



# HOUSING AUTHORITIES

## CITY OF EUREKA & COUNTY OF HUMBOLDT



735 WEST EVERDING STREET, EUREKA CA 95503  
PHONE: (707) 443-4583 FAX: (707) 443-4762 TTY: (800) 651-5111

### AGENDA

#### HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT BOARD OF COMMISSIONERS REGULAR MEETING

DATE AND TIME  
Tuesday, October 14, 2025  
12:00pm

#### LOCATION

Housing Authority of the County of Humboldt  
735 W. Everding Street, Eureka CA 95503

All or portions of this meeting will be conducted by teleconferencing in accordance with Government Code Section 54953(b). Teleconference locations are as follows: 735 W. Everding St., Eureka California. The location is accessible to the public, and members of the public may address the Housing Authority of the County of Humboldt Board of Commissioners from any teleconference location.

#### PUBLIC PARTICIPATION

Public access to this meeting is available in person at the above location.

Persons wishing to address the Board of Commissioners are asked to submit comments for the public speaking portion of the agenda as follows:

- Send an email with your comment(s) to [heatherh@eurekahumboldtha.org](mailto:heatherh@eurekahumboldtha.org) prior to the Board of Commissioners meeting.
- Call and leave a message at (707) 443-4583 ext. 219.

When addressing the Board on agenda items or business introduced by Commissioners, members of the public may speak for a maximum of five minutes per agenda item when the subject is before the Board.

#### 1. Roll Call

#### 2. Public Comment (Non-Agenda):

This time is reserved for members of the public to address the Committee relating to matters of the Housing Authority of the County of Humboldt not on the agenda. No action may be taken on non-agenda items unless authorized by law. Comments will be limited to five minutes per person and twenty minutes in total.

#### 3. Approve Minutes of the Board of Commissioners regular meeting held September 08, 2025. (pages 3-6)

#### 4. Bills and Communications:

- 4a. HUD Waiver Notice: Approving to place all EHV families on HCV waiting list (pages 7-8)
- 4b. Public Notice: Administrative Plan, Chapter 4 – EHV Preference (page 9)

5. Report of the Secretary:

The Report of the Secretary is intended to brief the Commission on items, issues, key dates, etc., that do not require specific action, and are not separate items on the Board of Commissioner's Agenda.

5a. Occupancy and Leasing Report (page 9)

5b. HCV Utilization Reports (pages 10-13)

6. Reports of the Commissioners:

This time is reserved for Commissioners to share any relevant news or housing related endeavors undertaken by Commissioners.

7. Unfinished Business: None.

8. New Business:

8a. Resolution 518, Proposed Utility Allowance Study Schedule for 2026 (pages 14-105)

Recommended Board Action: *Accept and Adopt for Approval*

8b. Resolution 519, HCV Payment Standards 2026 (pages 106-108)

Recommended Board Action: *Accept and Adopt for Approval*

8c. Resolution 520, Annual Operating Budget for FY Ending December 31, 2026 (pages 109-135)

Recommended Board Action: *Accept and Adopt for Approval*

9. Closed Session (if needed).

10. Adjournment

Note: Next regularly scheduled board meeting is Monday, November 10, 2025.

\* \* \* Note \* \* \*

Documents related to this agenda are available on-line at:

<https://eurekahumboldtha.org/governance/>

Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Commissioners exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review.

## MINUTES

### MEETING OF THE HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT BOARD OF COMMISSIONERS

**Monday, September 08, 2025**

Chairperson Conner declared a quorum present and called the meeting to order at 12:11p.m.

1. Roll Call:

Present: Chairperson Conner, Vice Chairperson Fitzgerald, Commissioner Leon, Commissioner Zondervan-Droz  
Absent: Commissioner Derooy, Commissioner Escarda  
Staff: Churchill, Wiesner, Humphreys

Motion made by Vice Chairperson Fitzgerald to approve remote attendance for Commissioner Leon.  
Motion seconded by Commissioner Zondervan-Droz.

2. Public Comment (Non-Agenda): None heard.

3. Approve minutes of the board of commissioners regular meeting held July 14, 2025.

Motion to approve the minutes of the regular meeting held July 14, 2025, made by Commissioner Zondervan-Droz.

Second – Vice Chairperson Fitzgerald

Roll call:

Ayes: Conner, Fitzgerald, Leon, Zondervan-Droz  
Nays: None  
Abstain: None  
Absent: Derooy, Escarda

Chairperson Conner declared the motion carried to approve the minutes of July 14, 2025.

4. Bills and Communications:

4a. 2025-01 Landlord Newsletter

Commissioners stated that they appreciate the newsletter and find it informative.

5. Report of the Secretary:

5a. Occupancy and Leasing Report

Secretary Churchill briefs the board on this report.

5b. HCV Utilization Reports

Secretary Churchill briefs the board on this report. Secretary Churchill states that HUD is projecting HACH will continue to be in shortfall for the rest of 2025. Staff has submitted paperwork to HUD and are working with HUD's financial manager on how to manage the situation.

6. Reports of the Commissioners:

No comments were heard during this time reserved for Commissioners to share any relevant news or housing related endeavors undertaken by Commissioners.

7. Unfinished Business: None.

8. New Business:

- 8a. Resolution 515, CA086 Revised 5-Year Plan 2022-2026 and annual plan 2026  
Recommended Board Action; *Accept and Adopt for Approval*

**RESOLUTION 515  
RESOLUTION TO APPROVE ANNUAL AGENCY PLAN  
AND UPDATES TO 5-YEAR PLAN**

WHEREAS, In order to be in compliance with regulations of the United States Department of Housing and Urban Development, the Housing Authority of the County of Humboldt must submit a 5 year Plan every 5 years or as deemed necessary based on program changes and an agency plan on an annual basis; and

WHEREAS, The Agency Plans have been reviewed for accuracy and completeness; and

WHEREAS, A Public Notice stating the Draft Agency Plans were available for review at the Housing Authority office from July 10, 2025, through August 25, 2025, was published and available on the Housing Authority of the County of Humboldt website and front lobby of the Housing Authority office; and

WHEREAS, The Public Hearing was held on August 27, 2025; and

WHEREAS, There were no changes or corrections to the agency plans suggested.

NOW, THEREFORE, BE IT RESOLVED, That the Commissioners of the Housing Authority of the County of Humboldt do hereby approve the 5 Year Plan updates and Annual Agency Plan for 2026-2030 and 2026 respectively.

Motion to approve Resolution 515 made by Commissioner Leon.

Second – Commissioner Zondervan-Droz

Ayes: Conner, Fitzgerald, Leon, Zondervan-Droz

Nays: None

Abstain: None

Absent: Derooy, Escarda

Chairperson Conner declared the motion carried and Resolution 515 approved.

- 8b. Resolution 516, 2025 Salary Comparability Study  
Recommended Board Action; *Accept and Adopt for Approval*

**Resolution No. 516  
Adopt Salary Comparability Study and Updated Salary Schedule**

WHEREAS, in accordance with the U.S. Department of Housing and Urban Development (HUD) PIH Notice 2011-48 dated August 26, 2011, and subsequent updates to said notice; and

WHEREAS, The Housing Authorities of the City of Eureka and County of Humboldt have contracted with the National Association of Housing and Redevelopment Officials ("NAHRO") to complete a Salary Comparability Study ("Study"); and

WHEREAS, the Study, completed in August 2025, recommends adjustments to the agency's salary schedule to bring compensation in line with prevailing market conditions and cost of living standards; and

WHEREAS, the Board of Commissioners ("Board") has reviewed the Study and considered the updated salary schedule for all agency staff positions; and

WHEREAS, the Board recognizes the importance of maintaining fair, competitive, and equitable compensation for all employees, while also ensuring fiscal responsibility in the implementation of salary adjustments; and

WHEREAS, the Board further acknowledges the need for a fiscally responsible phased approach to implementing the Executive Director's updated salary;

NOW, THEREFORE, BE IT RESOLVED by The Board that:

1. The updated salary schedule, as presented, is hereby approved and adopted.
2. The Executive Director's salary shall not be adjusted to the full level recommended in the Study immediately. Instead, the Executive Director's salary shall increase annually, beginning on the effective date of the updated salary schedule, by ten percent (10%) until such time as it reaches the level recommended in the Study.
3. All other provisions of the updated salary schedule shall take effect October 1, 2025.

Motion to approve Resolution 516 made by Commissioner Zondervan-Droz.

Second – Commissioner Leon

Ayes: Conner, Fitzgerald, Leon, Zondervan-Droz  
Nays: None  
Abstain: None  
Absent: Derooy, Escarda

Chairperson Conner declared the motion carried and Resolution 516 approved.

8c. Resolution 517, Administrative Plan Update; Accept and Adopt for Approval

### **Resolution 517**

#### **Resolution Approving and Adopting Updates to the Housing Authority of the County of Humboldt Housing Choice Voucher Program Administrative Plan**

WHEREAS, It is a requirement of the Housing Authority of the County of Humboldt to have an updated, approved Administrative Plan for the administration of its Housing Choice Voucher

programs; and

WHEREAS, Staff has amended the current Administrative Plan to include Housing Opportunity Through Modernization Act (HOTMA) updates; and

WHEREAS, The Commissioners have reviewed the proposed HOTMA updates to the Administrative Plan; and

WHEREAS, The proposed addition was advertised and made available for forty-five (45) days of public comment, with a public comment meeting held on Tuesday, June 24, 2025, via conference call; and

WHEREAS, There were no public comments received; and

WHEREAS, The approved, updated Administrative Plan will be sent to HUD for their reference; and

WHEREAS, The updated Administrative Plan will be implemented immediately as applicable; and

NOW, THEREFORE, BE IT RESOLVED, That the Commissioners of the Housing Authority of the County of Humboldt do hereby approve and adopt the proposed changes to the Administrative Plan for Housing Opportunity Through Modernization Act updates.

Motion to approve Resolution 517 made by Commissioner Zondervan-Droz.

Second – Vice Chairperson Fitzgerald

Ayes: Conner, Fitzgerald, Leon, Zondervan-Droz

Nays: None

Abstain: None

Absent: Derooy, Escarda

Chairperson Conner declared the motion carried and Resolution 517 approved.

8d. Transitioning EHV family into HCV; Discussion and provide direction.

Secretary Churchill briefs the board on this item, stating that for our EHV clients, program funding will run out in 2026. Secretary Churchill goes on to inform the board that the Administrative Plan will need to be updated with a preference to convert the EHV clients to the HCV program. After a brief discussion, the board recommends that staff move forward with updating the Administrative Plan for the conversion.

9. Closed Session: None needed.

10. Adjournment

There being no further business to come before the Commissioners, the meeting was adjourned at 12:46p.m.

---

Chairperson

---

Secretary



PRINCIPAL DEPUTY ASSISTANT SECRETARY  
FOR PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

September 9, 2025

Ms. Cheryl Churchill  
Executive Director  
Housing Authority of the County of Humboldt  
735 West Everding Street  
Eureka, CA 95503-5007

Dear Ms. Churchill:

The U.S. Department of Housing and Urban Development (HUD) reviewed the Housing Authority of the County of Humboldt's (HACH) waiver request to place all Emergency Housing Voucher (EHV) families on its Housing Choice Voucher (HCV) waiting list pursuant to HUD Notice PIH 2025-19, "Guidance on Transitioning EHV Families into HCV and End of EHV Services Fee Expenditure."

