

Utility Allowances

December 2022

CHAMPION PARK APARTMENTS

(NORTHERN ILLINOIS REGIONAL COMMUNITY HOUSING)

Rockford, Illinois



UPDATE REPORT

TAX CREDIT MIXED-FINANCE PROPERTY

UTILITY ALLOWANCE SURVEY AND STUDY

(PUBLIC HOUSING & PROJECT-BASED SECTION 8)

(WITH NEW CONSUMPTION ANALYSIS)

The **Nelrod** Company®

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December 16, 2022

Debra Alfredson, Deputy Director
Northern Illinois Regional Community Housing
3617 Delaware Street
Rockford, IL 61102

Re: Tax Credit Mixed-Finance Utility Allowances Update Report for the Champion Park Apartments Property (Public Housing and Project-Based Section 8) (with New Consumption Analysis) - 2022

Dear Ms. Alfredson:

ResidentLife Utility Allowances® is pleased to enclose the draft Tax Credit Mixed-Finance Utility Allowances Update Report for the Champion Park Apartments Property – December 2022. 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 new 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.

As a reminder, HUD regulations state that, "adjustments to resident payments as a result of such changes" (adjustments made due to a result of rate changes of 10% or more) "shall be retroactive to the first day of the last rate change taken into account in such revision became effective. Such rate changes shall not be subject to the sixty (60) day notice requirement of §965.502(c)."

Please note that notice of the availability of relief from surcharges or payment of utility supplier billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission.

Please carefully review this draft 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 no changes are requested, this report will serve as a final report as well. **Please see the attached Closure Acceptance Statement, sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 103 or Cynthia@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Cynthia Ramirez

Cynthia Ramirez
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: Tax Credit Mixed-Finance Utility Allowances Update Report for the Champion Park Apartments Property (Public Housing and Project-Based Section 8) (with New Consumption Analysis) - 2022

Upon signing this Closure Statement, I, _____, on behalf of the **Northern Illinois Regional Community Housing, IL** acknowledge receipt of the draft survey study report.

I, or a member of our agency staff, have reviewed this draft 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

Title

Print Name

Date

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

Job #1021-RU-078

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

TAX CREDIT MIXED-FINANCE PROPERTY

ANNUAL UPDATE 2022

(PUBLIC HOUSING & PROJECT-BASED SECTION 8)
(WITH NEW CONSUMPTION ANALYSIS)

This study was conducted in compliance with HUD Regulations for Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities, and HUD's Utility Allowance Guidebook and Tax Credit Utility Treasury Regulations 1.42-10.

Objective

The objective of this survey and study is to develop new consumption and updated **Tax Credit Mixed-Finance** (which includes Public Housing units and Project-Based Section 8 units) utility allowances for tenant-paid electric, natural gas, water, sewer, and trash collection utilities for the **Champion Park Apartments** property. The last consumption analysis was done in 2018. Therefore, it is time to complete **another consumption analysis** for the **Northern Illinois Regional Community Housing, IL**. We will utilize an approved engineering-based methodology which takes into consideration structure type, unit size, and equipment. Additionally, all of the units have energy efficient windows and water heaters. These utility allowances are based upon a reasonable consumption of an energy conservative family of modest circumstances and to provide for the basic essentials needed for a living environment that is safe, sanitary and healthful. **Note that the Project-Based Section 8 units will include allowances for central air conditioning, but the Public Housing units will not due to HUD regulations (24 CFR §965.505 (e)).**

Methodology

1. Obtain 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 **ComEd** through their internet website and telephone inquiries.

- b. Documentation on current residential **natural gas** summer and winter rates and charges from **Nicor Gas** through their internet website and telephone inquiries.
- c. Documentation on current residential **water** and **sewer** rates and charges from the **City of Rockford** and **Four Rivers Sanitation Authority** through their internet websites and telephone inquiries.
- d. Documentation on current residential **trash collection** charges from the **City of Rockford** through their internet website and telephone inquiries.

2. *Comparison of Utility Rates*

A rate specialist created charts comparing the previously applied electric and natural gas rates and charges (**dated: November 2021**) to the current utility rates and charges (**dated: December 2022**). These charts calculate a percentage difference in utility rates. Then the rate specialist analyzed the rate comparisons and emailed the draft charts to the Agency.

