

Ann Arbor

Housing Commission

Utility Allowance Update

Public Housing



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Objective

Public Housing Authorities provide housing assistance, to qualifying participants, through programs developed by the U.S. Department of Housing and Urban Development (HUD). In addition, participants qualify to receive reasonable utility payment assistance, as well. This assistance is to be based on conservative energy consumption; represented by families of modest means. The purpose of providing utility assistance is to ensure basic essentials for a safe, decent and sanitary environment for the participant.

HUD regulations require normal pattern consumptions and current utility rates to be considered when determining allowances for utilities. With this in mind, it is not typical for local sources to have data available representing average fuel end consumptions; as is the case with the locality of Ann Arbor, MI. However, HUD has developed and recommends the use of the HUD Utility Schedule Model (HUSM).

This report represents the measures used to develop a comprehensive utility allowance study for the Ann Arbor Housing Commission (AAHC) public housing program.

Various sources were used as directives in the development of this study. They are as follows:

The Public Housing Occupancy Guidebook:

Chapter 14: Utilities; Section 14.3 Utility Allowances

Code of Federal Regulations (4/1/2014 revision)

24 CFR 980.102 & 965.507

HUD.gov website

The following are measures used to collect and compile data in the development of this study:

Survey

Inquiries, of both utility companies and local departments, determined that a source of collective data, representative of community wide average consumptions, was not available.

Climate Data (Degree Days)

The HUSM provides climatic data obtained from the National Oceanic and Atmospheric Administration (NOAA). The data obtained represents the average number of Heating Degree Days (HDD) and Cooling Degree Days (CDD) tracked over a 10-year period. The average number of “Degree Days” (HDD & CDD) is used to normalize consumption. This factor is determined by adjusting average consumption by the number of “Degree Days” (both HDD & CDD) to normalize consumptions. This factor allows for the climatic adjustment of base consumptions for both heating and air conditioning.

Collecting Rate Information

Inquiries were made to various utility companies providing services to the area; requesting current rates, taxes and surcharges/fees. Inquiries were to the following companies:

- DTE Energy – Electric and Gas

Determining Average Monthly Consumption

The average monthly consumptions of electricity, natural gas and water/sewage was determined by utilizing the HUD Utility Schedule Model (HUSM). Consumptions for the HUSM is based on average consumptions collected nationally and separated by regional locations of individual PHAs.

The following factors are considered when determining average monthly consumption:

Structure Type and Bedroom Size of Housing Units

The structure types of housing units are divided into the 5 categories as follows:

- Single Family Detached
- Row House/Townhouse
- Apartment/Multi-Family Walk-up
- Semi-Detached/Duplex
- High Rise Apartment

Structure type is a factor considered when determining the average monthly consumption as each structure type has its own unique difference affecting the efficiency of the unit.

Housing units that are attached require less consumption than detached housing units; as a detached housing unit typically has less square footage per bedroom size and has one less wall exposed to weather elements.

Housing units in buildings of multiple floors require even less consumption; as they tend have even less square footage per bedroom size and are “sandwiched” between other units, exposing even less exterior surface to the weather elements.

The number of bedrooms in a housing unit affects consumption as the addition of each bedroom increases the area of the housing unit requiring consumption.

Climate Data (Degree Days)

The HUSM provides climatic data obtained from the National Oceanic and Atmospheric Administration (NOAA). The data obtained represents the average number of Heating Degree Days (HDD) and Cooling Degree Days (CDD) tracked over a 10 year period. The average number of “Degree Days” (HDD & CDD) is used to normalize consumption. This factor is determined by adjusting average consumption by the number of “Degree Days” (both HDD & CDD) to normalize consumptions. This factor allows for the climatic adjustment of base consumptions for both heating and air conditioning.

Cost of Consumption (Utility Allowance)

The cost of consumption was calculated for each of the following utilities:

Electricity
Gas

Each utility’s rates and charges were calculated with the adjusted average consumptions to determine the cost of consumption. Cost of consumptions were applied to both structure type and unit size determining allowances for utilities.