HACH's justification for the waiver is as follows:

- HACH serves a rural population with extremely limited transportation options. Many participants are living with significant disabilities and mental health challenges. This is compounded by their requirement of intensive and specialized assistance, which creates challenges in their ability to timely and successfully complete basic paperwork, putting them at risk of losing their housing assistance if they must go through the application process to be added to the HCV waiting list.

Based on this justification and meeting the other requirements of Notice PIH 2025-19, HUD finds good cause to waive 24 CFR 982.204, as necessary, to allow HACH to place all EHV families on its HCV waiting list without requiring them to submit an HCV application and 24 CFR 982.206 to allow EHV families to be added to the HACH HCV waiting list without public notice of opening or closing the waiting list. HACH may apply any appropriate preferences when placing EHV families on the waiting list. HUD encourages HACH to advise EHV families when they have been placed on the HCV waiting list.

Please note that the approval of this waiver request does not constitute a waiver of requirements that are in place for PHAs that are in shortfall. PHAs in shortfall must follow the guidance of the Shortfall Prevention Team (SPT). Nothing in this waiver approval supersedes guidance from the SPT.

Should you have any questions regarding this matter, please Michelle Daniels, Housing Program Specialist, Housing Voucher Management and Operations Division, at [Michelle.Daniels@hud.gov](mailto:Michelle.Daniels@hud.gov).

Sincerely,

 *for*

Benjamin Hobbs  
Principal Deputy Assistant Secretary  
Office of Public and Indian Housing

**PUBLIC NOTICE**  
**NORTH COAST JOURNAL**  
**ADMIN PLAN CHAPTER 4 UPDATE**  
**EHV PREFERENCE**

**PUBLIC NOTICE**  
**THE HOUSING AUTHORITY OF**  
**THE COUNTY OF HUMBOLDT**

**NOTICE IS HEREBY GIVEN** that the Housing Authority of the County of Humboldt has completed a draft of the updated Administrative Plan, Chapter 4 pertaining to Local Preferences for admission to the Housing Choice Voucher program. A copy of the draft is available for review at the Housing Authority website [www.eureka-humboldt-ha.org](http://www.eureka-humboldt-ha.org), in office or via email by request. A public meeting for the purpose of receiving comments on the draft updates will be held via Zoom on November 12, 2025 from 9am-10am. The Housing Authority will receive comments regarding the proposed changes starting September 25, 2025 through the close of business on November 10, 2025. To request the draft update and obtain the Zoom meeting link please call (707) 443-4583 ext 219. The Housing Authority hours of operation are 9:00am - 4:30pm, Monday through Friday, alternating every other Friday an off day.

Occupancy and Leasing Report  
January - August 2025

HOUSING AUTHORITY OF THE CITY OF EUREKA  
HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT

Program	Total Units Available	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Wait List End of Month
HACE										
Public Housing	195	192	191	190	190	187	184	184	183	975
Eureka Family Housing	51	46	46	45	45	48	48	50	50	1038
Eureka Senior Housing	22	19	20	21	21	22	20	20	20	198
<b>Total City Units</b>	<b>268</b>	<b>257</b>	<b>257</b>	<b>256</b>	<b>256</b>	<b>257</b>	<b>252</b>	<b>254</b>	<b>253</b>	

HACH										
Tenant Based Vouchers										
Housing Choice Vouchers	1234	963	960	960	968	964	958	951	946	1621
VASH Vouchers	95	44	44	45	45	44	44	46	46	N/A
Mainstream vouchers	75	57	61	65	69	70	71	71	71	N/A
Emergency Housing Vouchers (EHV)	182	127	125	123	118	116	112	112	113	N/A
<b>Total All Vouchers</b>	<b>1586</b>	<b>1191</b>	<b>1190</b>	<b>1193</b>	<b>1200</b>	<b>1194</b>	<b>1185</b>	<b>1180</b>	<b>1176</b>	

Project Based Vouchers (note that these are a subset of HCV & VASH voucher counts shown above)										
PBV-VASH - Bayview Heights (Eureka)	22	21	21	21	21	20	20	21	22	N/A
PBV-HCV - Bayview Heights (Eureka)	3	2	2	2	2	2	2	2	2	12
PBV-HCV - Sorrell Place (Arcata)	5	5	5	5	5	5	5	5	5	305
PBV-HCV - Providence (Eureka)	42	36	36	38	40	40	39	39	2	N/A
PBV-HCV - Key Me Ek (Eureka)	13	-	7	7	8	12	12	12	13	N/A
PBV-HCV - Laurel Canyon	35	35	36	34	34	35	35	35	35	166
<b>Total Project Based Vouchers</b>	<b>120</b>	<b>99</b>	<b>107</b>	<b>107</b>	<b>110</b>	<b>114</b>	<b>113</b>	<b>114</b>	<b>79</b>	

Vouchers issued but not under contract, end of month (aka "Searching") 10

Note: Occupancy / utilization numbers shown are as of the first day of the month.

1. Total PH units is 198; 3 units are exempted for EPD use, Boys & Girls Club, and Maintenance use and are unavailable for tenant rental.
2. Mainstream vouchers were awarded December 2020. Funding and voucher issuance began April 2021.  
25 Mainstream vouchers will be allocated via waitlist pulls; 50 will be via referral from CoC partners.  
Mainstream applicants share waitlist with HCV applicants.
3. No PHA waitlist for EHV's; all are issued based on referral from HHHH or HDVS. Referrals began Q4 2021.
4. 25 Project Based Vouchers at Bayview Heights Veteran's housing at 4th & C Street, Eureka; contract signed 6/30/2020.
5. 5 Project Based HCV vouchers at Sorrell Place, extremely low income units at 7th & I Street, Arcata; effective 6/1/2022.
6. Providence Mother Bernard House PBV's - Occupancy based on referral from CoC; contract signed 01/08/2024.
7. Laurel Canyon (7th & Myrtle Ave.) 35 senior PBV units; contracts signed 12/07/2023.

**HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT**  
**All Voucher Programs**  
**For the month of August 2025**

	January	February	March	April	May	June	July	August	Total
<b>Traditional HCV &amp; VASH (includes PBVs)</b>									
HAP income (budget authority)	\$ 731,863	\$ 731,863	\$ 745,120	\$ 745,120	\$ 711,044	\$ 714,204	\$ 714,204	\$ 714,204	\$ 5,807,621
HAP expenses	(748,496)	(757,424)	(765,008)	(767,569)	(765,033)	(766,937)	(766,899)	(771,400)	(6,108,766)
Surplus (Deficit)	(16,633)	(25,561)	(19,889)	(22,450)	(53,989)	(52,733)	(52,695)	(57,196)	(301,145)
<b>AA % Total income utilized</b>	102.27%	103.49%	102.67%	103.01%	107.59%	107.38%	107.38%	108.01%	105.19%
<b>B Administrative/Other Income</b>									
Operating expenses	91,901	138,858	95,531	93,621	89,591	150,584	95,807	101,810	857,703
Surplus (Deficit)	(73,892)	(104,758)	(89,450)	(89,800)	(83,454)	(85,781)	(157,021)	(97,710)	(781,865)
Total HCV Cash	18,009	34,100	6,081	3,821	6,137	64,803	(61,213)	4,100	75,838
<b>B Remaining HAP Cash</b>	(5,449)	(10,320)	28,612	25,972	40,263	35,076	23,138	18,906	
Remaining Non-HAP Cash	883,688	917,151	920,014	924,550	870,220	932,900	901,527	903,879	
Total HCV Cash	878,239	906,831	948,626	950,522	910,483	967,976	924,665	922,785	
Cash Increase/(Decrease)	(10,219)	28,592	41,794	1,897	(40,039)	57,493	(43,311)	(1,880)	
# of Households Assisted	1,005	1,002	1,005	1,013	1,008	1,002	997	992	8,024
Average HAP Payment	\$ 745	\$ 756	\$ 761	\$ 758	\$ 759	\$ 765	\$ 769	\$ 778	\$ 761
<b>Mainstream (disabled &amp; non-elderly)</b>									
HAP income (budget authority)	\$ 41,148	\$ 41,148	\$ 41,629	\$ 41,629	\$ 43,476	\$ 39,235	\$ 39,235	\$ 39,235	\$ 326,735
HAP expenses	(42,543)	(46,132)	(51,149)	(53,742)	(65,299)	(56,928)	(55,111)	(55,131)	(416,035)
Surplus (Deficit)	(1,395)	(4,984)	(9,520)	(12,113)	(11,823)	(17,693)	(15,876)	(15,896)	(89,300)
<b>A % Total income utilized</b>	103.39%	112.11%	122.87%	129.10%	127.19%	145.09%	140.46%	140.51%	127.33%
<b>C Administrative/Other Income</b>									
Operating expenses	-	-	5,185	5,185	5,659	5,859	6,310	5,759	33,956
Surplus (Deficit)	(4,599)	(2,626)	(4,482)	(6,295)	(6,562)	(5,478)	(9,255)	(4,812)	(44,108)
Total MSV Cash	(4,599)	(2,626)	703	(1,110)	(903)	381	(2,945)	947	(10,152)
<b>B Remaining HAP Cash</b>	5,590	3,136	1,809	(2,936)	(5,800)	4,529	3,395	4,265	
Remaining Non-HAP Cash	76,871	73,520	74,020	72,777	71,703	71,941	72,621	72,557	
Total MSV Cash	82,460	76,656	75,829	69,841	65,903	76,470	76,016	76,822	
Cash Increase/(Decrease)	(2,775)	(5,804)	(827)	(5,988)	(3,938)	10,567	(454)	805	
# of Households Assisted	55	59	64	69	69	71	71	71	529
Average HAP Payment	\$ 774	\$ 782	\$ 799	\$ 779	\$ 801	\$ 802	\$ 776	\$ 776	\$ 786
<b>Emergency Housing Vouchers (EHVs)</b>									
HAP income (budget authority)	\$ 120,208	\$ 120,208	\$ 120,208	\$ 120,208	\$ 16,713	\$ 16,713	\$ 16,713	\$ 16,713	\$ 547,684
HAP expenses	(112,284)	(110,215)	(109,078)	(106,217)	(103,263)	(101,380)	(103,059)	(102,281)	(847,777)
Surplus (Deficit)	7,924	9,993	11,130	13,991	(86,550)	(84,667)	(86,346)	(85,568)	(300,093)
<b>D % Total income utilized</b>	93.41%	91.69%	90.74%	88.36%	617.86%	606.59%	616.64%	611.98%	154.79%
<b>E Administrative/Other Income</b>									
Operating expenses	21,401	18,154	15,436	18,759	12,954	1,421	5,597	41,160	134,883
Surplus (Deficit)	(15,421)	(7,560)	(11,107)	(14,619)	(14,622)	(11,601)	(23,249)	(29,296)	(127,475)
Total EHV Cash	5,980	10,594	4,329	4,141	(1,669)	(10,181)	(17,652)	11,864	7,407
<b>B Remaining HAP Cash</b>	21,635	46,041	28,178	28,419	24,944	25,130	29,190	18,045	
Remaining Non-HAP Cash	195,205	202,214	205,202	207,159	203,905	192,851	184,632	168,959	
Total EHV Cash	216,840	248,254	233,380	235,577	228,848	217,981	213,822	187,004	
Cash Increase/(Decrease)	14,164	31,414	(14,874)	2,197	(6,729)	(10,867)	(4,159)	(26,818)	
# of Households Assisted	128	124	123	118	116	112	112	113	946
Average HAP Payment	\$ 877	\$ 889	\$ 887	\$ 900	\$ 890	\$ 905	\$ 920	\$ 905	\$ 896

Monthly HAP Summary

000011

**HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT**  
**All Voucher Programs**  
**For the month of August 2025**