This comparison indicated that ComEd's electric summer rates increased 52%, winter rates increased 28%, and monthly charges decreased 4% each. Nicor Gas' natural gas rates increased 23%, monthly charges increased 17%, and taxes remained the same. The City of Rockford's water rates and charges increased 3% each and taxes remained the same, and the trash collection monthly charge increased 4%. Four Rivers Sanitation Authority's sewer rates increased 12% and the monthly charges decreased 61%. (See "Comparison of Previous and Current Utility Rates" in Support Documentation section of this report.) This does not mean that **utility allowances** will change by the actual percentage values listed above.

3. *Data Gathering*

A utility allowance specialist updated ResidentLife Utility Allowance's **Customization & Energy Efficient Measures for Base Ekotrope Models** forms with criteria provided by the Agency at the last consumption analysis. These forms were emailed to the Agency to review, make changes where applicable, and return forms. **The Agency did not make changes.** These completed forms contain site-specific information, data, and characteristics which include, but are not limited to, building type, bedroom sizes, approximate age of development, fuel types, construction materials, window types, mechanicals, and energy efficiencies.

4. *Consumption Adjustments*

Customized criteria for each development and bedroom size was input in the new Customization and Energy Efficient Measures for Base Ekotrope Models forms. Current criteria was gathered from the Agency for the existing Tax Credit Mixed-Finance units (which includes Public Housing and Project-Based Section 8 units). **The Agency did not make changes to the criteria.** A ResidentLife utility allowance specialist analyzed the criteria provided by the Agency, and input the site-specific criteria into the software database for the current year.

5. *Modeling Details*

The modeling software program utilized to develop these building structure models is HUD compliant. Sources for developing these models include: HUD Regulations 24 CFR Part 965, Subpart E, Resident Allowances for Utilities, REM/Rate™ Home Energy Rating software program, Energy Conservation for Housing...A Workbook – 1998, IECC (International Energy Conservation Code) – 2000, Utility Allowance Guidebook – 2008, Calculating Consumptions and Utility Allowances – 1986, Mechanicals – 1992, and PIH Notice 90-8 T.D.C. For more information see Introduction Software Program and Ekotrope Software Default Audit in the Support Documentation section of this study.

HUD regulations for Public Housing (24 CFR 965.505 (e)) do not allow for air conditioning in the utility allowances, therefore air conditioning consumptions were eliminated from the consumption totals and/or models were built without air conditioning mechanicals.

6. *Computation of Average Monthly Consumption*

The following was performed by a utility allowance specialist to develop the utility allowances:

a. **Electric and Natural Gas Consumptions**

A utility allowance specialist exported and analyzed the reports generated by the ResidentLife Utility Allowance software database. These reports contain consumption usage for **electric and natural gas** utilities for the **Champion Park Apartments** property, by building type, and for applicable bedroom sizes. The monthly average natural gas consumptions contained heating usage, thus consumptions were climatically adjusted in the software

program. Generated reports are provided in the Support Documentation section at the back of the study.

Next, the utility allowance specialist entered these adjusted monthly electric consumptions and adjusted monthly natural gas consumptions into the **Monthly Utility Consumptions Totals** chart and into the **Cost of Consumption** calculation forms, for the **Champion Park Apartments** property and each utility.

b. **Water Consumptions**

A utility allowance specialist obtained average monthly water consumption (gallons) from national average models and entered them into the Monthly Utility Consumptions Totals chart and into the Cost of Consumption calculation forms for each development, by structure type and applicable bedroom size. The water consumption totals are also used for calculating sewer allowances.

7. *Computation of Utility Allowances*

The following process was conducted by a rate specialist: **(See Cost of Consumptions)**

- a. **ComEd's** current residential summer and winter rates and charges for **electricity** usage (kwh) were applied to the monthly average consumption figures to determine an average cost of consumption for each size unit at each development. A weighted average was then calculated and applied to the utility allowance totals.
- b. **Nicor Gas'** current residential rates and charges for **natural gas** usage were applied to the adjusted monthly average consumption figures to determine cost of consumption for each size unit at each development. A weighted average was then calculated and applied to the utility allowance totals.
- c. The **City of Rockford's** and **Four Rivers Sanitation Authority's** current residential rates and charges for **water and sewer** usage were applied to the adjusted monthly average consumption figures to determine an average cost of consumption for each size unit at each development.
- d. Current residential **trash collection** charges were applied to each size unit at each development.

