

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

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

Locality: <b>Berkeley, CA</b>		Unit Type: <b>Single Family Detached</b>					Date: 7/1/2023	
		Monthly Dollar Allowances; Number of Bedrooms						
<b>Utility or Service</b>		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
<b>Heating</b>	a. Natural Gas	46	54	63	72	82	92	
	b. Electric	56	70	80	90	100	111	
	c. Heat Pump	19	25	29	33	37	40	
<b>Air Conditioning</b>		1	2	3	4	5	6	
<b>Cooking</b>	a. Natural Gas	6	8	11	13	15	17	
	b. Electric	12	16	20	23	27	31	
<b>Other Electric/Lighting</b>		47	68	89	110	131	151	
<b>Water Heating</b>	a. Natural Gas	11	22	33	44	55	66	
	b. Electric	16	35	53	72	90	109	
<b>Water and Sewer</b>		36	42	54	72	87	102	
<b>Trash Collection</b>		44	44	44	87	87	131	
<b>Range/Microwave</b>		7	7	7	7	7	7	
<b>Refrigerator</b>		7	7	7	7	7	7	

<b>Actual Family Allowances</b> 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

Utility or Service	Monthly Cost
Heating	
Air Conditioning	
Cooking	
Other Electric/Lighting	
Water Heating	
Water & Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

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

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

Locality: <b>Berkeley, CA</b>		Unit Type: <b>Duplex, Attached, Apartment With 2-4 Units</b>					Date: 7/1/2023	
		Monthly Dollar Allowances; Number of Bedrooms						
<b>Utility or Service</b>		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
<b>Heating</b>	a. Natural Gas	41	48	56	64	73	82	
	b. Electric	47	62	71	81	90	99	
	c. Heat Pump	16	23	26	29	33	36	
<b>Air Conditioning</b>		1	2	2	3	4	5	
<b>Cooking</b>	a. Natural Gas	6	8	11	13	15	17	
	b. Electric	12	16	20	23	27	31	
<b>Other Electric/Lighting</b>		31	51	72	92	112	133	
<b>Water Heating</b>	a. Natural Gas	11	22	33	44	55	66	
	b. Electric	16	35	53	72	90	109	
<b>Water and Sewer</b>		33	37	47	60	73	85	
<b>Trash Collection</b>		44	44	44	87	87	131	
<b>Range/Microwave</b>		7	7	7	7	7	7	
<b>Refrigerator</b>		7	7	7	7	7	7	

<b>Actual Family Allowances</b> 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

Utility or Service	Monthly Cost
Heating	
Air Conditioning	
Cooking	
Other Electric/Lighting	
Water Heating	
Water & Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

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

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

Locality: <b>Berkeley, CA</b>		Unit Type: <b>Apartment With 5 or More Units; High Rise</b>					Date: 7/1/2023	
		Monthly Dollar Allowances; Number of Bedrooms						
<b>Utility or Service</b>		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
<b>Heating</b>	a. Natural Gas	23	26	30	35	41	47	
	b. Electric	25	35	41	46	51	57	
	c. Heat Pump	9	13	15	17	19	21	
<b>Air Conditioning</b>		1	1	2	3	3	4	
<b>Cooking</b>	a. Natural Gas	6	8	11	13	15	17	
	b. Electric	12	16	20	23	27	31	
<b>Other Electric/Lighting</b>		32	47	62	77	92	107	
<b>Water Heating</b>	a. Natural Gas	11	22	33	44	55	66	
	b. Electric	16	35	53	72	90	109	
<b>Water and Sewer</b>		33	37	47	60	73	85	
<b>Trash Collection</b>		44	44	44	87	87	131	
<b>Range/Microwave</b>		7	7	7	7	7	7	
<b>Refrigerator</b>		7	7	7	7	7	7	

<b>Actual Family Allowances</b> 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

Utility or Service	Monthly Cost
Heating	
Air Conditioning	
Cooking	
Other Electric/Lighting	
Water Heating	
Water & Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	<b>\$</b>