	January	February	March	April	May	June	July	August	Total
<b>Total All Voucher Programs</b>									
HAP income (budget authority)	\$ 893,219	\$ 893,219	\$ 906,957	\$ 906,957	\$ 771,233	\$ 770,152	\$ 770,152	\$ 770,152	\$ 6,682,040
HAP expenses	(903,323)	(913,771)	(925,235)	(927,528)	(923,595)	(925,245)	(925,069)	(928,812)	(7,372,578)
Surplus (Deficit)	(10,104)	(20,552)	(18,279)	(20,572)	(152,362)	(155,093)	(154,917)	(158,660)	(690,538)
<b>A % Total income utilized</b>	101.13%	102.30%	102.02%	102.27%	119.76%	120.14%	120.12%	120.60%	110.33%
Administrative/Other income	113,301	157,012	116,163	117,566	108,203	157,864	107,714	148,729	1,026,541
Operating expenses	(93,911)	(114,944)	(105,039)	(110,713)	(104,638)	(102,860)	(189,524)	(131,817)	(953,448)
Surplus (Deficit)	19,390	42,068	11,114	6,852	3,565	55,004	(81,810)	16,911	73,094
<b>B Remaining HAP Cash</b>	21,776	38,857	58,599	51,454	59,406	64,735	55,723	41,216	
Remaining Non-HAP Cash	1,155,764	1,192,885	1,199,236	1,204,486	1,145,828	1,197,692	1,158,781	1,145,395	
Total Program Cash	1,177,540	1,231,742	1,257,835	1,255,941	1,205,234	1,262,427	1,214,504	1,186,610	
Cash Increase/(Decrease)	1,171	54,202	26,093	(1,894)	(50,706)	57,193	(47,924)	(27,893)	
# of Households Assisted	1,188	1,185	1,192	1,200	1,193	1,185	1,180	1,176	9,499
Average HAP Payment	\$ 760	\$ 771	\$ 776	\$ 773	\$ 774	\$ 781	\$ 784	\$ 790	\$ 776

**Notes**

**AA** HCV HUD Held Reserves are depleted. Spending above 100% results in borrowing from future funding. We plan on applying for additional set-aside funding, when possible.

**A** Spending above 100% indicates full utilization of monthly funding plus spending down of HUD-held reserves (which is encouraged/required by HUD).

**B** HAP cash on hand is minimal, but HAP advances are available through HUD. Restrictd cash position may go "negative" while waiting for HUD advance HAP deposits and is temporarily funded with excess unrestricted funds.

HUD Held Reserves estimated as of 08/06/2025

HCV - \$0  
MSV - \$17,211  
EHV - \$465,893

**C** Admin fees overobligated by HUD for 2024, so funding for January and February reduced to \$0 to compensate.

**D** Budget authority reduced to reflect usage of remaining program reserves and HUD plans sunset of EHV funding.

**Housing Choice Vouchers**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January	917	918	903	882	866	884	866	843	877	1005
February	921	919	898	894	867	875	858	844	926	1002
March	923	918	896	897	861	875	862	844	934	1005
April	928	919	908	895	859	873	858	844	934	1013
May	927	917	905	895	850	873	861	838	947	1008
June	930	914	898	892	853	868	864	841	954	1002
July	924	919	895	882	873	865	856	849	973	997
August	923	917	888	879	872	864	854	847	976	992
September	927	913	888	872	883	864	851	846	984	
October	934	906	888	866	888	862	846	844	985	
November	928	903	887	881	890	866	839	839	992	
December	925	902	882	877	887	857	842	838	1003	
Average	<b>926</b>	<b>914</b>	<b>895</b>	<b>884</b>	<b>871</b>	<b>869</b>	<b>855</b>	<b>843</b>	<b>957</b>	<b>1,003</b>
UML's	11,107	10,965	10,736	10,612	10,449	10,426	10,257	10,117	11,485	8,024

**Mainstream Vouchers**

					<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January						27	43	51	55
February						27	45	53	59
March						28	48	54	64
April						29	50	54	69
May						31	50	55	69
June						32	51	55	71
July						36	52	54	71
August					4	37	53	55	71
September					15	36	50	55	
October					18	37	51	57	
November					24	38	50	58	
December					27	39	51	56	
Average					<b>21</b>	<b>33</b>	<b>50</b>	<b>55</b>	<b>66</b>
UML's					88	397	594	657	529

**Emergency Housing Vouchers**

					<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January						5	86	145	128
February						11	100	146	124
March						15	102	144	123
April						18	108	143	118
May						23	111	142	116
June						30	114	141	112
July						38	127	142	112
August						42	127	143	113
September						46	137	144	
October						64	135	142	
November						69	141	135	
December					4	80	147	131	
Average					<b>4</b>	<b>37</b>	<b>120</b>	<b>142</b>	<b>118</b>
UML's					4	441	1435	1698	946

**Total All Voucher Programs**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January	917	918	903	882	866	884	898	972	1073	1188
February	921	919	898	894	867	875	896	989	1125	1185
March	923	918	896	897	861	875	905	994	1132	1192
April	928	919	908	895	859	873	905	1002	1131	1200
May	927	917	905	895	850	873	915	999	1144	1193
June	930	914	898	892	853	868	926	1006	1150	1185
July	924	919	895	882	873	865	930	1028	1169	1180
August	923	917	888	879	872	868	933	1027	1174	1176
September	927	913	888	872	883	879	933	1033	1183	
October	934	906	888	866	888	880	947	1030	1184	
November	928	903	887	881	890	890	946	1030	1185	
December	925	902	882	877	887	888	961	1036	1190	
Average	<b>926</b>	<b>914</b>	<b>895</b>	<b>884</b>	<b>871</b>	<b>894</b>	<b>925</b>	<b>1,012</b>	<b>1,153</b>	<b>1,187</b>
UML's	11,107	10,965	10,736	10,612	10,449	10,518	11,095	12,146	13,840	9,499

# Housing Authority of the County of Humboldt

## Board of Commissioners Meeting

---

October 14, 2025

Agenda Item 8a

## Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: HCV Utility Allowance

### BACKGROUND AND HISTORY:

In accordance with HUD regulations, the Housing Authority must conduct an annual utility survey of a representative number of households in Humboldt County. This survey is then used to determine the utility allowance granted each Section 8 household to aid them in paying for their utilities.

Staff contracted with the Nelrod Company to conduct the survey and recommend the utility allowances for the 2026 fiscal year. Attached are comparison sheets showing the proposed 2026 utility allowances and the current 2025 utility allowances, by building types and bedroom sizes.

Under HUD's regulations, if the utility survey indicates a change (increase OR decrease) in the utility allowance of at least 10%, the Housing Authority must adopt the new utility allowances. Utility allowance calculations vary with each rental unit, depending on which utilities are paid by the tenant, and which are paid by the landlord. Additionally, allowances have been provided for tenants who have approved reasonable accommodations for medical equipment allowances.

### STAFF RECOMMENDATION:

Staff recommend that the Board accept and approve the proposed 2026 HCV Utility Allowances.

**January 1, 2026**  
**Section 8 Utility Allowances**  
**Housing Authority of the County of Humboldt**  
*Allowances are rounded to nearest dollar*

A = Apartment    H = House

Utility or Service	0 BR		1 BR		2 BR		3 BR		4 BR		5 BR	
	A	H	A	H	A	H	A	H	A	H	A	H
<b>HEATING*</b>												
Natural Gas	40.00	56.00	46.00	68.00	54.00	78.00	62.00	89.00	68.00	99.00	76.00	111.00
Bottle Gas	89.00	125.00	101.00	149.00	117.00	174.00	137.00	194.00	149.00	214.00	166.00	238.00
Electric	34.00	78.00	40.00	92.00	54.00	107.00	67.00	121.00	80.00	136.00	93.00	152.00
Electric Heat Pump	30.00	43.00	35.00	51.00	42.00	60.00	47.00	68.00	53.00	75.00	58.00	82.00
Wood ****	28.00	28.00	28.00	28.00	28.00	28.00	34.00	34.00	41.00	41.00	41.00	41.00
<b>Air Conditioning</b>	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
<b>COOKING</b>												
Natural Gas	6.00	6.00	6.00	6.00	10.00	10.00	12.00	12.00	16.00	16.00	18.00	18.00
Bottle Gas	12.00	12.00	12.00	12.00	20.00	20.00	28.00	28.00	36.00	36.00	40.00	40.00
Electric	10.00	10.00	12.00	12.00	18.00	18.00	23.00	23.00	28.00	28.00	34.00	34.00
<b>OTHER Electric</b> (Lights Appliances includes CA Credit)	29.00	47.00	36.00	57.00	54.00	84.00	72.00	110.00	90.00	141.00	107.00	174.00
<b>WATER HEATING</b>												
Natural Gas	12.00	16.00	16.00	20.00	22.00	28.00	28.00	36.00	36.00	44.00	42.00	52.00
Bottle Gas	28.00	36.00	36.00	44.00	48.00	61.00	61.00	81.00	81.00	97.00	93.00	113.00
Electric	25.00	32.00	30.00	37.00	38.00	48.00	47.00	58.00	55.00	69.00	63.00	78.00
<b>OTHER - Natural Gas Climate Credit</b>	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00
<b>WATER</b>	54.00	54.00	55.00	55.00	62.00	62.00	75.00	75.00	85.00	85.00	96.00	96.00
<b>SEWER</b>	71.00	71.00	73.00	73.00	90.00	90.00	106.00	106.00	122.00	122.00	138.00	138.00
<b>TRASH COLLECTION (Avg)</b>	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00
<b>RANGE/MICROWAVE</b>	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00
<b>REFRIGERATOR</b>	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
For board approval and adoption, at the regularly scheduled meeting on October 14, 2025.												

\* FUEL OIL use bottle gas amount. PER RHM 10/26/2006

**January 1, 2025**  
**Section 8 Utility Allowances**  
**Housing Authority of the County of Humboldt**  
*Allowances are rounded to nearest dollar*

A = Apartment    H = House

Utility or Service	0 BR		1 BR		2 BR		3 BR		4 BR		5 BR	
	A	H	A	H	A	H	A	H	A	H	A	H
<b>HEATING*</b>												
Natural Gas	65.00	76.00	78.00	92.00	86.00	110.00	92.00	125.00	99.00	141.00	106.00	157.00
Bottle Gas	90.00	77.00	106.00	91.00	113.00	105.00	121.00	119.00	128.00	132.00	136.00	146.00
Electric	63.00	165.00	74.00	194.00	94.00	225.00	115.00	257.00	135.00	288.00	156.00	319.00
Electric Heat Pump	49.00	91.00	57.00	107.00	68.00	127.00	76.00	143.00	85.00	158.00	93.00	174.00
Wood ****	28.00	28.00	28.00	28.00	28.00	28.00	34.00	34.00	41.00	41.00	41.00	41.00
<b>Air Conditioning</b>	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
<b>COOKING</b>												
Natural Gas	5.00	7.00	6.00	8.00	8.00	12.00	11.00	15.00	14.00	19.00	16.00	23.00
Bottle Gas	8.00	8.00	9.00	9.00	13.00	13.00	17.00	17.00	21.00	21.00	25.00	25.00
Electric	11.00	20.00	14.00	26.00	22.00	37.00	29.00	48.00	36.00	60.00	42.00	71.00
<b>OTHER Electric (Lights</b>												
Appliances includes CA Credit)	48.00	97.00	56.00	117.00	82.00	172.00	110.00	228.00	137.00	283.00	165.00	339.00
<b>WATER HEATING</b>												
Natural Gas	14.00	20.00	17.00	24.00	25.00	34.00	34.00	47.00	43.00	59.00	51.00	71.00
Bottle Gas	22.00	22.00	26.00	26.00	37.00	37.00	49.00	49.00	60.00	60.00	72.00	72.00
Electric	39.00	67.00	47.00	79.00	60.00	101.00	73.00	123.00	86.00	145.00	99.00	167.00
<b>OTHER - Natural Gas Climate Credit</b>	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00
<b>WATER</b>	39.00	39.00	40.00	40.00	45.00	45.00	50.00	50.00	54.00	54.00	55.00	55.00
<b>SEWER</b>	44.00	44.00	47.00	47.00	63.00	63.00	80.00	80.00	97.00	97.00	99.00	99.00
<b>TRASH COLLECTION (Avg)</b>	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00
<b>RANGE/MICROWAVE</b>	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00
<b>REFRIGERATOR</b>	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00

Approved and adopted by the County board on 10/15/2024.