See Chart 1 Proposed Monthly Utility Allowances for Public Housing units and Chart 2 Project-Based Section 8 units found in the Survey and Study Results section of this report.

8. *Utility Allowance Schedule*

Public Housing Utility Allowance Schedules are not subject to approval by HUD before becoming effective, but will be reviewed in the course of audits or reviews of Agency operations (24 CFR 965.202(d)).

The **Tax Credit** utility allowance schedule was prepared and submitted in accordance with Tax Credit requirements.

For more details, instructions, and requirements see Texas Administrative Code-Compliance Monitoring Rules found in Title 10, Chapter 60, §60.109.

9. *Notification, Display and Comment Period (Public Housing)*

Per HUD Public Housing regulations (24 CFR 965.502(c)), the Agency shall give notice to all tenants of proposed allowances, scheduled surcharges, and revisions not less than 60 days before the proposed effective date of the allowances. The Agency should provide all tenants an opportunity to submit written comments during a period expiring not less than 30 days before the proposed effective date of the allowances.

Additionally, for your convenience we have provided a SAMPLE tenants notice for the agency to adjust to their needs. See sample and instructions in the back of the study.

10. *Support Documentation*

Per HUD **Public Housing** regulations (24 CFR 965.502(b)) the Agency must maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by tenants (24 CFR 965.502(c)).

Per **Tax Credit** regulations (Utility Treasury Regulations 1.45-5), the building owner must retain any utility consumptions estimates and supporting data as part of the taxpayer's records for purposes of §1.6001-16.

This report contains a copy of all such supporting documentation, including a copy of HUD Regulations: 24CFR 965.501-508, Subpart E – Resident Allowances for Utilities.

11. Annual Update

HUD **Public Housing Utility Allowance** regulations (24 CFR 965.507(b)) state that housing authorities shall **review allowances at least annually** and revise allowances established if there has been a **10% increase or decrease in utility rates** and charges. If an annual adjustment is not made to the current utility allowances, the agency must monitor utility rates and charges to see if a rate has changed, by itself or together with prior rate change, not adjusted for, resulting in a change of 10% or more since the last utility allowance update. This interim adjustment helps Agencies avoid costly back charges and rent adjustments. ResidentLife Utility Allowances® provides a quarterly Rate Monitoring Service.

For **Tax Credit**, the building Owner must review and adjust the utility allowances once a calendar year. They must submit copies of the utility estimate and simultaneously post the utility allowances in a common area of the leasing office at the property for a 90-day period.

12. Individual Relief (Public Housing)

We have included Individual Relief Medical Equipment Allowances in the Survey and Study Results section of this report.

Please note that notice of the availability of relief from surcharges or payment of utility provider billings in excess of the allowances for tenant-purchased utilities should be included in each notice to tenants given in accordance with §965.502(c) and in the information given to new tenants upon admission. Agencies should have written procedures regarding Individual Relief in their Admission and Continued Occupancy (ACOP) policies.

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

TAX CREDIT MIXED-FINANCE PROPERTY

ANNUAL UPDATE 2022

(PUBLIC HOUSING & PROJECT-BASED SECTION 8)
(WITH NEW CONSUMPTION ANALYSIS)

Utility Allowances were calculated for the Tax Credit Mixed-Finance property, **Champion Park Apartments**, (which includes Public Housing units and Project-Based Section 8 units) located in **Rockford, IL** with updated **Customization & Energy Efficiency Measures criteria** and current utility rates and charges, for electricity, natural gas, water, sewer, and trash collection utilities. Additionally, all of the units have energy efficient windows, 100% LED lighting, and water saving appliances. **Note that the Tax Credit units will include allowances for central air conditioning, but not the Public Housing utility allowances, per HUD regulations.** See Proposed Monthly Utility Allowances for Public Housing units and Project-Based Section 8 units on the following pages. Total utility allowances are shown below.

Public Housing Units (do not include air conditioning)

UNIT SIZE	2 BR	3 BR
Champion Park Apartments	\$201.00	\$237.00

Non-Public Housing Units (includes air conditioning)

UNIT SIZE	3 BR	4 BR	5 BR
Champion Park Apartments	\$261.00	\$296.00	\$329.00

Comparison of Utility Allowances

A comparison of the Agency's currently adopted monthly utility allowances (effective date: 2021) and the proposed monthly utility allowances from this study are shown in Chart 3.

