

Lakeland Housing Authority

Utility Allowance Update

Public Housing



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The following section compares differences from previous utility rates to current utility rates. In addition, changes are represented in percentages.

Utility services surveyed include; electric, water, and sewage. Additionally, included in the survey are surcharges and taxes.

PREVIOUS AND CURRENT UTILITY RATES

Comparison of Current to Previous Utility Rates

Electric

	<i>Measurement</i>	<i>Rates</i>			
		11/2013	11/2015		
Lakeland Electric					
Energy Charge	per kwh	0.0488200	0.0508500		
Fuel Charge	per kwh	0.0408500	0.0438500		
Environmental Charge	per kwh	0.0026830	0.0025329		
Smart Grid Charge	per kwh	0.0001400	0.0001400		
	Total	0.0924930	0.0973729		
Florida Gross Receipts Tax	% of total	2.5%	2.5%	.0048799	5.3%
Utility Tax	% of total	10.0%	10.0%		0%
	Total	12.5%	12.5%	% of change	5.3%
				Difference	
				<i>Amount</i>	<i>Percent</i>
Customer Charge	per month	8.00	9.50	1.50	18.75%
	Total	\$8.00	\$9.50	% of change	18.75%

Water & Sewer

City of Lakeland		Rates			
		<i>Measurement</i>	11/2013		
WaterConsump.0-7000	per 1000 gal	1.87	1.92		
WaterConsump.7001-12,000	per 1000 gal	2.30	2.36		
Water Consump. 12,001-19,000	per 1000 gal	2.88	2.95		
	Total	\$7.05	\$7.23		
Water Minimum Charge	per month	7.99	8.39	0.18	2.6%
	Total	\$7.99	\$8.39	0.40	5%
Tax	% of total	10.0%	10.0%	0.0%	
	Total	10.0%	10.0%	% of change	7.6%
Wastewater Vol. Charge	per 1000 gal	3.44	3.79		
	Total	3.44	3.79	<i>Amount</i>	<i>Percent</i>
Wastewater FixedChg (single)	per 1000 gal	15.33	16.91	.35	10.2%
Wastewater Fixed Chg (multi)	per month	13.18	14.53	2.93	10.3%
	Total	\$28.51	\$31.44	% of change	20.5%

The following section compares the current utility allowance rates and updated rates.

Included are comparisons of all developments, ranging from 1 through 4 bedroom units. The Cecil Gober units allow for electric service only. The Westlake, Westlake Addition and John Wright developments allow for electric and water services.

Differences in rate amounts are then represented in an overall average percentage.

COMPARISON OF CURRENT ALLOWANCES AND PROPOSED ALLOWANCES

Comparison of Current and Proposed Utility Allowances

John Wright

Difference

	All Electric	Current	Update	Amount	Percent
2 BR	Electric	59.00	64.00	5.00	8.47%
	Water/Sewer	52.00	57.00	5.00	9.62%
	Total Allowance	111.00	121.00	10.00	9.01%
3 BR	Electric	69.00	74.00	5.00	7.25%
	Water/Sewer	70.00	75.00	5.00	7.14%
	Total Allowance	139.00	149.00	10.00	7.19%

Cecil Gober

Difference

	All Electric	Current	Update	Amount	Percent
1 BR	Electric	50.00	54.00	4.00	8.00%
	Total Allowance	50.00	54.00	4.00	8.00%

Westlake & Westlake Addition/Row House

Difference

	All Electric	Current	Update	Amount	Percent
1 BR	Electric	50.00	54.00	4.00	8.00%
	Water/Sewer	39.00	58.00	3.00	7.69%
	Total Allowance	89.00	96.00	7.00	7.87%
2 BR	Electric	59.00	64.00	5.00	8.47%
	Water/Sewer	47.00	70.00	4.00	8.51%
	Total Allowance	106.00	115.00	9.00	8.49%
3 BR	Electric	70.00	75.00	5.00	7.14%
	Water/Sewer	65.00	96.00	5.00	7.69%
	Total Allowance	135.00	145.00	10.00	7.41%
4 BR	Electric	79.00	85.00	6.00	7.59%
	Water/Sewer	74.00	110.00	6.00	8.11%
	Total Allowance	153.00	165.00	12.00	7.84%