Utility Allowance Schedule

Utility Allowance Schedules have been updated with the new rates for all bedroom sizes for the following:

Baker Commons (High Rise)
Hikone Drive (Row House/Townhouse)
Green Baxter Court (Row House/Townhouse)
South Maple Meadows (Row House/Townhouse)
Broadway Terrace (Apartment/Multifamily Walk-Up)
Platt/Oakwood (Single Family Detached)
Platt Colonial (Apartment/Multifamily Walk-Up)
White/State/Henry (Apartment/Multifamily Walk-Up)
Evelyn Court, Garden Circle (Detached House)
North Maple Duplexes (Semi-Detached/Duplex)
North Maple Estates (Single Family Detached) (E Stove)
North Maple Estates (Single Family Detached) (G Stove)
West Washington (Semi Detached/Duplex)

Supporting Documentation

Housing Authority Services provides one hard copy of the Utility Allowance Study to the Public Housing Agency and encourages the PHA to produce as many duplicates as necessary. In an effort to reduce duplicating expenses to the PHA, a copy of the vendor file is electronically provided and included in the cd version of the study. The file contains documentation of the rates, fees, and taxes for all utility providers and appliance cost/rate information.

UTILITY PROVIDER RATES & CHARGES

Utility services surveyed include; electric, natural gas, bottle gas/propane, water, sewage and trash removal. Additionally, included in the survey are surcharges and taxes.

Rates & Fees Information

The following is the list of services providers; contact information; rates and fees:

Electric Service

DTE Energy
PO Box 740786
Cincinnati, OH 45274-0786
1-800-477-4747
www.dteenergy.com

Power Supply Charges

Energy Charge	.07547 per kWh for all kWh
Power Supply Surcharge	-.0020 per kWh for all kWh

Delivery Charges

Distribution Charge	3.589 cents per kWh for all kWh
Delivery Surcharge	.5293 cents per kWh for all kWh

Rates

Service Charge	8.78 per Month
Michigan State Tax	4%

Gas Service

DTE Energy
PO Box 740786
Cincinnati, OH 45274-0786
1-800-477-4747
www.dteenergy.com

Commodity Charges

Distribution Charge	.24942
GCR Factor	.34400
Energy Optimization	.01367
Reservation Charge	.02800
Total Commodity Charges	.63509

Rates

Service Charge	10.50 per Month
Michigan State Tax	4%

Climate Data

The following is the Climate Data illustrating the number of Heating Degrees Days (HDD) & Cooling Degree Days (CDD) per month averaged over a 10-year period. Climate data is provided by the National Oceanic and Atmospheric Administration (NOAA).

HDD Jan	1280
HDD Feb	1085
HDD Mar	916
HDD Apr	528
HDD May	245
HDD Jun	54
HDD Jul	8
HDD Aug	17
HDD Sep	129
HDD Oct	462
HDD Nov	763
HDD Dec	1137
HDD Annu	6623
CDD Jan	0
CDD Feb	0
CDD Mar	0
CDD Apr	0
CDD May	13
CDD Jun	112
CDD Jul	208
CDD Aug	158
CDD Sep	33
CDD Oct	0
CDD Nov	0
CDD Dec	0
CDD Annu	524
Typical Lo	32

UTILITY CONSUMPTIONS

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

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

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

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

Monthly Utility Consumptions

Based on Actual Usage

Baker Commons	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	High Rise
							<i>5BR</i>
Electric *	kWH		166				

* includes Cooking and Other electric (Lights, Appliances, etc.)