Results of Utility Allowance Comparison

Chart 3 shows both increases and decreases in proposed utility allowances. Increases are \$1.00 and \$3.00, and decreases range from \$4.00 to \$14.00. Increases are due to a rise in

ComEd's electric rates, Nicor Gas' natural gas rates and charges, and the City of Rockford's water and trash collection rates and charges, and Rock River Water Reclamation District's sewer rates. Decreases are due to a reduction in Rock River Water Reclamation District's sewer monthly charge. Changes are also due to a new consumption analysis.

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**NORTHERN ILLINOIS REGIONAL COMMUNITY HOUSING, IL
TAX CREDIT MIXED-FINANCE PROPERTY
PUBLIC HOUSING UNITS**

**PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1**

UPDATE 2022

Building Type: Detached House

Hope VI - Champion Park (EE Equip: Win,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity* (L&A)			\$57.00	\$65.00		
Natural Gas (H,WH,C)			\$67.00	\$77.00		
Water			\$27.00	\$34.00		
Sewer			\$27.00	\$38.00		
Trash Collection			\$23.00	\$23.00		
Totals			\$201.00	\$237.00		

*Does not include air conditioning

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs.

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

WS= Water Saving Appliances

LED= 100% LED Lighting

Note: These utility allowances are calculated similar to method used by each utility provider. They are not calculated by end use (like the Section 8 HCV Program), but by total usage for each utility type.



**NORTHERN ILLINOIS REGIONAL COMMUNITY HOUSING, IL
TAX CREDIT MIXED-FINANCE PROPERTY
PROJECT-BASED SECTION 8 UNITS**

**PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 2**

UPDATE 2022

Building Type: Detached House

Hope VI - Champion Park (EE Equip: Win,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity* (L&A,A/C)				\$89.00	\$99.00	\$108.00
Natural Gas (H,WH,C)				\$77.00	\$85.00	\$93.00
Water				\$34.00	\$40.00	\$46.00
Sewer				\$38.00	\$49.00	\$59.00
Trash Collection				\$23.00	\$23.00	\$23.00
Totals				\$261.00	\$296.00	\$329.00

*Includes air conditioning

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs.

L&A= Lights & Appliances

A/C= Air Conditioning

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

WS= Water Saving Appliances

LED= 100% LED Lighting

Note: These utility allowances are calculated similar to method used by each utility provider. They are not calculated by end use (like the Section 8 HCV Program), but by total usage for each utility type.

NORTHERN ILLINOIS REGIONAL COMMUNITY HOUSING, IL TAX CREDIT MIXED-FINANCE PROPERTY

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES Chart 3

UPDATE 2022

Public Housing Units

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Hope VI - Champion Park	2	\$200.00	\$201.00	\$1.00
	3	\$234.00	\$237.00	\$3.00

Project-Based Section 8 Units

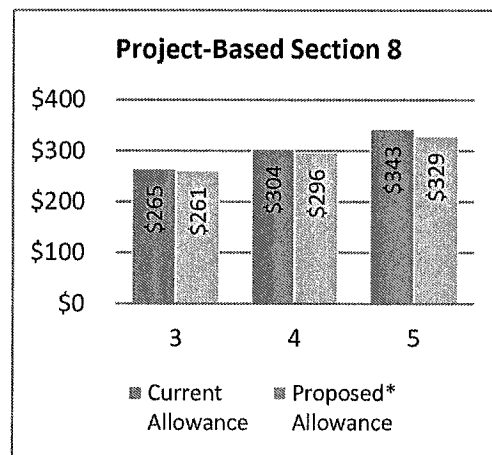
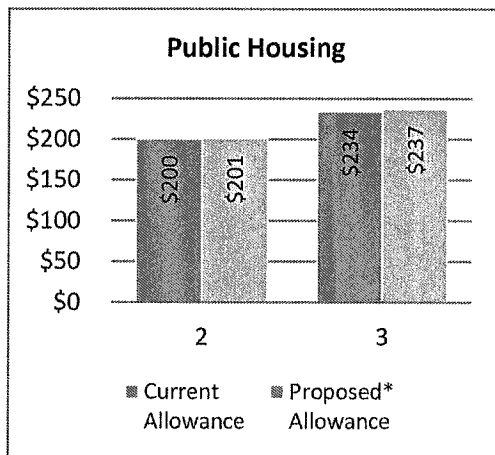
UPDATE 2022

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Hope VI - Champion Park	3	\$265.00	\$261.00	-\$4.00
	4	\$304.00	\$296.00	-\$8.00
	5	\$343.00	\$329.00	-\$14.00

*Proposed allowances include the average for electric and natural gas summer and winter months.