Westlake & Westlake Addition/Semi-Detached

Difference

	All Electric	Current	Update	Amount	Percent
1 BR	Electric	53.00	57.00	4.00	7.55%
	Water/Sewer	43.00	48.00	5.00	11.63%
	Total Allowance	96.00	105.00	9.00	9.38%
2 BR	Electric	62.00	67.00	5.00	8.06%
	Water/Sewer	52.00	57.00	5.00	9.62%
	Total Allowance	114.00	124.00	10.00	8.77%
3 BR	Electric	73.00	78.00	5.00	6.85%
	Water/Sewer	70.00	75.00	5.00	7.14%
	Total Allowance	143.00	154.00	11.00	7.69%
4 BR	Electric	83.00	89.00	6.00	7.23%
	Water/Sewer	79.00	85.00	6.00	7.59%
	Total Allowance	162.00	175.00	12.00	7.41%

The following section represents the average consumer's household utility usage.

Services included are heating, cooking, other electric (i.e., lights, small appliances, television, etc.), and water heating.

Utilities included are electric, water and sewer.

All unit types and 1 through 4 bedroom units are represented.

UTILITY CONSUMPTIONS

Average Monthly Utilities Consumptions *All Electric Units*

John Wright FL-1-20

<i>Semi-Detached/Duplex</i>	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Summer - water heating, cooking	kWh			477	573		
Winter – heating, water heating, cooking	kWh			502	605		
Water	Gal			5563	8663		

Cecil Gober FL-1-37

<i>Row House/Townhouse</i>	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Summer - water heating, cooking	kWh		387				
Winter – heating, water heating, cooking	kWh		420				

Westlake & Westlake Addition FL-1-60

<i>Row House/Townhouse</i>	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Summer - water heating, cooking	kWh		387	472	568	659	
Winter – heating, water heating, cooking	kWh		428	522	631	729	
Water	Gal		3100	4650	7750	9300	

Westlake & Westlake Addition FL-1-60

<i>Semi-Detached/Duplex</i>	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Summer - water heating, cooking	kWh		409	498	599	695	
Winter – heating, water heating, cooking	kWh		455	554	670	773	
Water	Gal		4013	5563	8663	10,216	

COST OF CONSUMPTION

The following section represents the average consumer's household utility cost by calculating average usage and rate.

Utilities consumption considered are electric, natural gas, bottle gas/propane, oil, water, sewage and trash removal.

Included in totals are usage amounts for heating, cooking, air conditioning, other electric (i.e., lights, small appliances, television, etc.), and waterheating.

The usage amounts are then calculated to the appropriate utility providing the energy source.

All unit types and up to 5 bedroom units are represented.

Cost of Electricity Consumption Calculations

Public Housing

Cecil Gober FL 1-37
Row House/Townhouse

All Electric		OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all Bedroom types - Summer			387				
Total charge per kWh:	0.09737		37.68				
Customer Charge per Month	9.50		9.50				
Subtotal			47.18				
Total Tax - % of subtotal	0.125		5.90				
Total Monthly Average Cost			53.08				

Monthly Average Unit Consumption kWh for all Bedroom types - Winter			420				
Total charge per kWh:	0.09737		40.90				
Customer Charge per Month	9.50		9.50				
Subtotal			50.40				
Total Tax - % of subtotal	0.125		6.30				
Total Monthly Average Cost			56.70				

Monthly Average Cost							
Summer Average (9 months)			477.72				
Winter Average (3 months)			170.10				
Total Monthly Average Cost			53.99				

Cost of Electricity Consumption Calculations

Public Housing

John Wright FL 1-20
Semi-Detached/Duplex

All Electric		0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all Bedroom types - Summer				477	573		
Total charge per kWh:	0.09737			46.44	55.79		
Customer Charge per Month	9.50			9.50	9.50		
Subtotal				55.94	65.29		
Total Tax - % of subtotal	0.125			6.99	8.16		
Total Monthly Average Cost				62.93	73.45		

