natural Gas																													
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Other--specify: Monthly Charges																													
Actual Family Allowances																													
To be used by the family to compute allowance. Complete below for the actual unit rented.																													
Name of Family	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 60%;">Utility or Service</th> <th style="width: 40%;">per month cost</th> </tr> <tr><td>Heating</td><td>\$</td></tr> <tr><td>Cooking</td><td>\$</td></tr> <tr><td>Other Electric</td><td>\$</td></tr> <tr><td>Air Conditioning</td><td>\$</td></tr> <tr><td>Water Heating</td><td>\$</td></tr> <tr><td>Water</td><td>\$</td></tr> <tr><td>Sewer</td><td>\$</td></tr> <tr><td>Trash Collection</td><td>\$</td></tr> <tr><td>Range / Microwave</td><td>\$</td></tr> <tr><td>Refrigerator</td><td>\$</td></tr> <tr><td>Other</td><td>\$</td></tr> <tr><td>Other</td><td>\$</td></tr> <tr><td>Total</td><td>\$</td></tr> </table>	Utility or Service	per month cost	Heating	\$	Cooking	\$	Other Electric	\$	Air Conditioning	\$	Water Heating	\$	Water	\$	Sewer	\$	Trash Collection	\$	Range / Microwave	\$	Refrigerator	\$	Other	\$	Other	\$	Total	\$
Utility or Service	per month cost																												
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Other Electric	\$																												
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Trash Collection	\$																												
Range / Microwave	\$																												
Refrigerator	\$																												
Other	\$																												
Other	\$																												
Total	\$																												
Address of Unit																													
Number of Bedrooms																													



Allowances for Tenant-Furnished Utilities and Other Services

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

Date (mm/dd/yyyy):																													
Locality: Housing Authority of the City of Long Beach, CA	Unit Type: Energy Efficient (Apartment)																												
Utility or Service: Mixed Fuel Units	<table border="1"> <tr> <th>0 BR</th> <th>1 BR</th> <th>2 BR</th> <th>3 BR</th> <th>4 BR</th> <th>5 BR</th> </tr> <tr> <td colspan="6">Monthly Dollar Allowances</td> </tr> </table>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Monthly Dollar Allowances																					
0 BR	1 BR	2 BR	3 BR	4 BR	5 BR																								
Monthly Dollar Allowances																													
Heating																													
a. Natural Gas	\$9.00 \$10.00 \$11.00 \$12.00 \$12.00 \$13.00																												
b. Bottle Gas/Propane																													
c. Electric																													
d. Electric Heat Pump																													
e. Oil / Other																													
Cooking																													
a. Natural Gas	\$2.00 \$3.00 \$4.00 \$5.00 \$6.00 \$8.00																												
b. Bottle Gas/Propane																													
c. Electric																													
Other Electric & Cooling																													
Other Electric (Lights & Appliances) (Includes Monthly Charges)	\$10.00 \$12.00 \$19.00 \$26.00 \$34.00 \$44.00																												
Air Conditioning	\$4.00 \$5.00 \$7.00 \$9.00 \$11.00 \$13.00																												
Water Heating																													
a. Natural Gas	\$5.00 \$6.00 \$8.00 \$11.00 \$13.00 \$16.00																												
b. Bottle Gas/Propane																													
c. Electric																													
d. Oil / Other																													
Water, Sewer, Trash Collection																													
Water	\$18.00 \$18.00 \$22.00 \$29.00 \$37.00 \$44.00																												
Sewer	\$8.00 \$9.00 \$9.00 \$10.00 \$11.00 \$12.00																												
Trash Collection	\$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00																												
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																													
Gas Charge \$5.10	\$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00																												
Actual Family Allowances																													
To be used by the family to compute allowance. Complete below for the actual unit rented.	<table border="1"> <tr> <th>Utility or Service</th> <th>per month cost</th> </tr> <tr> <td>Heating</td> <td>\$</td> </tr> <tr> <td>Cooking</td> <td>\$</td> </tr> <tr> <td>Other Electric</td> <td>\$</td> </tr> <tr> <td>Air Conditioning</td> <td>\$</td> </tr> <tr> <td>Water Heating</td> <td>\$</td> </tr> <tr> <td>Water</td> <td>\$</td> </tr> <tr> <td>Sewer</td> <td>\$</td> </tr> <tr> <td>Trash Collection</td> <td>\$</td> </tr> <tr> <td>Range / Microwave</td> <td>\$</td> </tr> <tr> <td>Refrigerator</td> <td>\$</td> </tr> <tr> <td>Other</td> <td>\$</td> </tr> <tr> <td>Other</td> <td>\$</td> </tr> <tr> <td>Total</td> <td>\$</td> </tr> </table>	Utility or Service	per month cost	Heating	\$	Cooking	\$	Other Electric	\$	Air Conditioning	\$	Water Heating	\$	Water	\$	Sewer	\$	Trash Collection	\$	Range / Microwave	\$	Refrigerator	\$	Other	\$	Other	\$	Total	\$
Utility or Service	per month cost																												
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Other	\$																												
Other	\$																												
Total	\$																												
Name of Family																													
Address of Unit																													
Number of Bedrooms																													