*Proposed allowances were rounded to the nearest dollar.

**After rounding.



Individual Relief Medical Equipment Allowances

Electric Provider: ComEd (Commonwealth Edison) (wtd avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.147971	\$33.00
Nebulizer	2	75	5	0.147971	\$1.00
Electric Hospital Bed	0.2	200	1	0.147971	\$1.00
Alternating Pressure Pad	24	70	52	0.147971	\$8.00
Low Air-Loss Mattress	24	120	89	0.147971	\$13.00
Power Wheelchair/Scooter	3	360	33	0.147971	\$5.00
Feeding Tube Pump	24	120	89	0.147971	\$13.00
CPAP Machine	10	30	9	0.147971	\$1.00
Leg Compression Pump	24	30	22	0.147971	\$3.00
Dialysis Machine/Equipment	2	710	44	0.147971	\$7.00

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

Used for Sleep Apnea. Machines run 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.

MONTHLY CONSUMPTION TOTALS & BUILDING TYPE DESCRIPTIONS

NORTHERN ILLINOIS REGIONAL COMMUNITY HOUSING, IL

TAX CREDIT MIXED-FINANCE PROPERTY

MONTHLY UTILITY CONSUMPTION TOTALS

Consumptions updated using an engineering method - 2022

Public Housing Units

Building Type: Detached House

Hope VI - Champion Park (EE Equip: Win,WS,LED)	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A)		266	310		
Electricity (kWh) W(L&A,F)		309	364		
Natural Gas (ccfs) S(WH,C)		14	17		
Natural Gas (ccfs) W(H,WH,C)		59	73		
Water (gallons)		3522	5052		

Residents pay sewer & trash collection.

Project-Based Section 8 Units

Building Type: Detached House

Hope VI - Champion Park (EE Equip: Win,WS,LED)	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) (L&A,F,A/C)			512	576	640
Natural Gas (ccfs) S(WH,C)			17	19	22
Natural Gas (ccfs) W(H,WH,C)			73	83	94
Water (gallons)			5052	6582	8112

Residents pay sewer & trash collection.

L&A= Lights & Appliances

A/C= Air Conditioning

F= Fan Motor for heating

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

WS= Water Saving Appliances

LED= 100% LED Lighting

S= Summer

W= Winter

Summer: June - September (4), Winter: October - May (8)

Seasons based on ComEd's electric summer & winter months.

Building Type (Structure) Descriptions

1. **Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/Flat (Apt)**

- a. Building with a group of 3 individual **units** with common walls; attached to other units; separate entrances, and may have common staircases.
- b. Each **building** may have an end unit, inside unit, top unit, bottom unit, etc. **Building** will have 2 or more stories.
- c. Usually, but not always, there will be units on both sides of building.

2. **High Rise Apartment (H-R)**

A multi-unit building; 5 or more stories; sharing one or more common entrances. May have an elevator.

3. **Row House/Townhouse/Triplex/Fourplex/Multiplex (RH)**

- a. An individual unit attached to other individual units; 2 or more common walls; separate ground level entrances; 1 or 2 story **units**.
- b. Each building will have end units and inside units.
- c. Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- d. Triplex building can be V-shaped.