## Total Costs For Common Combinations: Revised Compared to Current

	Monthly Utility Allowances			
	Current	Revised	Difference (Rev/Current)	
			Dollars	Percent
<b>3-Bedroom Single Family</b>				
Space Heating:				
Gas	\$62.61	\$72.13	\$10	15.2%
Electric (resistance)	\$95.95	\$90.15	-\$6	-6.0%
<i>Electric heat pump</i>	\$35.01	\$32.89	-\$2	-6.0%
Cooking:				
Gas	\$11.10	\$12.58	\$1	13.4%
Electric	\$19.96	\$23.50	\$4	17.7%
Hot Water:				
Gas	\$38.62	\$43.79	\$5	13.4%
Electric	\$60.95	\$71.76	\$11	17.7%
Other Electric	\$92.81	\$109.61	\$17	18.1%
Water & Sewer	\$69.24	\$72.03	\$3	4.0%
<b>Most common combinations: (including water and sewer)</b>				
<b>All electric</b>	<b>\$338.90</b>	<b>\$367.06</b>	<b>\$28</b>	<b>8.3%</b>
<b>Gas/electric</b>	<b>\$274.38</b>	<b>\$310.15</b>	<b>\$36</b>	<b>13.0%</b>
<b>2-Bedroom Duplex</b>				
Space Heating:				
Gas	\$49.81	\$55.92	\$6	12.3%
Electric (resistance)	\$76.04	\$71.45	-\$5	-6.0%
<i>Electric heat pump</i>	\$27.74	\$26.07	-\$2	-6.0%
Cooking:				
Gas	\$9.27	\$10.52	\$1	13.4%
Electric	\$16.68	\$19.64	\$3	17.7%
Hot Water:				
Gas	\$28.97	\$32.85	\$4	13.4%
Electric	\$45.14	\$53.14	\$8	17.7%
Other Electric	\$60.62	\$71.60	\$11	18.1%
Water & Sewer	\$44.71	\$46.51	\$2	4.0%
<b>Most common combinations: (including water and sewer)</b>				
<b>All electric</b>	<b>\$243.19</b>	<b>\$262.34</b>	<b>\$19</b>	<b>7.9%</b>
<b>Gas/electric</b>	<b>\$193.40</b>	<b>\$217.39</b>	<b>\$24</b>	<b>12.4%</b>
<b>2-Bedroom Apartment</b>				
Space Heating:				
Gas	\$27.98	\$30.31	\$2	8.3%
Electric (resistance)	\$43.33	\$40.71	-\$3	-6.0%
<i>Electric heat pump</i>	\$15.81	\$14.86	-\$1	-6.0%
Cooking:				
Gas	\$9.27	\$10.52	\$1	13.4%
Electric	\$16.68	\$19.64	\$3	17.7%
Hot Water:				
Gas	\$28.97	\$32.85	\$4	13.4%
Electric	\$45.14	\$53.14	\$8	17.7%
Other Electric	\$52.76	\$62.31	\$10	18.1%
Water & Sewer	\$44.71	\$46.51	\$2	4.0%
<b>Most common combinations: (including water and sewer)</b>				
<b>All electric</b>	<b>\$202.62</b>	<b>\$222.32</b>	<b>\$20</b>	<b>9.7%</b>
<b>Gas/electric</b>	<b>\$163.70</b>	<b>\$182.50</b>	<b>\$19</b>	<b>11.5%</b>
Date of allowance	7/1/2023	7/1/2023		

# Utility Rates

Date of Allowance

**7/1/2023** Effective date of allowance

Gray cells → check/update annually; other cells → leave alone!

Utility	Name	Current Rates	Percent Change	Source/Notes
<b>Electricity</b>				
<b>Total rates, including CARE (calculated)</b>				
Tier 1: up to baseline	ERate1	0.21694	Up 18%	Source: <a href="http://pge.com/tariffs">http://pge.com/tariffs</a> > Electric Rate schedules > Tariff E-1 Residential Services and D-CARE multiplier. Effective 12/1/2022. Additional sources: Elizabeth Bacon EAB2@pge.com, Alina Zohrabian AxZe@pge.com, Joyce Cunningham J3Cr@pge.com
Tier 2: 101-130% of baseline	ERate2	0.27103	Up 18%	
Tier 3: 130-200% of baseline	ERate3	0.27103	Down 6%	
Basic rates, before CARE discount				
Tier 1: up to baseline		0.33376		Schedule E-1, effective 12/1/2022
Tier 2: 101-130% of baseline		0.41697		<b>PG&amp;E baseline quantities are entered in sheet 3c.ConsumptionBaselines</b>
Tier 3: 130-200% of baseline		0.41697		
CARE discount		35.00%		Schedule D-CARE, effective 12/1/2021
Baseline Territory for this PHA		T		Baseline quantities shown sheet <i>Consumption_Baselines</i> ; no change since 2015
<b>Natural Gas</b>				
www.PGE.com/Tariffs > Go To Current And Historic Rates [on right of screen] > Gas Rates > Residential > "Residential Jan 2022 - Present"				
<b>Total rates including CARE &amp; PPPS</b>				
Total, up to baseline	GRate1	\$1.7434	Up 6%	Calculated amounts, based on gray-filled cells below
Total, above baseline	GRate2	\$2.0850	Up 20%	Calculated amounts, based on gray--filled cells below
<b>Basic Rates, "Total Residential CARE"</b>				
Up to baseline (average at right -->)		\$1.68010		2020: separate baselines for Winter-Off Peak (Nov, Feb, Mar) and Winter-Peak (Dec, Jan). For simplicity used average baseline (see sheet 3c.ConsumptionBaselines)
Above baseline (average at right -->)		\$2.02169		
Public Purpose Program Surcharge		\$0.06327		G-PPPS, which funds CARE & other programs; rate for CARE customers eff 1/1/2022
Baseline Territory for this PHA		T		Baseline quantities shown sheet <i>Consumption_Baselines</i> ; major changes 2020