Allowances for Tenant-Furnished Utilities and Other Services

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

Date (mm/dd/yyyy):													
Locality: Housing Authority of the City of Long Beach, CA	Unit Type: Energy Efficient (Row House/Townhouse/Semi-Detached/Duplex)												
Utility or Service: Mixed Fuel Units	<table border="1"> <tr> <th>0 BR</th> <th>1 BR</th> <th>2 BR</th> <th>3 BR</th> <th>4 BR</th> <th>5 BR</th> </tr> <tr> <td colspan="6">Monthly Dollar Allowances</td> </tr> </table>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Monthly Dollar Allowances					
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e. Oil / Other													
Cooking													
a. Natural Gas	\$2.00 \$3.00 \$4.00 \$5.00 \$6.00 \$8.00												
b. Bottle Gas/Propane													
c. Electric													
Other Electric & Cooling													
Other Electric (Lights & Appliances) (Includes Monthly Charges)	\$13.00 \$17.00 \$25.00 \$36.00 \$48.00 \$60.00												
Air Conditioning	\$4.00 \$5.00 \$9.00 \$12.00 \$16.00 \$19.00												
Water Heating													
a. Natural Gas	\$6.00 \$7.00 \$10.00 \$13.00 \$16.00 \$19.00												
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Water, Sewer, Trash Collection													
Water	\$18.00 \$18.00 \$22.00 \$29.00 \$37.00 \$44.00												
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Trash Collection	\$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00												
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To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service per month cost												
Name of Family	Heating \$												
	Cooking \$												
	Other Electric \$												
	Air Conditioning \$												
	Water Heating \$												
Address of Unit	Water \$												
	Sewer \$												
	Trash Collection \$												
	Range / Microwave \$												
	Refrigerator \$												
	Other \$												
Number of Bedrooms	Other \$												
	Total \$												



**Allowances for Tenant-Furnished
Utilities and Other Services**

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

Date (mm/dd/yyyy):																													
Locality: Housing Authority of the City of Long Beach, CA	Unit Type: Energy Efficient (Detached House)																												
Utility or Service: Mixed Fuel Units	<table border="1"> <tr> <th>0 BR</th> <th>1 BR</th> <th>2 BR</th> <th>3 BR</th> <th>4 BR</th> <th>5 BR</th> </tr> <tr> <td colspan="6">Monthly Dollar Allowances</td> </tr> </table>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Monthly Dollar Allowances																					
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c. Electric																													
Other Electric & Cooling																													
Other Electric (Lights & Appliances) (Includes Monthly Charges)	\$17.00 \$21.00 \$31.00 \$45.00 \$59.00 \$74.00																												
Air Conditioning	\$3.00 \$4.00 \$9.00 \$14.00 \$19.00 \$24.00																												
Water Heating																													
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CITY OF LONG BEACH