4. **Semi-Detached/Duplex (S-D or SD)**

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

5. **Detached House (DH)**

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

UTILITY PROVIDER RATES AND CHARGES

NORTHERN ILLINOIS REGIONAL COMMUNITY HOUSING, IL
(Champion Park Apartments)
TAX CREDIT MIXED-FINANCE PROPERTY

Utility Providers Residential Rates and Charges
As of December 2022

ELECTRICITY

UPDATE 2022

Source: ComEd (Commonwealth Edison)

800-334-7661

www.comed.com*

Summer (June - September) (4)		(Rate RDS)
Winter (October - May) (8)		(Rate RDS)
Customer Charge *	Per Month	\$9.73
Standard Metering Service Charge*	Per Month	\$3.35
Energy Assistance Charge (RCA)	Per Month	\$0.48
Renewable Energy Charge (RCA)	Per Month	\$0.05
Total Monthly Charges	Per Month	\$13.61
	Tiers	All
Distribution Facilities Charge*	Per KWH	0.038616
IEDT*	Per KWH	0.001245
Purchased Electricity Chgs (PEC) (Summer)	Per KWH	0.09738
Purchased Electricity Chgs (PEC) (Winter)	Per KWH	0.08418
Purchased Electricity Adj Factor (PEA)	Per KWH	-0.005
PJM Service Charge (PE)	Per KWH	0.01347
Environmental Cost Recovery Adj (ECR)	Per KWH	0.00041
Energy Efficiency Adjustments (EEA)	Per KWH	0.00233
Renewable Energy Adjustments (REA)	Per KWH	0.00502
State Utility Excise Tax	Per KWH	0.0033
Total Energy Charges (Summer)	Per KWH	0.156771
Total Energy Charges (Winter)	Per KWH	0.143571
Year Round Weighted Average		(Rate RDS)
Energy Charge (wtd avg)	Per KWH	0.147971

*These Charges include the IDUFs charge of 1.0038

Continued...

NORTHERN ILLINOIS REGIONAL COMMUNITY HOUSING, IL
(Champion Park Apartments)
TAX CREDIT MIXED-FINANCE PROPERTY

NATURAL GAS

Source: Nicor Gas

888-642-6748

www.nicor.com*

Year Round		(Rate 1)
Customer Charge	Per Month	\$22.74
Uncollectible Expense Adjustment (Rider 26)	Per Month	-\$0.20
QIP (2.37%)	Per Month	\$0.53
Energy Assistance Charge	Per Month	\$0.48
Renewable Energy Charge	Per Month	\$0.05
Franchise Cost Adjustment (Rider 2)	Per Month	\$0.13
Total Monthly Charges	Per Month	\$23.73
Tiers		All
Distribution Charge	Per Therm	0.1067
Storage Service Cost Recovery (Rdr 5)	Per Therm	0.0004
QIP (2.37%)	Per Therm	0.002538
Variable Tax Cost Adjustment (Rider 3)	Per Therm	0.0016
Gas Supply Charge (Rider 6)	Per Therm	0.832
Environmental Cost Recovery (Rider 12)	Per Therm	0.0096
Energy Efficiency Plan Cost Rec (Rider 30)	Per Therm	0.0097
State Utility Excise Tax	Per Therm	0.024
Total Energy Charges	Per Therm	0.986538
Utility Fund Tax	% of Total	0.1%

WATER, SEWER & TRASH COLLECTION

Source: City of Rockford

815-987-5700

www.ci.rockford.il.us

815-987-3700

Water			
Water Service Charge	Per Month	\$15.58	
	Tiers*	0 - 3	3.01 - 40
Water Consumption Rate*	Per CCF	\$1.8432	\$2.9456
Water Tax	% of Total	5%	
Trash Collection			
Trash Collection Charge	Per Month	\$22.94	

Source: Four Rivers Sanitation Authority (formerly Rock River Water Reclamation District)

815-387-7500

<https://fourrivers.illinois.gov>*

Sewer		
Sewer Customer Charge (\$8.57 qtrly)	Per Month	\$2.86
Sewer Residential Rate	Per CCF	\$5.19

UTILITY PROVIDER DOCUMENTATION

Illinois Taxes

Summary of Illinois Taxes

Tax

City add-on tax \$0.01

Sales 5% state/1.25-2% local

Electricity State utility tax is based on kilowatt hours used. Rates are \$.00330 declining to \$.00202; large users can opt to self-assess tax at 5.1% of cost; in addition, Rock Island, East Moline & Silvis tax all residential electric use, and any non-residential use where the electricity is purchased from a non-local supplier, on a kWh basis using the state's kWh bands above. All use is taxed on a kWh basis regardless of supplier. Per kWh rates are: RI \$.004561 to \$.002243.

Natural Gas State utility tax is lower of 5.1% or \$.024/therm; in addition, East Moline & Silvis impose a muni-tax 5.15%; Rock Island imposes a muni-tax of 3.2%; Rock Island taxes any gas not subject to regular muni-tax @ \$.015/therm.