\* FUEL OIL use bottle gas amount. PER RHM 10/26/2006

# Utility Allowances

May 2025

## HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT

*Eureka, California*



### *UPDATE REPORT*

### SECTION 8 HCV

### UTILITY ALLOWANCE SURVEY AND STUDY

### (INCLUDES ENERGY EFFICIENT UTILITY ALLOWANCES)

The **Nelrod** Company®

3301 West Freeway 2nd Floor, Fort Worth, TX 76107  
Tel: 817-922-9000 / Fax: 817922-9100

Satellite Office: Washington D.C. Metro Area and Houston, Texas

E-Mail Address: [ResidentLife@nelrod.com](mailto:ResidentLife@nelrod.com) – Web Site: [www.nelrod.com](http://www.nelrod.com)

© 2021 The Nelrod Company, Fort Worth, Texas



000017

3301 West Freeway  
Fort Worth, TX 76107



Phone: 817-922-9000  
Fax: 817-922-9100

Email: ResidentLife@nelrod.com – Website: www.nelrod.com

July 14, 2025

Heather Humphreys, Executive Assistant & HR Manager  
Housing Authority of the County of Humboldt  
735 W Everding Street  
Eureka, CA 95503

**Re: Section 8 HCV Utility Allowances (Includes Energy Efficient Utility Allowances Schedule)  
Update Report – 2025**

Dear Ms. Humphreys:

ResidentLife Utility Allowances® is pleased to enclose a copy of the Section 8 Housing Choice Voucher Program Utility Allowances (Includes Energy Efficient Utility Allowances) Update Report – 2025. Please see the Survey and Study Results section of the study analysis for details of changes.

ResidentLife Utility Allowances is putting our seal of compliance on the work we perform for your agency certifying that we have developed your Utility Allowances in compliance with HUD Regulations and guidelines. ***We recommend that you post your adopted utility allowance schedule(s) on your webpage. We have made this process easy for you by providing, by email, an electronic version of your currently updated Utility Allowances in a pdf format that is ready to upload directly to your website.*** This format displays our Seal of Certified Compliance assuring residents, Agency staff, HUD representatives, or other interested parties, that an approved method was used to efficiently and accurately develop your utility allowances and that the utility allowances are current.

Please carefully review this report for any identifiable problems, changes, corrections, and/or special needs and let me know if you have any changes or questions as soon as possible. If there are no changes requested to this draft report, then this report serves as the final draft as well. **See attached Closure Acceptance Statement. Please sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 140 or amy@nelrod.com. It is a pleasure working with your agency and we will contact you again next year.

Sincerely,

*Amy Machala*

Amy Machala  
ResidentLife Utility Allowances Specialist  
Enclosure

Disclaimer: ResidentLife Utility Allowances® will make any necessary corrections to work previously performed prior to submission of final report. It is important to note that many local communities have different rate structures, weather patterns, types of charges, etc. ResidentLife Utility Allowances® has made every effort to be as accurate as possible, but will not be held responsible for changes involving different methodologies, rate structures, regulatory changes, omission and/or misinformation of cost calculation data from utility providers, selection of most advantageous cost calculation methodology in areas with multiple costing methods, and inaccurate allowances resulting from lack of information or data not provided by the agency.



Email: ResidentLife@nelrod.com – Website: www.nelrod.com

## Closure Acceptance Statement

**Re: Section 8 HCV Utility Allowances (Includes Energy Efficient Utility Allowances Schedule)  
Update Report - 2025**

Upon signing this Closure Statement, I, Cheryl Churchill, on behalf of the **Housing Authority of the County of Humboldt, CA** acknowledge receipt of the survey study report.

I, or a member of our agency staff, have reviewed this report and have requested edits, changes or additions if needed. Our agency now accepts this survey study report as final. This does not mean that we will adopt these results as our Agency's actual allowances.

Signed

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Executive Director  
Title

Cheryl Churchill  
Print Name

\_\_\_\_\_  
Date

**Please sign and return within 30 days  
fax to: (817) 922-9100 or email to residentlife@nelrod.com**

**Job# 1007-RU-049**

## **.TABLE OF CONTENTS**

<b>Objectives and Methodology.....</b>	<b>1</b>
<b>Survey and Study Results .....</b>	<b>8</b>
<b>Section 8 Utility Allowance Schedules (form HUD-52667) .....</b>	<b>10</b>
<b><i>Standard Schedule</i></b>	
Multi-Family (Apartment) (0-5 bedrooms) .....	11
Single-Family (Detached House) (0-5 bedrooms).....	12
<b><i>Energy Efficient Schedule</i></b>	
Multi-Family (Apartment) (1-5 bedrooms) .....	13
Reasonable Accommodation Medical Equipment Allowances .....	14
Instructions for HUD Forms 52667 Utility Allowance Schedule .....	15
Explanation of Utility Provider Monthly Fixed Charges.....	16
Explanation of Utility Provider Monthly Fixed Charges.....	17
Description of Unit (Structure/Building) Types .....	18
<b>Section 8 Consumption Sources and Adjustments.....</b>	<b>19</b>
<b>Section 8 Consumptions .....</b>	<b>22</b>
Apartment.....	23
Single-Family (Detached House) .....	24
<b>Energy Efficient</b>	
Apartment.....	25
<b>Utility Allowance Cost of Consumption Calculations .....</b>	<b>26</b>
<b>Standard (Apartment &amp; Detached House)</b>	
Electric .....	27
Natural Gas.....	31
Bottle Gas/Propane .....	33
Water, Sewer, and Trash Collection.....	35
<b>Energy Efficient (Apartment)</b>	
Electric .....	42

**Support Documentation..... 44**

Utility Provider Rates and Charges ..... 45

Utility Provider Documentation ..... 49

Comparison of Previous and Current Utility Rates ..... 74

Currently Adopted Section 8 Utility Allowances ..... 77

Local Climatological Data..... 81

## **OBJECTIVES AND METHODOLOGY**

# OBJECTIVES AND METHODOLOGY

## Section 8 Housing Choice Voucher Program (Standard and Energy Efficient) ANNUAL UPDATE 2025

---

### ***Utility Rate Comparison***

As required by HUD regulations 24 CFR 982.517, prior to beginning this update study for the **Housing Authority of the County of Humboldt, CA**, a comparison (annual review) was made of the utility rates and charges (**June 2023**) utilized in the previous study and the current utility rates and charges (**May 2025**). This comparison indicated that Pacific Gas & Electric's electric tier-1 rates decreased 27%, tier-2 rates decreased 27%, and the monthly climate credit changed from -\$6.40 to -\$9.71 causing an increase of \$3.31 (52%). Pacific Gas & Electric's natural gas tier-1 rates increased 22%, tier-2 rates increased 20%, and the monthly climate credit changed from -\$4.40 to -\$5.59 causing an increase of \$1.19 (28%). Sequoia Gas' propane fuel rate increased 12%. All 4 water providers' total rates and charges increased more than 10%. Of the 3 of the sewer providers' total rates and charges, 1 increased more than 10%, and 2 increased less than 10%. Of the 3 of the trash collection providers' monthly charges, 2 increased more than 10%, and 1 increased less than 10%. (See comparison in Support Documentation section of this report.) Since the utility providers' **rates** have changed more than 10%, the current utility allowance schedule will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

### ***Objective***

The objective of this study is to update current **standard** and **energy efficient** Section 8 Housing Choice Voucher Program utility allowances for electricity, natural gas, bottle gas/propane, water, sewer, and trash collection with current rates and charges for each utility provider. HUD's Utility Schedule Model (**HUSM-Ver13i\_813\_Summit-Update**) will be used in this update study. This version automatically includes allowances under Electric Heating for Heat Pump in addition to Electric Resistance Heating. **Only one type of Heating should be chosen for determining the total utility allowances.**

*This Section 8 Housing Choice Voucher Program update study will be conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule.*

## ***Methodology***

The following steps were taken by a utility allowances specialist to accomplish the above objective:

### ***1. Utility Rates and Charges***

The following information was obtained by a rate specialist and input in the Utility Providers Residential Rates and Charges document:

- a. Documentation on current residential **electric** summer and winter rates and charges from **Pacific Gas & Electric** through their internet website and telephone inquiries.
- b. Documentation on current residential **natural gas** summer and winter rates and charges from **Pacific Gas & Electric** through their internet website and telephone inquiries.
- c. Documentation on current residential **bottle gas/propane** rates from **Sequoia Gas** through telephone inquiries.
- d. Documentation on the current residential **water and sewer** rates and charges from the **City of Eureka, Humboldt Community Services District, Hydesville Water District, and McKinleyville Community Services District**, through their internet websites, emails, and telephone inquiries.
- e. Documentation on current residential **trash collection** charges from the **Recology, Recology Eel River, and Humboldt Sanitation Services** through their internet websites and telephone inquiries.

### ***2. Comparison of Utility Rates and Charges***

A rate specialist created charts comparing the previously applied electric, natural gas, bottle gas/propane, water, sewer, and trash collection rates and charges for each provider to their current utility rates and charges. These charts calculate a percentage difference.

A rate specialist then analyzed the comparison charts and emailed the draft charts to the Agency with the recommendation to adjust current utility allowances due to a greater than 10% change in utility rates (HUD Regulations 24 CFR 982.517(c)(1)).

### 3. Data Gathering

#### a. *Currently Adopted Utility Allowances*

A copy of the currently adopted Section 8 HCV Utility Allowance Schedules was requested and received from the Agency.

#### b. *Monthly Utility Consumption Averages and Climatic Adjustment*

HUD's Utility Schedule Model **HUSM-Ver13i\_813\_Summit-Update** was utilized for the base community-wide consumptions which take into consideration current usage patterns and more energy efficient equipment. This tool provides for a "**Green Discount**" choice of "**None**" (**Standard**), "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**". Choosing "**None**" provides "**Standard**" equipment and measures, and choosing "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**" provides "**Energy Efficient**" equipment and measures. Each selection modifies the consumption averages.

In this engineering-methodology study "**None**" was chosen for **standard utility allowances** and "**Energy Star**", was chosen for **Energy Efficient** utility allowances.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA\_Average\_HDD\_CDD spreadsheet to determine the appropriate base consumptions.

The HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by ResidentLife Utility Allowances specialist based on a conversion factor, acquired via internet research, to convert natural gas usage to propane usage.