DEPARTMENT OF HEALTH AND HUMAN SERVICES

HOUSING AUTHORITY
of the City of Long Beach

521 E. 4TH STREET • LONG BEACH, CALIFORNIA 90802 • (562) 570-6985 • FAX: (562) 499-1052

December 11, 2018

HONORABLE HOUSING AUTHORITY COMMISSION
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution of the Housing Authority of the City of Long Beach, California, approving a revised Voucher Payment Standard Schedule for the Section 8 Housing Choice Voucher Program, effective immediately, for all zip code areas in Long Beach, excluding 90809. (Citywide)

DISCUSSION

The Housing Authority of the City of Long Beach (Housing Authority) requests your consideration and approval to raise the Payment Standards for housing units located in all Long Beach zip codes for all bedroom sizes. Annually, the U.S. Department of Housing and Urban Development (HUD) issues new Fair Market Rents (FMR) that are reviewed at the local level. Based on rising rents and low inventory in the Long Beach market, action is needed to relieve rent burden to subsidized participants.

FMRs are published by HUD for each metropolitan statistical area and change annually. The FMR is the maximum monthly subsidy provided for an assisted family. Since September 2012, the Housing Authority has applied Small Area Fair Market Rents (SAFMRs) by zip codes and not geographic-wide metropolitan areas. By using the SAFMR, the rents are more reflective of the actual area.

New HUD SAFMRs published October 1, 2018 for Fiscal Year 2019 are below the Housing Authority's current payment standards and are insufficient to support local FMRs. By regulation, the Housing Authority can set payment standards between 90 and 110 percent of the HUD published FMRs based on market analysis and need. In FMR areas, where higher payments standards are necessary to increase housing choice opportunities, FMRs are based on the 50th percentile rents and are made available by approval from the HUD Field Office Director. On October 25, 2018, the Los Angeles Field Office approved the Housing Authority's request for success rate payment standards in four zip codes where the highest number of participants face rent burdens of 40 percent and higher.

The Housing Authority is requesting to adjust the payment standard to reflect amounts between 90 and 110 percent of the 40th percentile rents of the current Fiscal Year 2018 SAFMRs for zip codes 90802, 90803, 90807, 90808, 90810, 90814 and 90815, and to continue to apply the success rate of 50th percentile rents in zip codes 90804, 90805,

HONORABLE HOUSING AUTHORITY COMMISSION

December 11, 2018

Page 2

90806, and 90813 to allow existing families to remain housed, new families to lease up, and provide compensation to owners closer to current market rates. Of note, the 90809 zip code is excluded as the zip code is primarily industrial in nature and there are no rental units within that zip code.

The rental vacancy rate in Long Beach continues to remain low and rents are rising for the limited number of affordable units available. There are over 550 voucher holders in Long Beach searching for housing now. Even with this change in payment practice, it is anticipated that fewer than 50 percent will be successful in obtaining housing. Funding for this increase is possible based on current HUD disbursements and existing Housing Assistance Payment reserves.

This matter was reviewed by Deputy City Attorney Linda T. Vu on November 16, 2018 and by Revenue Management Officer Geraldine Alejo on November 20, 2018.

TIMING CONSIDERATIONS

Housing Authority Commission action is requested on December 11, 2018.

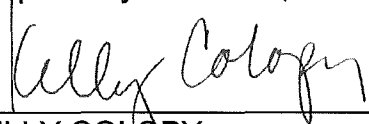
FISCAL IMPACT

The maximum cost of the 10 percent increase is currently estimated at \$6,500,000. Funding for this increase is available from HUD monthly disbursements and the Housing Assistance Payments reserves and would assist in negotiating new rents for rental assistance participants. Funds are currently appropriated in the Housing Authority Fund (SR 151) in the Health and Human Services Department (HE) and are estimated to cover the period of December 11, 2018 through September 30, 2019. An increase in appropriations is not requested at this time. However, if necessary, the Department will return to the City Council with a request to increase appropriations, offset by the Housing Assistance Payments funding reserved for this purpose.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,


KELLY COLOPY
ASSISTANT EXECUTIVE DIRECTOR

APPROVED:


PATRICK H. WEST
EXECUTIVE DIRECTOR