Based on Actual Usage

Hikone Drive	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	Row House/Townhouse
							<i>5BR</i>
Electric *	kWH			230	253	250	
Gas **	Therms			24	33	36	

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Based on Actual Usage

Green Baxter Court	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	Row House/Townhouse
							<i>5BR</i>
Electric *	kWH			260	325	246	
Gas **	Therms			32	39	35	

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Based on Actual Usage

South Maple Meadows	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	Row House/Townhouse
							<i>5BR</i>
Electric *	kWH			221	319	473	
Gas **	Therms			26	50	51	

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Average Monthly Utility Consumptions

Based on Average Consumptions for Areas with Similar Climate Data

Broadway Terrace

Apartment/Mult-Family Walk-Up

	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *	kWH		232	307	383		
Gas **	Therms		38	47	54		

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Platt/Oakwood

Single Family Detached

	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *	kWH						770
Gas **	Therms						138

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Platt Colonial

Apartment/Multi-Family Walk-Up

	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *	kWH		232	307	383	459	
Gas **	Therms		38	47	54	63	

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

White/State/Henry

Apartment/Multi-Family Walk-Up

	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *	kWH		232	307			
Gas **	Therms		38	47			

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Evelyn Court, Garden Circle

Single Family Detached

	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *	kWH				565		
Gas **	Therms				97		

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

North Maple Duplexes

Semi-Detached/Duplex

	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *	kWH				481		
Gas **	Therms				91		

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

North Maple Estates

Single Family Detached

	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR*</i>	<i>4BR*</i>	<i>5BR*</i>
Electric **	kWH				683	806	930
Gas ***	Therms				89	108	127

* **Electric Cooking**

** includes Cooking and Other electric (Lights, Appliances, etc.)

*** includes Space Heating and Water Heating

North Maple Estates

Single Family Detached

	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR*</i>	<i>4BR*</i>	<i>5BR*</i>
Electric **	kWH				565	667	770
Gas ***	Therms				97	118	138

* **Gas Cooking**

** includes Other electric (Lights, Appliances, etc.)

*** includes Space Heating, Water Heating, and Cooking

West Washington

Semi-Detached/Duplex

	<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *	kWH		252				
Gas **	Therms		54				

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

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.

Detailed are usage amounts for heating, cooking, air conditioning, other electric (i.e., lights, small appliances, television, etc.), and water heating.

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.

Baker Commons Electric

Cooking

Block 1		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	66	0	0	0	0
Total charge per unit	0.11136						
Total Monthly Av. Cost		0.00	7.35	0.00	0.00	0.00	0.00
Total Tax - % of subtotal	4%	0.00	0.29	0.00	0.00	0.00	0.00
<i>Monthly Cost - Block 1</i>		<i>0.00</i>	<i>7.64</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>

Baker Commons Electric

Other: Appliances, Lights, etc.

Block 1		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	100	0	0	0	0
Total charge per unit	0.11136						
Total Monthly Av. Cost		0.00	11.14	0.00	0.00	0.00	0.00
Total Tax - % of subtotal	4%	0.00	0.45	0.00	0.00	0.00	0.00
<i>Monthly Cost - Block 1</i>		<i>0.00</i>	<i>11.58</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>

Hikone Drive Electric

Other: Appliances, Lights, etc.

Block 1		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	230	253	250	0
Total charge per unit	0.11136						
Total Monthly Av. Cost		0.00	0.00	25.61	28.17	27.84	0.00
Total Tax - % of subtotal	4%	0.00	0.00	1.02	1.13	1.11	0.00
<i>Monthly Cost - Block 1</i>		<i>0.00</i>	<i>0.00</i>	<i>26.64</i>	<i>29.30</i>	<i>28.95</i>	<i>0.00</i>

Hikone Drive - Natural Gas

Heating

		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	15	22	24	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	9.53	13.97	15.24	0.00
Total Tax - % of subtotal	4.00%	0.00	0.00	0.38	0.56	0.61	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>9.91</i>	<i>14.53</i>	<i>15.85</i>	<i>0.00</i>