**Water** average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

**There was no in the consumption averages from the last study.**

#### 4. Utility Allowance Adjustments (Cost of Consumption)

The following steps were taken by our utility allowance specialist:

- a. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **electric** usage for each building type and each bedroom size.
- b. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **natural gas** usage for each building type and each bedroom size.
- c. Updated the Cost of Consumption charts from the previous study with the current utility rate for **bottle gas/propane** usage for each building type and each bedroom size.
- d. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **water and sewer** usage for **each provider**, each building type, and each bedroom size. **The cost for each provider was then averaged together, per the Agency.**
- e. Applied the current **trash collection** charge for **each provider**.

These new utility allowances were entered into **3** forms HUD-52667 for applicable building types for Standard and Energy Efficient.

#### 5. Section 8 Utility Allowance Schedules - Form HUD-52667

ResidentLife Utility Allowances<sup>®</sup> has provided **3** updated forms HUD-52667, one each for **Multi-Family (Apartment)** and **Single-Family (Detached House)**, plus an additional schedule for **Energy Efficient Multi-Family (Apartment)** (1-5 bedrooms).

**NOTE 1:** The **Natural Gas** utility provider has a **California Climate Credit** that is not based on consumption. This credit is shown in the "Other-Specify:" row of the form HUD-52667. This credit should be deducted for residents utilizing this utility but add it only one time. (See Explanation...Monthly Fixed Charges following these HUD forms). The **Electric** utility provider has a **California Climate Credit** that is not based on consumption. This credit has been deducted from the "Other Electric, Lighting, Refrigeration, Etc." calculations and is included in the "Other Electric" (Lights & Appliances) row of the form HUD-52667, **per the Agency**.

**NOTE 2:** If the owner/landlord does not provide a range or refrigerator with the leased unit, the agency must provide an allowance for the **tenant-provided range or refrigerator**, to supplement maintenance costs, and should be based on the lesser of the cost of leasing or installment purchasing of suitable equipment. Microwave applies only to studio/efficiency units that do not have a range/stove cooking source. Who provided the range and refrigerator must be indicated on the Request for Tenancy Approval (RFTA) and dwelling unit lease.

**NOTE 3:** For your convenience, we have provided utility allowances for Reasonable Accommodations medical equipment.

**NOTE 4:** On December 20, 2018, HUD revised the Section 8 HCV utility allowance regulations (24 CFR §982.517) item (d) Use of Utility Allowances Schedule, to now specify "The PHA must use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the family unit size as determined under the PHA subsidy standards." See HUD regulations for the exceptions.

**NOTE 5:** According to HUD's instructions provided with form HUD-52667, this form shall be reproduced by the Agency and given to families with their Voucher or subsequently in connection with any revisions. This form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the family can compare gross rents and fair market rents. This form shall also be used by the Agency to record the actual allowance for each family and this form must be maintained in the tenant's file.

## 6. Support Documentation

Per HUD regulations (24 CFR 982.517(c)(1)) the Agency must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.

This report contains a copy of all such supporting documentation.

## 7. Annual Update

Section 8 Housing Choice Voucher HUD regulations (24 CFR 982.517(a)(2)) state that housing authorities **must review its schedule of utility allowances each year**, and **must revise** its allowance for a utility category **if there has been a change of 10% or more** in the utility rate since the last time the utility allowance schedule was revised. **If the Energy Efficient utility allowances are going to be used by affordable housing Tax Credit developers and builders, these allowances must be updated annually, regardless of 10% rate change.**

## 8. Submission of Adopted Utility Allowance Schedule

According to Section 8 Housing Choice Voucher Program HUD Regulations (24 CFR 982.517(a)(2)), a copy of the adopted utility allowance schedules (form HUD-52667) must be sent to your local HUD Field Office. At HUD's request, the Agency also must provide any information or procedures used in the preparation of the schedule.

## 9. Reasonable Accommodations

We have provided utility allowances for Reasonable Accommodations medical equipment.

If a family has a person with disabilities, and they need a higher utility allowance as a reasonable accommodation (in accordance with 24 CFR part 8), they may make a request to the housing agency. The housing agency must approve the higher utility allowance to make the program accessible to, and usable by, the family member with a disability (24 CFR 982.517(e)).

## **SURVEY AND STUDY RESULTS**

# SURVEY AND STUDY RESULTS

## SECTION 8 HOUSING CHOICE VOUCHER

### (Standard and Energy Efficient)

## ANNUAL UPDATE 2025

---

The HUD Regulation (24 CFR 982.517) requirement of a comparison of the utility providers' rates and charges was conducted and indicated a greater than 10% change in utility rates and charges since the 2023 study was conducted (refer to page 2, first paragraph, and/or the Comparison of Previous and Current Utility Rates, in the Support Documentation section of this report). Therefore, the **Housing Authority of the County of Humboldt, CA** is updating utility allowances (using HUSM, conversion factors, and national averages) for electricity, natural gas, bottle gas/propane, water, sewer, and trash collection for a **Section 8 HCV Multi-Family (Apartment)** and **Single-Family (Detached House)**, plus an additional schedule for **Energy Efficient Multi-Family (Apartment)** (1-5 bedrooms).

*This update study was conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule (Section 8 Housing Choice Voucher Program). HUSM-Ver13i\_813\_Summit-Update was used.*

The proposed Section 8 HCV Utility Allowances are shown in the following section on **3** forms HUD-52667.

**SECTION 8 UTILITY ALLOWANCE SCHEDULES**  
**(form HUD-52667)**

# Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban  
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA <b>Housing Authority of the County of Humboldt, CA</b>		Unit Type: <b>Multi-Family (Apartment)</b>				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$40.00	\$46.00	\$54.00	\$62.00	\$68.00	\$76.00
	Bottle Gas	\$89.00	\$101.00	\$117.00	\$137.00	\$149.00	\$166.00
	Electric	\$34.00	\$40.00	\$54.00	\$67.00	\$80.00	\$93.00
	Electric Heat Pump	\$30.00	\$35.00	\$42.00	\$47.00	\$53.00	\$58.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$12.00	\$12.00	\$20.00	\$28.00	\$36.00	\$40.00
	Electric	\$10.00	\$12.00	\$18.00	\$23.00	\$28.00	\$34.00
Other Electric	<i>(Includes California Climate Credit)</i>	\$29.00	\$36.00	\$54.00	\$72.00	\$90.00	\$107.00
Air Conditioning		\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Water Heating	Natural Gas	\$12.00	\$16.00	\$22.00	\$28.00	\$36.00	\$42.00
	Bottle Gas	\$28.00	\$36.00	\$48.00	\$61.00	\$81.00	\$93.00
	Electric	\$25.00	\$30.00	\$38.00	\$47.00	\$55.00	\$63.00
	Fuel Oil						
Water	<i>(avg)</i>	\$54.00	\$55.00	\$62.00	\$75.00	\$85.00	\$96.00
Sewer	<i>(avg)</i>	\$71.00	\$73.00	\$90.00	\$106.00	\$122.00	\$138.00
Trash Collection	<i>(avg)</i>	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
<b>Other specify: Natural Gas Charge \$-5.59</b>		-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Actual Family Allowances</b> -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667  
(04/2023)

The Nelrod Company 5/2025 Update

# Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban  
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA <b>Housing Authority of the County of Humboldt, CA</b>		Unit Type <b>Single-Family (Detached House)</b>				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$56.00	\$68.00	\$78.00	\$89.00	\$99.00	\$111.00
	Bottle Gas	\$125.00	\$149.00	\$174.00	\$194.00	\$214.00	\$238.00
	Electric	\$78.00	\$92.00	\$107.00	\$121.00	\$136.00	\$152.00
	Electric Heat Pump	\$43.00	\$51.00	\$60.00	\$68.00	\$75.00	\$82.00
	Fuel Oil						
Cooking	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
	Bottle Gas	\$12.00	\$12.00	\$20.00	\$28.00	\$36.00	\$40.00
	Electric	\$10.00	\$12.00	\$18.00	\$23.00	\$28.00	\$34.00
Other Electric	<i>(Includes California Climate Credit)</i>	\$47.00	\$57.00	\$84.00	\$110.00	\$141.00	\$174.00
Air Conditioning		\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Water Heating	Natural Gas	\$16.00	\$20.00	\$28.00	\$36.00	\$44.00	\$52.00
	Bottle Gas	\$36.00	\$44.00	\$61.00	\$81.00	\$97.00	\$113.00
	Electric	\$32.00	\$37.00	\$48.00	\$58.00	\$69.00	\$79.00
	Fuel Oil						
Water	<i>(avg)</i>	\$54.00	\$55.00	\$62.00	\$75.00	\$85.00	\$96.00
Sewer	<i>(avg)</i>	\$71.00	\$73.00	\$90.00	\$106.00	\$122.00	\$138.00
Trash Collection	<i>(avg)</i>	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
<b>Other specify: Natural Gas Charge \$-5.59</b>		-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Actual Family Allowances</b> -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667  
(04/2023)

The Nelrod Company 5/2025 Update

# Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban  
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA <b>Housing Authority of the County of Humboldt, CA</b>		Unit Type: <b>Energy Efficient Multi-Family (Apartment)</b>				Date (mm/dd/yyyy)	
Utility of Service City of Eureka (Inside City Limits)	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric		\$33.00	\$44.00	\$55.00	\$66.00	\$76.00
	Electric Heat Pump		\$29.00	\$34.00	\$39.00	\$43.00	\$47.00
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		\$10.00	\$14.00	\$19.00	\$23.00	\$28.00
Other Electric	<i>(Includes California Climate Credit)</i>		\$28.00	\$42.00	\$48.00	\$48.00	\$48.00
Air Conditioning			\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		\$25.00	\$31.00	\$38.00	\$45.00	\$52.00
	Fuel Oil						
Water			N/A	N/A	N/A	N/A	N/A
Sewer			N/A	N/A	N/A	N/A	N/A
Trash Collection			N/A	N/A	N/A	N/A	N/A
Range/Microwave							
Refrigerator							
<b>Actual Family Allowances</b> -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667  
(04/2023)

The Nelrod Company 5/2025 Update

## **Reasonable Accommodation Medical Equipment Allowances**

**Electric Provider: Pacific Gas & Electric (wtd avg)**

<b>Item</b>	<b>Hours per Day</b>	<b>Wattage</b>	<b>Monthly kWh</b>	<b>Energy Charge</b>	<b>Utility Allowance</b>
Oxygen Concentrator	18	400	223	0.251396	\$56.00
Nebulizer	2	75	5	0.251396	\$1.00
Electric Hospital Bed	0.2	200	1	0.251396	\$1.00
Alternating Pressure Pad	24	70	52	0.251396	\$13.00
Low Air-Loss Mattress	24	120	89	0.251396	\$22.00
Power Wheelchair/Scooter	3	360	33	0.251396	\$8.00
Feeding Tube Pump	24	120	89	0.251396	\$22.00
CPAP Machine	10	30	9	0.251396	\$2.00
Leg Compression Pump	24	30	22	0.251396	\$6.00
Dialysis Machine/Equipment	2	710	44	0.251396	\$11.00

### ***Oxygen Concentrator***

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

### ***Nebulizer***

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

### ***Semi/Fully Electric Hospital Bed***

Use depends on adjustments. 200 W.

### ***Alternating Pressure Pad***

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

### ***Low Air-Loss Mattress***

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

### ***Power Wheelchairs and Scooters***

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

### ***Feeding Tube Pump (Continuous Feed)***

A pump delivers a constant amount of formula throughout the day or night.

### ***CPAP Machine***

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

### ***Leg Compression Pump***

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

### ***Dialysis Machine/Equipment (Small/Portable)***

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

## **INSTRUCTIONS FOR HUD FORMS-52667 UTILITY ALLOWANCE SCHEDULE**

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally airconditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

**Privacy Act Statement:** The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

Previous versions are obsolete.

