

10/08 - Going All Electric

1. Has anyone gone completely electric?

I have gone completely electric. I wanted to get rid of the RR Commission and all the headaches of gas leaks (pilot light out usually) I completed this with a CIAP.

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(PHA) is in the process of going total electric. We are master metered for gas and want to get out of the gas business.

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Since 2000, we are total electric with individual meters. Each resident has to establish their own electricity account and pay their own bill so that we do not have to read meters and bill residents. We do have a utility allowance. No pilot lights to worry about. Also, most of our lines are underground so that we don't have any poles inside the property. Love it.

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We are now total electric. We went to total electric because the City was over the gas and they had a lot of leaks that they were not getting fixed which caused us as well as all citizens to have to cover the loss they were experiencing. We were paying third party prices since the City got their gas from another company so it was very expensive.

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Not all electric; however have put heat pump equipment in for heating and cooling in 2 units as a trial. So far seems to be the better for economy. Did not change out gas range as it can be used at any time for temporary heat (with ventilation) with the numerous ice storms in our area.

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We have been exclusively electric since built in 1969. Story was that the commissioners at the time could not decide whether to put gas or electric heating/cooking in the units. Finally, they decided electric was safer. I'm glad they did. For this reason, our utility allowances are on the high side, compared to other PHAs with gas heating/cooking.

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Johnson City HA was an original "all electric" project.