Cooking

		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	4	5	6	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	2.54	3.18	3.81	0.00
Total Tax - % of subtotal	4.00%	0.00	0.00	0.10	0.13	0.15	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>2.64</i>	<i>3.30</i>	<i>3.96</i>	<i>0.00</i>

Water Heating

		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	5	6	6	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	3.18	3.81	3.81	0.00
Total Tax - % of subtotal	4.00%	0.00	0.00	0.13	0.15	0.15	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>3.30</i>	<i>3.96</i>	<i>3.96</i>	<i>0.00</i>

Service Charge

		0BR	1BR	2BR	3BR	4BR	5BR
		10.55	10.55	10.55	10.55	10.55	10.55

**Calculations are based on the average cost per therm between providers. Calculations do not include monthly surcharges, as they are specified separately on form HUD-52667*

Green Baxter Court - Electric
Other: Appliances, Lights, etc.

Block 1		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	260	325	246	0
Total charge per unit	0.11136						
Total Monthly Av. Cost		0.00	0.00	28.95	36.19	27.39	0.00
Total Tax - % of subtotal	4%	0.00	0.00	1.16	1.45	1.10	0.00
<i>Monthly Cost - Block 1</i>		<i>0.00</i>	<i>0.00</i>	<i>30.11</i>	<i>37.64</i>	<i>28.49</i>	<i>0.00</i>

Green Baxter Court - Natural Gas

Heating		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	23	28	23	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	14.61	17.78	14.61	0.00
Total Tax - % of subtotal	4.00%	0.00	0.00	0.58	0.71	0.58	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>15.19</i>	<i>18.49</i>	<i>15.19</i>	<i>0.00</i>

Cooking		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	4	5	6	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	2.54	3.18	3.81	0.00
Total Tax - % of subtotal	4.00%	0.00	0.00	0.10	0.13	0.15	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>2.64</i>	<i>3.30</i>	<i>3.96</i>	<i>0.00</i>

Water Heating		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	5	6	6	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	3.18	3.81	3.81	0.00
Total Tax - % of subtotal	4.00%	0.00	0.00	0.13	0.15	0.15	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>3.30</i>	<i>3.96</i>	<i>3.96</i>	<i>0.00</i>

Service Charge		OBR	1BR	2BR	3BR	4BR	5BR
		10.55	10.55	10.55	10.55	10.55	10.55

**Calculations are based on the average cost per therm between providers. Calculations do not include monthly surcharges, as they are specified separately on form HUD-52667*

South Maple Meadows - Electric

Other: Appliances, Lights, etc.

Block 1		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	221	319	473	0
Total charge per unit	0.11136						
Total Monthly Av. Cost		0.00	0.00	24.61	35.52	52.67	0.00
Total Tax - % of subtotal	4%	0.00	0.00	0.98	1.42	2.11	0.00
<i>Monthly Cost - Block 1</i>		<i>0.00</i>	<i>0.00</i>	<i>25.59</i>	<i>36.94</i>	<i>54.78</i>	<i>0.00</i>

South Maple Meadows - Natural Gas

Heating

		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	15	39	39	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	9.53	24.77	24.77	0.00
Total Tax - % of subtotal	4.00%	0.00	0.00	0.38	0.99	0.99	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>9.91</i>	<i>25.76</i>	<i>25.76</i>	<i>0.00</i>

Cooking

		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	4	5	6	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	2.54	3.18	3.81	0.00
Total Tax - % of subtotal	4.00%	0.00	0.00	0.10	0.13	0.15	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>2.64</i>	<i>3.30</i>	<i>3.96</i>	<i>0.00</i>

Water Heating

		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	5	6	6	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	3.18	3.81	3.81	0.00
Total Tax - % of subtotal	4.00%	0.00	0.00	0.13	0.15	0.15	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>3.30</i>	<i>3.96</i>	<i>3.96</i>	<i>0.00</i>

Service Charge

		OBR	1BR	2BR	3BR	4BR	5BR
		10.55	10.55	10.55	10.55	10.55	10.55

**Calculations are based on the average cost per therm between providers. Calculations do not include monthly surcharges, as they are specified separately on form HUD-52667*

Single Family House - Electric

Other: Appliances, Lights, etc.