**Form HUD-52667 (04/2023)**

# UTILITY ALLOWANCES MONTHLY FIXED CHARGES

## Form HUD-52667

---

### **Explanation of Utility Provider Monthly Fixed Charges (Monthly Customer Credit)**

- Fact 1: Utility providers do not separate consumption usage like that required for the form HUD-52667 (by end-uses: Space Heating is Natural Gas; Cooking is Natural Gas; Water Heating is Natural Gas; or Space Heating is Electric; etc.).
- Fact 2: Most utility providers bill their customers a service charge that is not based on usage. Some utility providers have an ongoing monthly (or Semi-Annual) credit. It is added to (or subtracted from) the customer's bill each month. Even if the client does not use any utilities during the month, they are still billed a monthly service charge.
- Fact 3: Some utility providers have an ongoing customers credit (monthly or Semi-Annual).
- Fact 4: Per HUD regulations, Section 8 HCV Utility Allowances are based on the community as-a-whole. Your agency doesn't necessarily know in advance what utilities the tenant will have to pay, or whether the unit has natural gas appliances, bottle gas service, etc.

### **Service Fixed Charge (Monthly Customer Credit)**

Therefore, since the monthly customer credit is not based on consumption usage, it cannot be divided equally between the end-uses on the form HUD-52667. As these amounts represent a negative figure some agency's management programs will not allow the input of a negative number. Thus, the monthly credit needs to be subtracted from one of the end-uses. For electricity, the "Other Electric" end-use is best. For the Natural Gas, the space heating end-use is best.

### **Calculating Total Utility Allowances on form HUD-52667**

#### ***Natural Gas Service Monthly Credit***

When the total utility allowance is calculated for a particular unit which has natural gas appliances, if the tenant pays natural gas utilities, and the utility provider has a **monthly credit amount, the credit will be subtracted from the space "heating" allowances.**

#### ***Electric Service Monthly Credit***

All dwelling units are supplied with electricity. If the tenant pays for electric utilities and the electric utility provider has a **monthly credit amount, the credit will be subtracted from "other electric" allowances.**

# UTILITY ALLOWANCES MONTHLY FIXED CHARGES

## Form HUD-52667

---

### **Explanation of Utility Provider Monthly Fixed Charges** **(Monthly Customer Charge - See "Other-specify")**

- Fact 1: Utility providers do not separate consumption usage like that required for the form HUD-52667 (by end-uses: Space Heating is Natural Gas; Cooking is Natural Gas; Water Heating is Natural Gas; or Space Heating is Electric; etc.).
- Fact 2: Most utility providers bill their customers a service charge that is not based on usage. It is usually called a Monthly Customer Charge (e.g. Base Charge, Service Availability Charge, etc.). Some utility providers have an ongoing monthly (or Semi-Annual) credit. It is added to (or subtracted from) the customer's bill each month. Even if the client does not use any utilities during the month, they are still billed a monthly service charge.
- Fact 3: Per HUD regulations, Section 8 HCV Utility Allowances are based on the community as-a-whole. Your agency doesn't necessarily know in advance what utilities the tenant will have to pay, or whether the unit has natural gas appliances, bottle gas service, etc.

### **Service Fixed Charge (Monthly Customer Charge)**

Therefore, since the service charge is not based on consumption usage, it cannot be divided equally between the end-uses on the form HUD-52667. That is why HUD supplied a row on the utility allowance schedule labeled **"Other-specify"**. This row is to be used for **any monthly charges** that cannot be divided or combined with any other end-use. Some examples of customer charges: extermination charge for mosquito spraying (which is billed to tenant by the City even though the tenant themselves do not pay for water usage; fire protection charge; street lights; etc.).

### **Calculating Total Utility Allowances on form HUD-52667**

#### ***Natural Gas Service Monthly Fixed Charge***

When the total utility allowance is calculated for a particular unit which has natural gas appliances, if the tenant pays natural gas utilities, and the utility provider has a monthly service charge, **add the service charge amount once in the "per month cost" column on the form HUD-52667**. It does not matter how many appliances the tenant has that are fueled by natural gas.

#### ***Electric Service Monthly Fixed Charge***

All dwelling units are supplied with electricity. If the tenant pays for electric utilities and the electric utility provider has a monthly service charge, all allowances will include the service fixed charge amount, **but add it only once in the "per month cost" column on the form HUD-52667**.

## Description of Unit (Structure/Building) Types (Grouped by use of Energy)

---

### 1. **Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/Flat/Mid-Rise (Multi-Family) – 3 or More Units**

Building with a group of individual units with 2 or more common walls; attached to other units; separate entrances, and may have common staircases.

- Each building may have an end unit, inside unit, top unit, bottom unit, etc.
- Usually, but not always, have units on both sides of building.
- Apartments usually have one owner while condominiums are usually individually owned.

### 2. **High-Rise Apartment (Multi-Family) – 5 or More Units**

A multi-unit building; 5 or more stories; sharing one or more common entrances (may have elevator).

### 3. **Row House/Townhouse/Triplex/Fourplex/Multiplex (Multi-Family) - 3 or More Units**

An individual unit attached to other individual units; 1 or more common walls; separate ground level entrances; 1 or 2 story units.

- Each building will have end units and inside units.
- Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- Triplex building can be V-shaped.

### 4. **Semi-Detached/Duplex (Multi-Family)**

Building with 2 individual housing units; with separate entrances; one common wall; 1 or 2 story units.

### 5. **Detached House (Single-Family)**

A detached building intended to house one family; sits on its own piece of land; not attached to another dwelling.

### 6. **Manufactured/Mobile Home (Single-Family)**

A detached movable or portable housing structure; at least 32 feet in length and over 8 feet in width; constructed to be towed on its own chassis and designed to be installed with or without a permanent foundation.

- May be 2 or more units fitted together to make one residence.

## **SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS**

## SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

---

We have utilized HUD's engineering-methodology tool for developing the base consumptions and utility allowances for the Section 8 Program. The Microsoft Excel spreadsheet HUD Utility Schedule Model (**HUSM-Ver13i\_813\_Summit-Update**) is available on HUD User's website.

**Note: HUSM-Ver13i\_813\_Summit-Update includes allowances for a Heat Pump for Electric space Heating. Only one type of Heating should be chosen for determining the total utility allowances for a unit.**

HUSM is a tool provided by HUD for use in Section 8 HCV utility allowances. HUD realizes there may be errors or discrepancies in the database regarding consumptions and adjustments, and expects the user to correct them as needed.

***The Nelrod Company and its ResidentLife Utility Allowance division assume no liability for discrepancies in the HUD HUSM Tool or from uses of the outcome data produced and utilized for utility allowances.***

**This tool provides for a choice of "None" (Standard), "Energy Star", "LEED", or "Significant Green Retrofit", utility allowances.**

As the HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by a ResidentLife Utility Allowances® specialist, and is based on a conversion factor acquired via internet research. This factor converts natural gas usage to propane usage.

**Water** average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

Since HUSM only provides export of the results of the calculations on the form HUD-52667, we have provided in this report Cost of Consumption charts showing how the allowances are calculated for each applicable building type, fuel type and bedroom size.

### ***Tenant Purchased Refrigerator and/or Range:***

Allowances for ranges and refrigerators must be based on the lesser of the cost of leasing or installment purchasing of suitable equipment (reference Instructions to Form HUD-52667). This allowance is not intended to cover the cost of purchase or lease of the appliance. The maintenance of a landlord-provided appliance is the responsibility and cost

of the landlord. This allowance is provided to supplement the tenant-supplied appliance's maintenance cost.

This amount is added to the monthly utility allowance only if the dwelling unit was not furnished with a refrigerator, a range (stove), or for a SRO (Single Room Occupancy-studio unit) a microwave, and the tenant has had to purchase or lease the appliance(s). Note: An allowance cannot be given for both a range and a microwave.

**Range or Microwave (for SRO or Studio Units) Purchase/Lease**

\$450.00 (includes tax) @ 14.95% add-on interest for 60 months = \$11.00

**Refrigerator Purchase/Lease**

\$500.00 (includes tax) @ 14.95% add-on interest for 60 months = \$12.00

## **SECTION 8 CONSUMPTIONS**

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

July 14, 2025

<b>Apartment - Total Monthly Consumptions</b>							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	20	23	27	31	34	38
Heating with Electric Resistance	kWh	137	161	213	266	318	371
Heating with Electric Heat Pump	kWh	120	141	167	188	209	229
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	154	182	253	324	395	466
Air Conditioning	kWh	0	0	0	0	0	0
Water Heating with Natural Gas	therms	6	8	11	14	18	21
Water Heating with Electricity	kWh	101	119	152	185	218	251

## Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

Heating with Bottle Gas	gal	22	25	29	34	37	41
Cooking with Bottle Gas	gal	3	3	5	7	9	10
Water Heating with Bottle Gas	gal	7	9	12	15	20	23

Based on conversion factor from natural gas to propane

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

July 14, 2025

<b>Single-Family Detached House - Total Monthly Consumptions</b>							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	28	34	39	44	49	54
Heating with Electric Resistance	kWh	310	364	424	483	542	601
Heating with Electric Heat Pump	kWh	171	201	239	269	298	328
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	227	267	371	476	580	685
Air Conditioning	kWh	0	0	0	0	0	0
Water Heating with Natural Gas	therms	8	10	14	18	22	26
Water Heating with Electricity	kWh	127	149	190	231	273	314

### Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

Heating with Bottle Gas	gal	31	37	43	48	53	59
Cooking with Bottle Gas	gal	3	3	5	7	9	10
Water Heating with Bottle Gas	gal	9	11	15	20	24	28

Based on conversion factor from natural gas to propane

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT , CA

## *Energy Efficient Schedule*

HUSM 13i for Section 8 Housing Choice Voucher Program

July 14, 2025

<b>Apartment - Total Monthly Consumptions</b>							
<b>Utility or Service</b>	<b>Units</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
Heating with Electric Resistance	kWh	112	132	175	218	261	304
Heating with Electric Heat Pump	kWh	98	116	137	154	171	188
Cooking with Electricity	kWh	34	39	57	75	92	110
Other Electric	kWh	127	149	207	265	324	382
Air Conditioning	kWh	0	0	0	0	0	0
Water Heating with Electricity	kWh	83	98	125	152	179	206

**UTILITY ALLOWANCE  
COST OF CONSUMPTION  
CALCULATIONS**

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

#### ELECTRICITY - Pacific Gas & Electric

UPDATE 2025

Building Type: **Apartment**

A California Climate Credit of \$-9.71 is included in the  
'Other Electric, Lighting, Refrigeration, Etc' calculations.