# Utility Rates

Date of Allowance

**7/1/2023** Effective date of allowance

Gray cells → check/update annually; other cells → leave alone!

Utility	Name	Current Rates	Percent Change	Source/Notes
<b>Water &amp; Sewer</b>				
<b>Summary Rates, including CAP Discounts [Computed]</b>				
Water Fixed charge	WFixed	\$15.070	Up 4%	
Water Quantity rate, per 100 cubic feet:				Computed
Up to 690 cubic feet/month	WRate1	\$2.300	Up 4%	
691 to 1576 cubic feet/month	WRate2	\$3.160	Up 4%	
Over 1576 cubic feet/month	WRate3	\$4.175	Up 4%	
Sewer Fixed Charge	SFixed	\$10.602	Up 4%	
Sewer Quantity Rate, per 100 cubic feet	SRate	\$0.930	Up 4%	Computed; sewer charges limited to 9 units
<b>Detailed Rates:</b>				
<b>Water</b>				
Water flow charge, per 100 cubic feet:				East Bay Municipal Utility District, www.ebmud.com > Customers > Water > Rates and Fee Schedules > Schedule A-Rate Schedule for Water Service, Effective 7/1/2022
Single family:				
Up to 172 gallons/day		4.60	Up 4%	Rates apply to single family homes or individually-metered multifamily homes. The latter is assumed, so the separate Multifamily rate is not used in the calculations.
173 to 393 gallons/day		6.32	Up 4%	
Over 393 gallons/day		8.35	Up 4%	
Multifamily (all water used)		---	-	[not used; assume all apartments have individual meters]
Service charge, 5/8-3/4" meter		30.14	Up 4%	
CAP discount rate for water		50%	Same	For CARE-eligible customers; applied to all parts of water & sewer rates. www.ebmud.com/customers/customer-assistance-program

## Utility Rates

Date of Allowance

**7/1/2023** Effective date of allowance

Gray cells → check/update annually; other cells → leave alone!

Utility	Name	Current Rates	Percent Change	Source/Notes
<b>Sewer</b>				
Service charge per account		7.89	Up 4%	East Bay Municipal Utility District, <a href="http://www.ebmud.com">www.ebmud.com</a> > Customers > Wastewater > Wastewater Rates > Rates and Fee Schedules > Effective 7/1/2022. Limited to 9 units (900 cubic feet)
SF Bay Residential Pollution Prevention Fee		0.20	Same	
Strength charge per dwelling unit		8.22	Up 4%	
Flow Charge per 100 cubic feet (max 9 units)		1.43	Up 4%	
CAP discount rate for wastewater		35%	Same	
<b>Trash</b>				
32 gallon can/week (0-2 bedrooms)	Trash1	43.66	Same	www.ci.berkeley.ca.us > City Services > Trash & Recycling > Residential Waste Services. Assumes once-weekly pickup. Viewed 6/7/2023
64 gallon can/week (3-4 bedrooms)	Trash2	87.28	Same	
96 gallon can/week (5+ bedrooms)	Trash3	130.87	Same	

Sheet 3c: PGE Gas and Electric Baselines, and HUSM-Fox Baseline Consumption

A. PG&E Baselines, by Fuel Mix and Season. Effective 2022

Baseline Territory for territory T	Electricity				Gas	
	Schedule B, Basic		Schedule H, All Electric		Summer	Winter
	Summer	Winter	Summer	Winter		
Daily Allowance	6.5	7.5	7.1	12.9	0.56	1.50
Monthly Allowance	195.0	225.0	213.0	387.0	16.8	44.9
	BaseB... Summer	BaseB... Winter	BaseH... Summer	BaseH... Winter	BaseGas... Summer	BaseGas... Winter

Electric: Residential baseline territories and quantities, 6/1/2022

Gas: file GAS\_SCHS\_G1.PDF, effective 4/1/2022; winter split into Off-Peak (Nov-Feb-Mar, 1.31 Th/Day) and On-Peak (Dec-Jan, 1.68 Th/Day). Used average of the two.

