



# ST. CLAIR COUNTY HOUSING AUTHORITY

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December 30, 2016

Dear Public Housing Resident:

Please be advised that the St. Clair County Housing Authority (SCCHA) has completed its annual review of the Utility Allowance Schedule (UAS) for its public housing properties.

The review was conducted by the Nelrod Corporation, an independent consultant specializing in the establishment and annual update of UAS for the Public Housing and numerous other federally assisted housing programs.

The UAS is based upon local utility rates adjusted for climatic conditions and unit size / building type using estimated consumption levels established by HUD guidelines. The UAS is based on resident-purchased utilities, which varies by public housing location, but can include any combination of natural gas, electric, water, sewer and / or trash services. Supporting documentation is available for review upon request at the SCCHA Office in Belleville, during normal business hours.

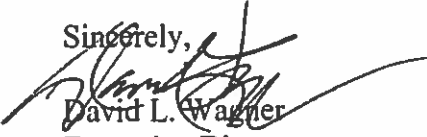
The proposed UAS for 2017 is attached for review and is scheduled to go into effect June 1, 2017. The proposed UAS is subject to a resident review and written comment period of 60 days, which will begin December 31, 2016 and will conclude February 28, 2017.

The UAS will be implemented through-out 2017-2018 in accordance with the annual recertification for each resident household.

Residents may request "individual relief" from payment of utility supplier billings in excess of the allowances for resident-purchased utilities as outlined in the attached notice.

Should you have any questions, you may contact your assigned management representative or a member of the Central Office management staff. Written comments regarding the proposed UAS will be accepted at this office through February 28, 2017.

Sincerely,



David L. Wagner  
Executive Director

## "EQUAL HOUSING OPPORTUNITY"

### EXECUTIVE DIRECTOR

Dave Wagner

### ATTORNEYS

Philip Rice  
Kevin Kaufhold

### COMMISSIONERS

Eugene Verdu, Chairman  
Daniel Barger

Billie Jean Miller

Vivian Cash  
Sr. Julia Huiskamp



**St. Clair County Housing Authority  
Public Housing Utility Allowance Schedule  
Proposed Effective Date: June 1, 2017**

Development		Bedroom Size					
		0	1	2	3	4	5
30-1	Brooklyn		76	83	91	99	106
30-2	Marissa			84	93	101	
30-2C <sup>1</sup>	Marissa			155			
30-3	Dupo	64	64	73	82	90	
30-5	Smithton		76		92	99	
30-6 no Hi	Centreville		76	86	95	101	
30-6 Hi	Centreville Hi-Rise		38	42			
30-6 H-C 0/0 <sup>2</sup>	Centreville Hi-Rise		68				
30-6 H-C 1/0 <sup>3</sup>	Centreville Hi-Rise		72				
30-60	Centreville		79	87	97	105	
30-7	Marissa		78				
30-8	Centreville		78	86	95		111
30-80	Centreville			86	95		
30-9 – Gas Heat	Brooklyn		114	134	156		
30-9A – Elec. Heat <sup>4</sup>	Brooklyn			161			
30-10	Centreville		80	88	99	107	
30-11	Alorton		90	103	118	130	
30-12	Brooklyn		121	138	164		
30-13	New Athens		142	167			
30-14	Lebanon		158	166	213		
30-16 (North 47 <sup>th</sup> )	Belleville Bel-Plaza-2		64				
30-61 (S. Church)	Belleville Bel-Plaza-1		64				
30-17	Washington Park		121	138			
30-17A S/F House <sup>5</sup>	Washington Park			147			
30-18	Swansea		133				
30-19	Lenzburg		103	117			
30-20	Centreville		83				
30-21	New Athens		150				
30-22	Millstadt		161	195	257		
30-24A <sup>6</sup>	O'Fallon			89			
30-24B	O'Fallon			173			
30-27	Belleville – Amber Ct.		78	91			
30-28	Lenzburg			87	97		

**Proposed Effective Date: June 1, 2017**  
**Resident Comment Period: December 30, 2016 through February 28, 2017**  
**Anticipated Board Approval Date: March 8, 2017**

<sup>1</sup> Units = U11, A12, A31, A32, A41, A42, B21, B22

<sup>2</sup> Units = 202, 302, 402, 502

<sup>3</sup> Units = 206, 306, 406, 506

<sup>4</sup> Units = 604, 606, 608, 610, 616, 618, 620, 622, 628, 630, 632, 634 South 5<sup>th</sup> St.

<sup>5</sup> Units = 1800, 1826, 2236 and 2240

<sup>6</sup> Buildings = 301 and 303 Estate

**NOTIFICATION OF OPPORTUNITY TO APPLY FOR INDIVIDUAL RELIEF**

Should a resident incur and pay utility bills in excess of the established allowances as a result of excessive consumption not within the control of the resident, he/she has the right to request individual relief from SCCHA. Individual relief shall be granted in situations where the excess consumption was clearly not within the reasonable control of the resident. Examples include, but are not necessarily limited to: A) leak in water lines not reasonably detectable by the resident; B) a verifiable equipment malfunction (i.e. furnace) not within the control nor reasonably detectable by the resident that results in excess utility consumption; C) SCCHA's failure to correct within a reasonable time period a condition that causes excessive utility consumption, provided that the condition is properly and timely reported to SCCHA; D) the resident's over consumption is due to special needs of a resident household member and is not within the resident's ability to control. Special needs might include having as part of the household elderly, ill, disabled, or residents that have special needs requiring higher energy or water consumption. Under circumstances associated with part "D" above, it may be appropriate to adjust utility allowance to reflect the higher consumption needs associated with the household's special circumstances.

Relief shall not be granted in situations where the resident could reasonably be expected to detect the condition causing excess consumption and/or failed to report the condition to SCCHA in the proper and timely manner.

In cases where it is determined that individual relief is warranted, the amount of the relief shall be determined based on the difference between the actual costs incurred and the **average cost for** a similar time period prior to the occurrence of the condition that resulted in the excess consumption. The relief determined appropriate, relief may be granted in the form of a credit applied to the resident's rental account or a check payable either to the resident and/or the appropriate utility company.

Residents interested in applying for individual relief must submit a written request explaining in detail the circumstances resulting in their belief that individual relief is warranted. Written requests must be submitted to the Property Manager within 30 days of the date of the billing period for which individual relief is sought.