#### HEATING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	137	161	213	266	318	371
Total Energy Charges (0-592) per kwh 0.251396	\$34.44	\$40.47	\$53.55	\$66.87	\$79.94	\$93.27
<b>Total Monthly Average Cost</b>	<b>\$34.44</b>	<b>\$40.47</b>	<b>\$53.55</b>	<b>\$66.87</b>	<b>\$79.94</b>	<b>\$93.27</b>

#### HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	120	141	167	188	209	229
Total Energy Charges (0-592) per kwh 0.251396	\$30.17	\$35.45	\$41.98	\$47.26	\$52.54	\$57.57
<b>Total Monthly Average Cost</b>	<b>\$30.17</b>	<b>\$35.45</b>	<b>\$41.98</b>	<b>\$47.26</b>	<b>\$52.54</b>	<b>\$57.57</b>

#### AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Summer</b>	0BR	1BR	2BR	3BR	4BR	5BR
	0	0	0	0	0	0
Total Energy Charges (0-322) per kwh 0.251396	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Monthly Average Cost</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

#### COOKING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-502)(wtd avg) per kwh 0.251396	\$10.31	\$12.07	\$17.60	\$22.88	\$28.41	\$33.69
<b>Total Monthly Average Cost</b>	<b>\$10.31</b>	<b>\$12.07</b>	<b>\$17.60</b>	<b>\$22.88</b>	<b>\$28.41</b>	<b>\$33.69</b>

**OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
California Climate Credit per month -\$9.71	-\$9.71	-\$9.71	-\$9.71	-\$9.71	-\$9.71	-\$9.71
Total Energy Charges (0-502)(wtd avg) per kwh 0.251396	\$38.71	\$45.75	\$63.60	\$81.45	\$99.30	\$117.15
<b>Total Monthly Average Cost</b>	<b>\$29.00</b>	<b>\$36.04</b>	<b>\$53.89</b>	<b>\$71.74</b>	<b>\$89.59</b>	<b>\$107.44</b>

**WATER HEATING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	101	119	152	185	218	251
Total Energy Charges (0-502)(wtd avg) per kwh 0.251396	\$25.39	\$29.92	\$38.21	\$46.51	\$54.80	\$63.10
<b>Total Monthly Average Cost</b>	<b>\$25.39</b>	<b>\$29.92</b>	<b>\$38.21</b>	<b>\$46.51</b>	<b>\$54.80</b>	<b>\$63.10</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

#### ELECTRICITY - Pacific Gas & Electric

UPDATE 2025

Building Type: **Detached House**

A California Climate Credit of \$-9.71 is included in the  
'Other Electric, Lighting, Refrigeration, Etc' calculations.

#### HEATING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	310	364	424	483	542	601
Total Energy Charges (0-592) per kwh 0.251396	\$77.93	\$91.51	\$106.59	\$121.42	\$136.26	\$148.83
Total Energy Charges (593-2368) per kwh 0.314901						\$2.83
<b>Total Monthly Average Cost</b>	<b>\$77.93</b>	<b>\$91.51</b>	<b>\$106.59</b>	<b>\$121.42</b>	<b>\$136.26</b>	<b>\$151.66</b>

#### HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	171	201	239	269	298	328
Total Energy Charges (0-592) per kwh 0.251396	\$42.99	\$50.53	\$60.08	\$67.63	\$74.92	\$82.46
<b>Total Monthly Average Cost</b>	<b>\$42.99</b>	<b>\$50.53</b>	<b>\$60.08</b>	<b>\$67.63</b>	<b>\$74.92</b>	<b>\$82.46</b>

#### AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Summer</b>	0BR	1BR	2BR	3BR	4BR	5BR
	0	0	0	0	0	0
Total Energy Charges (0-322) per kwh 0.251396	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Monthly Average Cost</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

#### COOKING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-502)(wtd avg) per kwh 0.251396	\$10.31	\$12.07	\$17.60	\$22.88	\$28.41	\$33.69
<b>Total Monthly Average Cost</b>	<b>\$10.31</b>	<b>\$12.07</b>	<b>\$17.60</b>	<b>\$22.88</b>	<b>\$28.41</b>	<b>\$33.69</b>

**OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
California Climate Credit per month - \$9.71	-\$9.71	-\$9.71	-\$9.71	-\$9.71	-\$9.71	-\$9.71
Total Energy Charges (0-502)(wtd avg) per kwh 0.251396	\$57.07	\$67.12	\$93.27	\$119.66	\$126.20	\$126.20
Total Energy Charges (503-2008)(wtd avg) per kwh 0.314901					\$24.56	\$57.63
<b>Total Monthly Average Cost</b>	<b>\$47.36</b>	<b>\$57.41</b>	<b>\$83.56</b>	<b>\$109.95</b>	<b>\$141.05</b>	<b>\$174.12</b>

**WATER HEATING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	127	149	190	231	273	314
Total Energy Charges (0-502)(wtd avg) per kwh 0.251396	\$31.93	\$37.46	\$47.77	\$58.07	\$68.63	\$78.94
<b>Total Monthly Average Cost</b>	<b>\$31.93</b>	<b>\$37.46</b>	<b>\$47.77</b>	<b>\$58.07</b>	<b>\$68.63</b>	<b>\$78.94</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

#### NATURAL GAS - Pacific Gas & Electric

UPDATE 2025

Building Type: **Apartment**

A California Climate Credit \$-5.59 is not included in these calculations.

(See form HUD-52667 - Other:Specify: \$-5.59)

#### HEATING

Monthly Average Unit Consumption ccf for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	20	23	27	31	34	38
Total Energy Charges (0-49)(wtd avg) per ccf 2.01165	\$40.23	\$46.27	\$54.31	\$62.36	\$68.40	\$76.44
<b>Total Monthly Average Cost</b>	<b>\$40.23</b>	<b>\$46.27</b>	<b>\$54.31</b>	<b>\$62.36</b>	<b>\$68.40</b>	<b>\$76.44</b>

#### COOKING

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges (0-31)(wtd avg) per ccf 2.01165	\$6.03	\$6.03	\$10.06	\$12.07	\$16.09	\$18.10
<b>Total Monthly Average Cost</b>	<b>\$6.03</b>	<b>\$6.03</b>	<b>\$10.06</b>	<b>\$12.07</b>	<b>\$16.09</b>	<b>\$18.10</b>

#### WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	6	8	11	14	18	21
Total Energy Charges (0-31)(wtd avg) per ccf 2.01165	\$12.07	\$16.09	\$22.13	\$28.16	\$36.21	\$42.24
<b>Total Monthly Average Cost</b>	<b>\$12.07</b>	<b>\$16.09</b>	<b>\$22.13</b>	<b>\$28.16</b>	<b>\$36.21</b>	<b>\$42.24</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

#### NATURAL GAS - Pacific Gas & Electric

UPDATE 2025

Building Type: **Detached House**

A California Climate Credit \$-5.59 is not included in these calculations.

(See form HUD-52667 - Other:Specify: \$-5.59)

#### HEATING

Monthly Average Unit Consumption ccf for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	28	34	39	44	49	54
Total Energy Charges (0-49)(wtd avg) per ccf 2.01165	\$56.33	\$68.40	\$78.45	\$88.51	\$98.57	\$98.57
Total Energy Charges (over 49)(wtd avg) per ccf 2.42524						\$12.13
<b>Total Monthly Average Cost</b>	<b>\$56.33</b>	<b>\$68.40</b>	<b>\$78.45</b>	<b>\$88.51</b>	<b>\$98.57</b>	<b>\$110.70</b>

#### COOKING

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges (0-31)(wtd avg) per ccf 2.01165	\$6.03	\$6.03	\$10.06	\$12.07	\$16.09	\$18.10
<b>Total Monthly Average Cost</b>	<b>\$6.03</b>	<b>\$6.03</b>	<b>\$10.06</b>	<b>\$12.07</b>	<b>\$16.09</b>	<b>\$18.10</b>

#### WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	8	10	14	18	22	26
Total Energy Charges (0-31)(wtd avg) per ccf 2.01165	\$16.09	\$20.12	\$28.16	\$36.21	\$44.26	\$52.30
<b>Total Monthly Average Cost</b>	<b>\$16.09</b>	<b>\$20.12</b>	<b>\$28.16</b>	<b>\$36.21</b>	<b>\$44.26</b>	<b>\$52.30</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

#### BOTTLE GAS - Sequoia Gas

UPDATE 2025

Building Type: **Apartment**

#### HEATING

Monthly Average Unit Consumption gallons for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	22	25	29	34	37	41
Fuel Rate per gallon \$4.04	\$88.88	\$101.00	\$117.16	\$137.36	\$149.48	\$165.64
<b>Total Monthly Average Cost</b>	<b>\$88.88</b>	<b>\$101.00</b>	<b>\$117.16</b>	<b>\$137.36</b>	<b>\$149.48</b>	<b>\$165.64</b>

#### COOKING

Monthly Average Unit Consumption gallons for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	7	9	10
Fuel Rate per gallon \$4.04	\$12.12	\$12.12	\$20.20	\$28.28	\$36.36	\$40.40
<b>Total Monthly Average Cost</b>	<b>\$12.12</b>	<b>\$12.12</b>	<b>\$20.20</b>	<b>\$28.28</b>	<b>\$36.36</b>	<b>\$40.40</b>

#### WATER HEATING

Monthly Average Unit Consumption gallons for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	12	15	20	23
Fuel Rate per gallon \$4.04	\$28.28	\$36.36	\$48.48	\$60.60	\$80.80	\$92.92
<b>Total Monthly Average Cost</b>	<b>\$28.28</b>	<b>\$36.36</b>	<b>\$48.48</b>	<b>\$60.60</b>	<b>\$80.80</b>	<b>\$92.92</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

#### BOTTLE GAS - Sequoia Gas

UPDATE 2025

Building Type: **Detached House**

#### HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons						
for all bedroom types - <b>Winter</b>	31	37	43	48	53	59
Fuel Rate						
per gallon \$4.04	\$125.24	\$149.48	\$173.72	\$193.92	\$214.12	\$238.36
<b>Total Monthly Average Cost</b>	<b>\$125.24</b>	<b>\$149.48</b>	<b>\$173.72</b>	<b>\$193.92</b>	<b>\$214.12</b>	<b>\$238.36</b>

#### COOKING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons						
for all bedroom types - <b>Year Round</b>	3	3	5	7	9	10
Fuel Rate						
per gallon \$4.04	\$12.12	\$12.12	\$20.20	\$28.28	\$36.36	\$40.40
<b>Total Monthly Average Cost</b>	<b>\$12.12</b>	<b>\$12.12</b>	<b>\$20.20</b>	<b>\$28.28</b>	<b>\$36.36</b>	<b>\$40.40</b>

#### WATER HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons						
for all bedroom types - <b>Year Round</b>	9	11	15	20	24	28
Fuel Rate						
per gallon \$4.04	\$36.36	\$44.44	\$60.60	\$80.80	\$96.96	\$113.12
<b>Total Monthly Average Cost</b>	<b>\$36.36</b>	<b>\$44.44</b>	<b>\$60.60</b>	<b>\$80.80</b>	<b>\$96.96</b>	<b>\$113.12</b>

**HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA**  
**Section 8 HCV Program (Community-Wide)**

**WATER, SEWER, & TRASH COLLECTION AVERAGE COSTS**  
**Standard Schedule**

**All Building Types**

**UPDATE 2025**

<b>WATER</b>	0BR	1BR	2BR	3BR	4BR	5BR
City of Eureka	\$63.00	\$63.74	\$71.09	\$78.41	\$85.77	\$93.09
Humboldt CSD	\$52.99	\$54.14	\$65.65	\$77.11	\$88.63	\$100.09
Hydesville Water District	\$55.13	\$55.13	\$55.13	\$76.46	\$88.64	\$100.76
McKinleyville CSD	\$45.83	\$46.78	\$56.33	\$66.79	\$78.25	\$89.65
<b>Average Water Cost</b>	<b>\$54.24</b>	<b>\$54.95</b>	<b>\$62.05</b>	<b>\$74.69</b>	<b>\$85.32</b>	<b>\$95.90</b>