B. Consumption Baselines, by Fuel Mix and Number of Bedrooms

↓Name Prefix / Suffix →

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

Fuel Mix	Bedrooms						
	0	1	2	3	4	5	
<b>SF: Single Family</b>							
<b>Mixed Fuel-Gas + Electricity</b>							
BaseE.GE.SF...	Base Electricity	216.1	312.5	408.9	505.3	601.7	698.0
BaseG.GE.SF...	Base Gas:	9.1	15.9	22.7	29.5	36.2	43.0
	Cooking	3.3	4.4	5.5	6.6	7.7	8.7
	Hot Water	5.7	11.4	17.2	22.9	28.6	34.3
BaseE.EE.SF...	<b>All-Electric</b>	<b>330.1</b>	<b>518.7</b>	<b>707.2</b>	<b>895.7</b>	<b>1,084.2</b>	<b>1,272.7</b>
	Lighting	216.1	312.5	408.9	505.3	601.7	698.0
	Cooking	48.8	64.7	80.5	96.3	112.1	128.0
	Hot Water	65.2	141.5	217.8	294.1	370.4	446.7
<b>DP: Duplex, Apartment With 2-4 Units</b>							
<b>Mixed Fuel-Gas + Electricity</b>							
BaseE.GE.DP...	Base Electricity	141.7	235.9	330.0	424.2	518.3	612.5
BaseG.GE.DP...	Base Gas:	9.1	15.9	22.7	29.5	36.2	43.0
	Cooking	3.3	4.4	5.5	6.6	7.7	8.7
	Hot Water	5.7	11.4	17.2	22.9	28.6	34.3
BaseE.EE.DP...	<b>All-Electric</b>	<b>255.8</b>	<b>442.1</b>	<b>628.3</b>	<b>814.6</b>	<b>1,000.9</b>	<b>1,187.1</b>
	Lighting	141.7	235.9	330.0	424.2	518.3	612.5
	Cooking	48.8	64.7	80.5	96.3	112.1	128.0
	Hot Water	65.2	141.5	217.8	294.1	370.4	446.7
<b>AP: Apartment With 5 or More Units</b>							
<b>Mixed Fuel-Gas + Electricity</b>							
BaseE.GE.AP...	Base Electricity	149.4	218.3	287.2	356.2	425.1	494.0
BaseG.GE.AP...	Base Gas:	9.1	15.9	22.7	29.5	36.2	43.0
	Cooking	3.3	4.4	5.5	6.6	7.7	8.7
	Hot Water	5.7	11.4	17.2	22.9	28.6	34.3
BaseE.EE.AP...	<b>All-Electric</b>	<b>263.4</b>	<b>424.5</b>	<b>585.5</b>	<b>746.6</b>	<b>907.6</b>	<b>1,068.7</b>
	Lighting	149.4	218.3	287.2	356.2	425.1	494.0
	Cooking	48.8	64.7	80.5	96.3	112.1	128.0
	Hot Water	65.2	141.5	217.8	294.1	370.4	446.7
<b>MH: Mobile Home</b>							
<b>Mixed Fuel-Gas + Electricity</b>							
BaseE.GE.MH...	Base Electricity	158.4	278.3	398.1	518.0	637.8	757.7
BaseG.GE.MH...	Base Gas:	9.1	15.9	22.7	29.5	36.2	43.0
	Cooking	3.3	4.4	5.5	6.6	7.7	8.7
	Hot Water	5.7	11.4	17.2	22.9	28.6	34.3
BaseE.EE.MH...	<b>All-Electric</b>	<b>272.5</b>	<b>484.4</b>	<b>696.4</b>	<b>908.4</b>	<b>1,120.4</b>	<b>1,332.4</b>
	Lighting	158.4	278.3	398.1	518.0	637.8	757.7
	Cooking	48.8	64.7	80.5	96.3	112.1	128.0
	Hot Water	65.2	141.5	217.8	294.1	370.4	446.7