Monthly Average Unit Consumption kWh for all Bedroom types - Winter				502	605		
Total charge per kWh:	0.09737			48.87	58.90		
Customer Charge per Month	9.50			9.50	9.50		
Subtotal				58.37	68.40		
Total Tax - % of subtotal	0.125			7.29	8.55		
Total Monthly Average Cost				65.66	76.95		

Monthly Average Cost							
Summer Average (9 months)				566.37	661.05		
Winter Average (3 months)				196.98	230.85		
Total Monthly Average Cost				63.61	74.33		

Cost of Electricity Consumption Calculations

Public Housing

Westlake & Westlake Addition FL-1-60
Semi-Detached/Duplex

All Electric		OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all Bedroom types - Summer			409	498	599	695	
Total charge per kWh:	0.09737		39.82	48.49	58.32	67.67	
Customer Charge per Month	9.50		9.50	9.50	9.50	9.50	
Subtotal			49.32	57.99	67.82	77.17	
Total Tax - % of subtotal	0.125		6.16	7.24	8.47	9.64	
Total Monthly Average Cost			55.48	65.23	76.29	86.81	

Monthly Average Unit Consumption kWh for all Bedroom types - Winter			455	554	670	773	
Total charge per kWh:	0.09737		44.30	53.94	65.23	75.26	
Customer Charge per Month	9.50		9.50	9.50	9.50	9.50	
Subtotal			53.80	63.44	74.73	84.76	
Total Tax - % of subtotal	0.125		6.72	7.93	9.34	10.59	
Total Monthly Average Cost			60.52	71.37	84.07	95.35	

Monthly Average Cost							
Summer Average (9 months)			499.32	587.07	686.61	781.29	
Winter Average (3 months)			181.56	214.11	252.21	286.21	
Total Monthly Average Cost			56.74	66.77	78.24	88.92	

Cost of Electricity Consumption Calculations

Public Housing

Westlake & Westlake Addition FL-1-60
Row House/Townhouse

All Electric		OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all Bedroom types - Summer			387	472	568	659	
Total charge per kWh:	0.09737		37.68	45.95	55.30	64.16	
Customer Charge per Month	9.50		9.50	9.50	9.50	9.50	
Subtotal			47.18	55.45	64.80	73.66	
Total Tax - % of subtotal	0.125		5.89	6.93	8.10	9.20	
Total Monthly Average Cost			53.07	62.38	72.90	82.86	

Monthly Average Unit Consumption kWh for all Bedroom types - Winter			428	522	631	729	
Total charge per kWh:	0.09737		41.67	50.82	61.44	70.98	
Customer Charge per Month	9.50		9.50	9.50	9.50	9.50	
Subtotal			51.17	60.32	70.94	80.48	
Total Tax - % of subtotal	0.125		6.39	7.54	8.86	10.06	
Total Monthly Average Cost			57.56	67.86	79.80	90.54	

Monthly Average Cost							
Summer Average (9 months)			477.63	561.42	656.10	745.74	
Winter Average (3 months)			172.68	203.58	239.40	271.62	
Total Monthly Average Cost			54.19	63.75	74.63	84.78	

Cost of Water & Sewer Consumption Calculations

Public Housing

John Wright FL 1-20
Semi-Detached/Duplex

Water		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)				5563	8663		
Water Minimum Charge per month	8.39			8.39	8.39		
Water Rate (0-7000) per 1000 gals	1.92			10.68	13.44		
Water Rate (7001-12,000) per 1000 gals	2.36				3.92		
Water Rate (over 12,000) per 1000 gals	2.95						
Subtotal				19.07	25.75		
Total Taxes % of Subtotal	0.10			1.91	2.58		
Total Monthly Average Cost				20.98	28.33		

Sewer		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)				5563	8663		
Sewer Charge per month	14.53			14.53	14.53		
Sewer Rate per 1000 gals	3.79			21.08	32.83		
Total Monthly Average Cost				35.61	47.36		