<b>SEWER</b>	0BR	1BR	2BR	3BR	4BR	5BR
City of Eureka	\$68.60	\$70.12	\$85.31	\$100.43	\$115.63	\$130.75
Humboldt CSD (MF)	\$76.64	\$78.82	\$100.73	\$122.53	\$144.44	\$166.24
Humboldt CSD (SF)	\$85.29	\$87.47	\$109.38	\$131.18	\$153.09	\$174.89
McKinleyville CSD	\$55.38	\$56.06	\$62.92	\$69.74	\$76.59	\$79.90
<b>Average Sewer Cost</b>	<b>\$71.48</b>	<b>\$73.12</b>	<b>\$89.59</b>	<b>\$105.97</b>	<b>\$122.44</b>	<b>\$137.95</b>

<b>TRASH COLLECTION</b>	0BR	1BR	2BR	3BR	4BR	5BR
Recology (ICL)	\$38.67	\$38.67	\$38.67	\$38.67	\$38.67	\$38.67
Recology (OCL)	\$51.35	\$51.35	\$51.35	\$51.35	\$51.35	\$51.35
Recology Eel River	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50
Humboldt Sanitation	\$56.10	\$56.10	\$56.10	\$56.10	\$56.10	\$56.10
<b>Average Trash Cost</b>	<b>\$45.91</b>	<b>\$45.91</b>	<b>\$45.91</b>	<b>\$45.91</b>	<b>\$45.91</b>	<b>\$45.91</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

#### WATER & SEWER - City of Eureka

UPDATE 2025

Building Type: **All Building Types**

#### WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Convert to CCF	<b>4.81</b>	<b>5.01</b>	<b>7.02</b>	<b>9.02</b>	<b>11.03</b>	<b>13.03</b>
Water Fixed Service Charge per month \$45.40	\$45.40	\$45.40	\$45.40	\$45.40	\$45.40	\$45.40
Water Volumetric Charge per ccf \$3.66	\$17.60	\$18.34	\$25.69	\$33.01	\$40.37	\$47.69
<b>Total Monthly Average Cost</b>	<b>\$63.00</b>	<b>\$63.74</b>	<b>\$71.09</b>	<b>\$78.41</b>	<b>\$85.77</b>	<b>\$93.09</b>

#### SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Convert to CCF	<b>4.81</b>	<b>5.01</b>	<b>7.02</b>	<b>9.02</b>	<b>11.03</b>	<b>13.03</b>
Total Monthly Charge per month \$32.24	\$32.24	\$32.24	\$32.24	\$32.24	\$32.24	\$32.24
Sewer Volumetric Charge per ccf \$7.56	\$36.36	\$37.88	\$53.07	\$68.19	\$83.39	\$98.51
<b>Total Monthly Average Cost</b>	<b>\$68.60</b>	<b>\$70.12</b>	<b>\$85.31</b>	<b>\$100.43</b>	<b>\$115.63</b>	<b>\$130.75</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

#### WATER & SEWER - Humboldt Community Services District

#### TRASH COLLECTION - Recology

(Eureka)

UPDATE 2025

Building Type: **All Building Types**

#### WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Convert to CCF	<b>4.81</b>	<b>5.01</b>	<b>7.02</b>	<b>9.02</b>	<b>11.03</b>	<b>13.03</b>
Water Fixed Service Charge per month \$25.43	\$25.43	\$25.43	\$25.43	\$25.43	\$25.43	\$25.43
Water Volumetric Charge per ccf \$5.73	\$27.56	\$28.71	\$40.22	\$51.68	\$63.20	\$74.66
<b>Total Monthly Average Cost</b>	<b>\$52.99</b>	<b>\$54.14</b>	<b>\$65.65</b>	<b>\$77.11</b>	<b>\$88.63</b>	<b>\$100.09</b>

#### SEWER - Multi-Family

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Convert to CCF	<b>4.81</b>	<b>5.01</b>	<b>7.02</b>	<b>9.02</b>	<b>11.03</b>	<b>13.03</b>
Total Sewer Fixed Service Charge per month \$24.21	\$24.21	\$24.21	\$24.21	\$24.21	\$24.21	\$24.21
Sewer Volumetric Charge per ccf \$10.90	\$52.43	\$54.61	\$76.52	\$98.32	\$120.23	\$142.03
<b>Total Monthly Average Cost</b>	<b>\$76.64</b>	<b>\$78.82</b>	<b>\$100.73</b>	<b>\$122.53</b>	<b>\$144.44</b>	<b>\$166.24</b>

#### SEWER - Single-Family

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Convert to CCF	<b>4.81</b>	<b>5.01</b>	<b>7.02</b>	<b>9.02</b>	<b>11.03</b>	<b>13.03</b>
Total Sewer Fixed Service Charge per month \$32.86	\$32.86	\$32.86	\$32.86	\$32.86	\$32.86	\$32.86
Sewer Volumetric Charge per ccf \$10.90	\$52.43	\$54.61	\$76.52	\$98.32	\$120.23	\$142.03
<b>Total Monthly Average Cost</b>	<b>\$85.29</b>	<b>\$87.47</b>	<b>\$109.38</b>	<b>\$131.18</b>	<b>\$153.09</b>	<b>\$174.89</b>

## TRASH COLLECTION

### *Inside City Limits*

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Trash Collection Charge per month \$38.67	\$38.67	\$38.67	\$38.67	\$38.67	\$38.67	\$38.67
<b>Total Monthly Charges</b>	<b>\$38.67</b>	<b>\$38.67</b>	<b>\$38.67</b>	<b>\$38.67</b>	<b>\$38.67</b>	<b>\$38.67</b>

### *Outside City Limits*

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Trash Collection Charge per month \$51.35	\$51.35	\$51.35	\$51.35	\$51.35	\$51.35	\$51.35
<b>Total Monthly Charges</b>	<b>\$51.35</b>	<b>\$51.35</b>	<b>\$51.35</b>	<b>\$51.35</b>	<b>\$51.35</b>	<b>\$51.35</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

WATER - Hydesville Water District

TRASH COLLECTION - Recology Eel River

(Hydesville)

UPDATE 2025

Building Type: **All Building Types**

#### WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Convert to CCF	<b>4.81</b>	<b>5.01</b>	<b>7.02</b>	<b>9.02</b>	<b>11.03</b>	<b>13.03</b>
Water Minimum Charge (0-5.5) per month \$55.13	\$55.13	\$55.13	\$55.13	\$55.13	\$55.13	\$55.13
Water Quantity Charge (over 5.5) per ccf \$6.06				\$21.33	\$33.51	\$45.63
<b>Total Monthly Average Cost</b>	<b>\$55.13</b>	<b>\$55.13</b>	<b>\$55.13</b>	<b>\$76.46</b>	<b>\$88.64</b>	<b>\$100.76</b>

#### TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Trash Collection Charge per month \$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50
<b>Total Monthly Charges</b>	<b>\$37.50</b>	<b>\$37.50</b>	<b>\$37.50</b>	<b>\$37.50</b>	<b>\$37.50</b>	<b>\$37.50</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Standard Schedule

#### WATER & SEWER - McKinleyville Community Services District

UPDATE 2025

Building Type: **All Building Types**

#### WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Convert to CCF	<b>4.81</b>	<b>5.01</b>	<b>7.02</b>	<b>9.02</b>	<b>11.03</b>	<b>13.03</b>
Water Base Charge per month \$22.98	\$22.98	\$22.98	\$22.98	\$22.98	\$22.98	\$22.98
Total Usage Charges (0-8) per ccf \$4.75	\$22.85	\$23.80	\$33.35	\$38.00	\$38.00	\$38.00
Total Usage Charges (over 8) per ccf \$5.70				\$5.81	\$17.27	\$28.67
<b>Total Monthly Average Cost</b>	<b>\$45.83</b>	<b>\$46.78</b>	<b>\$56.33</b>	<b>\$66.79</b>	<b>\$78.25</b>	<b>\$89.65</b>

#### SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Convert to CCF	<b>4.81</b>	<b>5.01</b>	<b>7.02</b>	<b>9.02</b>	<b>11.03</b>	<b>13.03</b>
Sewer Base Charge per month \$38.98	\$38.98	\$38.98	\$38.98	\$38.98	\$38.98	\$38.98
Sewer Volumetric Rate (0-12 max) per ccf \$3.41	\$16.40	\$17.08	\$23.94	\$30.76	\$37.61	\$40.92
<b>Total Monthly Average Cost</b>	<b>\$55.38</b>	<b>\$56.06</b>	<b>\$62.92</b>	<b>\$69.74</b>	<b>\$76.59</b>	<b>\$79.90</b>

**HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT, CA**

***Section 8 HCV Program (Community-Wide)***

**UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS**

**Standard Schedule**

**TRASH COLLECTION - Humboldt Sanitation Services**

***(McKinleyville)***

**UPDATE 2025**

**Building Type: All Building Types**

**TRASH COLLECTION**

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Trash Collection Charge per month \$56.10	\$56.10	\$56.10	\$56.10	\$56.10	\$56.10	\$56.10
<b>Total Monthly Charges</b>	<b>\$56.10</b>	<b>\$56.10</b>	<b>\$56.10</b>	<b>\$56.10</b>	<b>\$56.10</b>	<b>\$56.10</b>

# HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT , CA

## Section 8 HCV Program (Community-Wide)

### UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

#### Energy Efficient Schedule

#### ELECTRICITY - Pacific Gas & Electric

UPDATE 2025

Building Type: **Apartment**

A California Climate Credit of \$-9.71 is included in the  
'Other Electric, Lighting, Refrigeration, Etc' calculations.

#### HEATING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
		132	175	218	261	304
Total Energy Charges (0-592) per kwh 0.251396		\$33.18	\$43.99	\$54.80	\$65.61	\$76.42
<b>Total Monthly Average Cost</b>		<b>\$33.18</b>	<b>\$43.99</b>	<b>\$54.80</b>	<b>\$65.61</b>	<b>\$76.42</b>

#### HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
		116	137	154	171	188
Total Energy Charges (0-592) per kwh 0.251396		\$29.16	\$34.44	\$38.71	\$42.99	\$47.26
<b>Total Monthly Average Cost</b>		<b>\$29.16</b>	<b>\$34.44</b>	<b>\$38.71</b>	<b>\$42.99</b>	<b>\$47.26</b>

#### AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Summer</b>	0BR	1BR	2BR	3BR	4BR	5BR
		0	0	0	0	0
Total Energy Charges (0-322) per kwh 0.251396		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Monthly Average Cost</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

#### COOKING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
		39	57	75	92	110
Total Energy Chgs (0-502)(wtd avg) per kwh 0.251396		\$9.80	\$14.33	\$18.85	\$23.13	\$27.65
<b>Total Monthly Average Cost</b>		<b>\$9.80</b>	<b>\$14.33</b>	<b>\$18.85</b>	<b>\$23.13</b>	<b>\$27.65</b>

**OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.**

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - <b>Year Round</b>		149	207	265	324	382
California Climate Credit						
per month -\$9.71		-\$9.71	-\$9.71	-\$9.71	-\$9.71	-\$9.71
Total Energy Chgs (0-502)(wtd avg)						
per kwh 0.251396		\$37.46	\$52.04	\$57.82	\$57.82	\$57.82
<b>Total Monthly Average Cost</b>		<b>\$27.75</b>	<b>\$42.33</b>	<b>\$48.11</b>	<b>\$48.11</b>	<b>\$48.11</b>

**WATER HEATING**

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - <b>Year Round</b>		98	125	152	179	206
Total Energy Chgs (0-502)(wtd avg)						
per kwh 0.251396		\$24.64	\$31.42	\$38.21	\$45.00	\$51.79
<b>Total Monthly Average Cost</b>		<b>\$24.64</b>	<b>\$31.42</b>	<b>\$38.21</b>	<b>\$45.00</b>	<b>\$51.79</b>