Block 1		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	0	409	499	589
Total charge per unit	0.11136						
Total Monthly Av. Cost		0.00	0.00	0.00	45.55	55.57	65.59
Total Tax - % of subtotal	4%	0.00	0.00	0.00	1.82	2.22	2.62
<i>Monthly Cost - Block 1</i>		<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>47.37</i>	<i>57.79</i>	<i>68.21</i>

Single Family House - Natural Gas

Heating

		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	0	71	86	101
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	0.00	45.09	54.62	64.14
Total Tax - % of subtotal	4.00%	0.00	0.00	0.00	1.80	2.18	2.57
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>46.90</i>	<i>56.80</i>	<i>66.71</i>

Cooking

		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	0	8	10	11
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	0.00	5.08	6.35	6.99
Total Tax - % of subtotal	4.00%	0.00	0.00	0.00	0.20	0.25	0.28
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>5.28</i>	<i>6.60</i>	<i>7.27</i>

Water Heating

		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	0	0	18	22	26
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	0.00	0.00	11.43	13.97	16.51
Total Tax - % of subtotal	4.00%	0.00	0.00	0.00	0.46	0.56	0.66
Total Monthly Av. Cost		<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>11.89</i>	<i>14.53</i>	<i>17.17</i>

Service Charge

		0BR	1BR	2BR	3BR	4BR	5BR
		10.55	10.55	10.55	10.55	10.55	10.55

**Calculations are based on the average cost per therm between providers. Calculations do not include monthly surcharges, as they are specified separately on form HUD-52667*

Semi-Detached/Duplex - Electric

Other: Appliances, Lights, etc.

Block 1		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	222	0	395	0	0
Total charge per unit	0.11136						
Total Monthly Av. Cost		0.00	24.72	0.00	43.99	0.00	0.00
Total Tax - % of subtotal	4%	0.00	0.99	0.00	1.76	0.00	0.00
<i>Monthly Cost - Block 1</i>		<i>0.00</i>	<i>25.71</i>	<i>0.00</i>	<i>45.75</i>	<i>0.00</i>	<i>0.00</i>

Semi-Detached/Duplex

Heating

		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	38	0	65	0	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	24.13	0.00	41.28	0.00	0.00
Total Tax - % of subtotal	4.00%	0.00	0.97	0.00	1.65	0.00	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>25.10</i>	<i>0.00</i>	<i>42.93</i>	<i>0.00</i>	<i>0.00</i>

Cooking

		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	5	0	8	0	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	3.18	0.00	5.08	0.00	0.00
Total Tax - % of subtotal	4.00%	0.00	0.13	0.00	0.20	0.00	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>3.30</i>	<i>0.00</i>	<i>5.28</i>	<i>0.00</i>	<i>0.00</i>

Water Heating

		OBR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	11	0	18	0	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	6.99	0.00	11.43	0.00	0.00
Total Tax - % of subtotal	4.00%	0.00	0.28	0.00	0.46	0.00	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>7.27</i>	<i>0.00</i>	<i>11.89</i>	<i>0.00</i>	<i>0.00</i>

Service Charge

		OBR	1BR	2BR	3BR	4BR	5BR
		10.55	10.55	10.55	10.55	10.55	10.55

**Calculations are based on the average cost per therm between providers. Calculations do not include monthly surcharges, as they are specified separately on form HUD-52667*

Apartment/Multi-Family Walk Up

Other: Appliances, Lights, etc.