Cost of Water & Sewer Consumption Calculations

Public Housing

Westlake & Westlake Addition FL-1-60

Row House/Townhouse

Water		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)			3100	4650	7750	9300	
Water Minimum Charge per month	8.39		8.39	8.39	8.39	8.39	
Water Rate (0-7000) per 1000 gals	1.92		5.95	8.93	13.44	13.44	
Water Rate (7001-12,000) per 1000 gals	2.36				1.77	5.43	
Water Rate (over 12,000) per 1000 gals	2.95						
Subtotal			14.34	17.32	23.60	27.25	
Total Taxes % of Subtotal	0.10		1.43	1.73	2.36	2.73	
Total Monthly Average Cost			15.77	19.05	25.96	29.98	

Sewer		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)			3100	4650	7750	9300	
Sewer Charge per month	14.53		14.53	14.53	14.53	14.53	
Sewer Rate per 1000 gals	3.79		11.75	17.62	29.37	35.25	
Total Monthly Average Cost			26.28	32.15	43.90	49.78	

Cost of Water & Sewer Consumption Calculations

Public Housing

Westlake & Westlake Addition FL-1-60

Semi-Detached/Duplex

Water		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)			4013	5563	8663	10,216	
Water Minimum Charge per month	8.39		8.39	8.39	8.39	8.39	
Water Rate (0-7000) per 1000 gals	1.92		7.70	10.68	13.44	13.44	
Water Rate (7001-12,000) per 1000 gals	2.36				3.92	7.59	
Water Rate (over 12,000) per 1000 gals	2.95						
Subtotal			16.09	19.07	25.75	29.42	
Total Taxes % of Subtotal	0.10		1.61	1.91	2.58	2.94	
Total Monthly Average Cost			17.70	20.98	28.33	32.36	

Sewer		0BR	1BR	2BR	3BR	4BR	5BR
Consumption of Annual Monthly Average (usage in gallons)			4013	5563	8663	10,216	
Sewer Charge per month	14.53		14.53	14.53	14.53	14.53	
Sewer Rate per 1000 gals	3.79		15.21	21.08	32.83	38.72	
Total Monthly Average Cost			29.74	35.61	47.36	53.25	

Utility Providers Residential Rates & Charges

Utility Providers Residential Rates and Charges as of November 2015

Electric

Source: Lakeland Electric

Phone: (863)834-9535

Website: www.lakelandelectric.com

Customer Charge	\$9.50	per month
Energy Charge	0.0508500	per kWh
Charge Fuel Charge	0.0438500	per kWh
Environmental Charge	0.0025329	per kWh
Smart Grid Charge	0.000140	per kWh
Florida Gross Receipts Tax	2.5%	% of total
Tax	10.0%	% of total

Water & Sewer

Source: City of Lakeland

(863)834-9535 or 8276

Website: www.cityoflakelandgov.com

Minimum Charge	8.39	per month
Rate 0-7000	1.92	per 1000 gal
Rate 7001-12,000	2.36	per 1000 gal
Rate over 12,001-19,000	2.95	per 1000 gal
Tax	10.0%	% of total

Service Chg Single Family	16.91	per month
Service Chg Multi Family	14.53	per month
Volume Chg over 5000	3.79	1000 gal

Monthly Utility Allowance Schedule

Lakeland Housing Authority
Public Housing
MONTHLY UTILITY ALLOWANCES – ALL ELECTRIC

Cecil Gober FL 1-37

<i>Row House/Townhouse</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity		54				
Total		54				

John Wright FL 1-20

<i>Semi-Detached/Duplex</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity			64	74		
Water			21	28		
Sewer			36	47		
Total			121	149		

Westlake FL 1-60

<i>Row House/Townhouse</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity		54	64	75	85	
Water		16	19	26	30	
Sewer		26	32	44	50	
Total		96	115	145	165	

Westlake Apartments FL 61-120

<i>Semi-Detached/Duplex</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity		57	67	78		
Water		18	21	28		
Sewer		30	36	47		
Total		105	124	153		