



Housing Authority of the County of Merced

405 U STREET MERCED, CA 95341
PHONE (209) 722-3501 TDD 711 or 800-855-7100
www.merced-pha.com

Addendum #1

November 2, 2023

1. Are the Payment Standards and Utility Allowances current as listed on the RFP?

- Payment Standards – Effective 10/01/2023

HCV Affordable Payment Standards	
Bedroom size	October-23
0BR	1004
1BR	1171
2BR	1434
3BR	2015
4BR	2434
5BR	2800
6BR	3164

- Utility Allowances – Exhibit A

2. Can the 25% cap for PBV be exceeded if the PBV units are reserved for elderly families, disabled families, or families receiving supportive services?

- This cap will not apply if the PBV units over the 25% cap are leased only to elderly families, disabled families or families receiving supportive services.

3. Merced County Cities

- Merced County Cities Map – Exhibit B

4. Will the Authority consider “an overall decline in the poverty rate over the past five years; is undergoing significant revitalization; new market-rate units are being developed that would positively impact the poverty rate” as part of the evaluation under the Decentralization of Site Location Category item #1 Poverty Rate is no more than 20%?

- That exception would only be considered if the project is located in a census tract with a poverty rate of more than 20%.





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5. If the property site is separated by an alleyway, will the property site be considered a "multiple contiguous parcel and one project"?
 - The project may be considered one project if it is designated as such on the proposal.
6. Can the Authority provide a previously submitted proposal for formatting reference?
 - It is the Authority's policy not to provide previously submitted applications or proposals due to confidentiality, proprietary information, and/or trade secret disclosure.
7. Can these PBVs be used for Farmworkers?
 - Persons residing in a PBV unit must meet the eligibility criteria as specified by HUD and the Authority's Administrative Plan, regardless of the source of income.

END OF ADDENDUM



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. 25577-0169
exp. 7/31/2022

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

Date (mm/dd/yyyy): **October 1, 2023**

Locality: **Housing Authority of the County of Merced, CA**

Unit Type: **Single-Family (Detached House)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
	Monthly Dollar Allowances					
Heating						
a. Natural Gas <i>(Includes Climate Credit)</i>	\$22.00	\$27.00	\$31.00	\$35.00	\$39.00	\$42.00
b. Bottle Gas/Propane	\$81.00	\$96.00	\$107.00	\$122.00	\$133.00	\$141.00
c. Electric <i>(avg)</i>	\$35.00	\$42.00	\$47.00	\$53.00	\$60.00	\$66.00
d. Electric Heat Pump <i>(avg)</i>	\$21.00	\$24.00	\$29.00	\$33.00	\$36.00	\$40.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane	\$11.00	\$11.00	\$19.00	\$26.00	\$33.00	\$37.00
c. Electric <i>(avg)</i>	\$7.00	\$9.00	\$12.00	\$16.00	\$20.00	\$24.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(avg)</i> <i>(Includes PG&E Climate Credit)</i>	\$38.00	\$46.00	\$64.00	\$85.00	\$106.00	\$134.00
Air Conditioning <i>(avg)</i>	\$8.00	\$9.00	\$21.00	\$32.00	\$43.00	\$55.00
Water Heating						
a. Natural Gas	\$11.00	\$12.00	\$17.00	\$22.00	\$28.00	\$33.00
b. Bottle Gas/Propane	\$33.00	\$37.00	\$52.00	\$70.00	\$85.00	\$100.00
c. Electric <i>(avg)</i>	\$21.00	\$25.00	\$32.00	\$39.00	\$46.00	\$53.00
d. Oil						
Water, Sewer, Trash Collection						
Water <i>(avg)</i>	\$33.00	\$33.00	\$34.00	\$36.00	\$37.00	\$39.00
Sewer <i>(avg)</i>	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
Trash Collection <i>(avg)</i>	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$25.00 (Merced Irrigation District)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family Address of Unit 						



Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

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

Date (mm/dd/yyyy): **October 1, 2023**

Locality: **Housing Authority of the County of Merced, CA**

Unit Type: **Single-Family (Detached House)**

Utility or Service:	6 BR	7 BR	8 BR			
Monthly Dollar Allowances						
Heating						
a. Natural Gas <i>(Includes Climate Credit)</i>	\$46.00	\$50.00	\$52.00			
b. Bottle Gas/Propane	\$152.00	\$167.00	\$174.00			
c. Electric <i>(avg)</i>	\$72.00	\$78.00	\$83.00			
d. Electric Heat Pump <i>(avg)</i>	\$43.00	\$46.00	\$49.00			
e. Oil						
Cooking						
a. Natural Gas	\$13.00	\$14.00	\$16.00			
b. Bottle Gas/Propane	\$41.00	\$44.00	\$48.00			
c. Electric <i>(avg)</i>	\$26.00	\$28.00	\$29.00			
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(avg)</i> <i>(Includes PG&E Climate Credit)</i>	\$149.00	\$163.00	\$176.00			
Air Conditioning <i>(avg)</i>	\$59.00	\$63.00	\$67.00			
Water Heating						
a. Natural Gas	\$36.00	\$39.00	\$43.00			
b. Bottle Gas/Propane	\$107.00	\$118.00	\$126.00			
c. Electric <i>(avg)</i>	\$57.00	\$61.00	\$64.00			
d. Oil						
Water, Sewer, Trash Collection						
Water <i>(avg)</i>	\$40.00	\$41.00	\$42.00			
Sewer <i>(avg)</i>	\$46.00	\$46.00	\$46.00			
Trash Collection <i>(avg)</i>	\$34.00	\$33.00	\$33.00			
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00			
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00			
Other--specify: Monthly Charges						
Electric Charge \$25.00 (Merced Irrigation District)	\$25.00	\$25.00	\$25.00			
Actual Family Allowances			Utility or Service per month cost			
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>			Heating			
			Cooking			
Name of Family			Other Electric			
			Air Conditioning			
			Water Heating			
			Water			
			Sewer			
Address of Unit			Trash Collection			
			Range / Microwave			
			Refrigerator			
			Other			
			Other			
Number of Bedrooms			Other			
			Total			



Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy): **October 1, 2023**

Locality: **Housing Authority of the County of Merced, CA**

Unit Type: **Multi-Family (Apartment/Semi-Detached/Duplex)**

Utility or Service:

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

Monthly Dollar Allowances

Heating

a. Natural Gas <i>(Includes Climate Credit)</i>	\$14.00	\$18.00	\$21.00	\$23.00	\$26.00	\$29.00
b. Bottle Gas/Propane	\$56.00	\$70.00	\$78.00	\$85.00	\$93.00	\$100.00
c. Electric <i>(avg)</i>	\$17.00	\$20.00	\$25.00	\$30.00	\$36.00	\$41.00
d. Electric Heat Pump <i>(avg)</i>	\$15.00	\$17.00	\$20.00	\$23.00	\$25.00	\$28.00
e. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane	\$11.00	\$11.00	\$19.00	\$26.00	\$33.00	\$37.00
c. Electric <i>(avg)</i>	\$7.00	\$9.00	\$12.00	\$16.00	\$20.00	\$24.00

Other Electric & Cooling

Other Electric (Lights & Appliances) <i>(avg)</i> <i>(Includes PG&E Climate Credit)</i>	\$25.00	\$30.00	\$43.00	\$56.00	\$68.00	\$83.00
Air Conditioning <i>(avg)</i>	\$10.00	\$12.00	\$16.00	\$21.00	\$25.00	\$30.00

Water Heating

a. Natural Gas	\$8.00	\$9.00	\$13.00	\$18.00	\$22.00	\$26.00
b. Bottle Gas/Propane	\$26.00	\$30.00	\$41.00	\$56.00	\$70.00	\$81.00
c. Electric <i>(avg)</i>	\$17.00	\$20.00	\$25.00	\$31.00	\$37.00	\$42.00
d. Oil						

Water, Sewer, Trash Collection

Water <i>(avg)</i>	\$33.00	\$33.00	\$34.00	\$36.00	\$37.00	\$39.00
Sewer <i>(avg)</i>	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
Trash Collection <i>(avg)</i>	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00

Tenant-supplied Appliances

Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges

Electric Charge \$25.00 (Merced Irrigation District)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
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Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	\$
Other Electric	\$
Air Conditioning	\$
Water Heating	\$
Water	\$
Sewer	\$
Trash Collection	\$
Range / Microwave	\$
Refrigerator	\$
Other	\$
Other	\$
Total	\$



County Map, California