Block 1		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	182	253	324	395	0
Total charge per unit	0.11136						
Total Monthly Av. Cost		0.00	20.27	28.17	36.08	43.99	0.00
Total Tax - % of subtotal	4%	0.00	0.81	1.13	1.44	1.76	0.00
<i>Monthly Cost - Block 1</i>		<i>0.00</i>	<i>21.08</i>	<i>29.30</i>	<i>37.52</i>	<i>45.75</i>	<i>0.00</i>

Apartment/Multi-Family Walk-Up

Heating

		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	22	25	28	31	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	13.97	15.88	17.78	19.69	0.00
Total Tax - % of subtotal	4.00%	0.00	0.56	0.64	0.71	0.79	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>14.53</i>	<i>16.51</i>	<i>18.49</i>	<i>20.48</i>	<i>0.00</i>

Cooking

		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	5	7	8	10	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	3.18	4.45	5.08	6.35	0.00
Total Tax - % of subtotal	4.00%	0.00	0.13	0.18	0.20	0.25	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>3.30</i>	<i>4.62</i>	<i>5.28</i>	<i>6.60</i>	<i>0.00</i>

Water Heating

		0BR	1BR	2BR	3BR	4BR	5BR
Av. Monthly Consumption		0	11	15	18	22	0
Total charge per unit	0.63509						
Total Monthly Av. Cost		0.00	6.99	9.53	11.43	13.97	0.00
Total Tax - % of subtotal	4.00%	0.00	0.28	0.38	0.46	0.56	0.00
Total Monthly Av. Cost		<i>0.00</i>	<i>7.27</i>	<i>9.91</i>	<i>11.89</i>	<i>14.53</i>	<i>0.00</i>

Service Charge

		0BR	1BR	2BR	3BR	4BR	5BR
		10.55	10.55	10.55	10.55	10.55	10.55

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Utility Allowance Schedules

Ann Arbor Housing Commission
Public Housing
Utility Allowance Schedules

Based on Actual Usage

Baker Commons	High Rise					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *		28				
Total		28				

* includes Cooking and Other electric (Lights, Appliances, etc.)

Based on Actual Usage

Hikone Drive	Row House/Townhouse					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *			35	38	38	
Gas **			26	32	40	
Total			62	70	78	

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Based on Actual Usage

Green Baxter Court	Row House/Townhouse					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *			39	46	37	
Gas **			32	36	34	
Total			71	83	71	

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Based on Actual Usage

South Maple Meadow	Row House/Townhouse					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *			34	46	64	
Gas **			26	44	44	
Total			61	89	108	

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Broadway Terrace	Apartment/Mult-Family Walk-Up					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *		30				
Gas**		25				
Total		55				

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Platt/Oakwood	Single Family Detached					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *						77
Gas **						102
Total						178

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Platt Colonial	Apartment/Multi-Family Walk-Up					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *		30	38	47	55	
Gas **		36	43	46	53	
Total		65	80	92	107	

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

White/State/Henry	Apartment/Multi-Family Walk-Up					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *		30	38			
Gas **		36	43			
Total		65	80			

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

Evelyn Court, Garden	Single Family Detached					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *				74		
Gas **				75		
Total				148		

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

North Maple Duplexes	Semi-Detached/Duplex					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *				55		
Gas **				71		
Total				125		

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking

North Maple Estates	Single Family Detached					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR*</i>	<i>4BR*</i>	<i>5BR*</i>
Electric **				70	83	96
Gas ***				70	83	95
Total				139	165	190

* **Electric Cooking**

** includes Other electric (Lights, Appliances, etc.)

*** includes Space Heating, Water Heating, and Cooking

North Maple Estates	Single Family Detached					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR*</i>	<i>4BR*</i>	<i>5BR*</i>
Electric **				56	67	77
Gas ***				75	90	102
Total				130	156	178

* **Gas Cooking**

** includes Other electric (Lights, Appliances, etc.)

*** includes Space Heating, Water Heating, and Cooking

West Washington	Semi-Detached/Duplex					
	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electric *		35				
Gas **		46				
Total		80				

* includes Other electric (Lights, Appliances, etc.)

** includes Space Heating, Water Heating, and Cooking