Telecommunications State Telecommunications Excise Tax of 7% applies to all services which originate or terminate in IL & are billed in IL; State Additional Charge of .1% applies for revenue derived from calls and services within IL; State Infrastructure Maintenance Fee of .5% applies to gross charges; Municipal Infrastructure Maintenance Fee of 1% applies to gross charges; In addition, Rock Island, East Moline and Silvis impose a tax of 5.15% on intrastate calls and services within Illinois. 3% Federal Tax applies to local service.

Property per \$1,000 of market value (IL QC Average) \$29.00

Unemployment Compensation 4.70%

(New employer rate) First \$10,500 paid each employee

Average Workers Compensation (per \$100 of payroll) Overall - \$2.62
National Average - \$3.50

DELIVERY SERVICE CHARGES

Supplement to Rate DSPP (1)

RESIDENTIAL DELIVERY SERVICE CHARGES.

	For Service Provided Beginning with the January 2021 Monthly Billing Period and Extending Through the December 2021 Monthly Billing Period (2) (5)	For Service Provided Beginning with the January 2022 Monthly Billing Period and Extending Through the December 2022 Monthly Billing Period (2) (6)
Residential Single Family Without Electric Space Heat Delivery Class		
Customer Charge (CC)	\$9.72 x IDUF _R	\$9.69 x IDUF _R
Standard Metering Service Charge (SMSC)	\$3.64 x IDUF _R	\$3.34 x IDUF _R
Distribution Facilities Charge (DFC) (\$/kWh)	\$0.03567 x IDUF _R	\$0.03847 x IDUF _R
Illinois Electricity Distribution Tax Charge (IEDT) (\$/kWh)	\$0.00121 x IDUF _R	\$0.00124 x IDUF _R
Residential Multi Family Without Electric Space Heat Delivery Class		
CC	\$6.94 x IDUF _R	\$7.04 x IDUF _R
SMSC	\$3.64 x IDUF _R	\$3.34 x IDUF _R
DFC (\$/kWh)	\$0.02890 x IDUF _R	\$0.03088 x IDUF _R
IEDT (\$/kWh)	\$0.00121 x IDUF _R	\$0.00124 x IDUF _R
Residential Single Family With Electric Space Heat Delivery Class		
CC	\$11.11 x IDUF _R	\$11.17 x IDUF _R
SMSC	\$3.64 x IDUF _R	\$3.34 x IDUF _R
DFC (\$/kWh)	\$0.01717 x IDUF _R	\$0.01683 x IDUF _R
IEDT (\$/kWh)	\$0.00121 x IDUF _R	\$0.00124 x IDUF _R
Residential Multi Family With Electric Space Heat Delivery Class		
CC	\$7.56 x IDUF _R	\$7.71 x IDUF _R
SMSC	\$3.64 x IDUF _R	\$3.34 x IDUF _R
DFC (\$/kWh)	\$0.01745 x IDUF _R	\$0.01620 x IDUF _R
IEDT (\$/kWh)	\$0.00121 x IDUF _R	\$0.00124 x IDUF _R

(Continued on Informational Sheet No. 25)

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December 7, 2021. Issued pursuant to the
Illinois Commerce Commission Order dated
December 1, 2021, in Docket No. 21-0367.

Date Effective: December 8, 2021
Issued by T. R. Donnelly, President and COO
Post Office Box 805379
Chicago, Illinois 60680-5379

INCREMENTAL UNCOLLECTIBLE COST FACTORS

Supplement to Rider UF (1)

Incremental Distribution Uncollectible Cost Factors (IDUFs) (2)		
	IDUFs Applicable Beginning with the June 2022 Monthly Billing Period and Extending Through the August 2022 Monthly Billing Period (5)	IDUFs Applicable Beginning with the September 2022 Monthly Billing Period and Extending Through the May 2023 Monthly Billing Period (5)
IDUF _R	1.0041	1.0038
IDUF _N	0.9985	0.9983
IDUF _A	0.9998	1.0003
Incremental Supply Uncollectible Cost Factors (ISUFs)		
	ISUFs Applicable Beginning with the June 2022 Monthly Billing Period and Extending Through the August 2022 Monthly Billing Period (6)	ISUFs Applicable Beginning with the September 2022 Monthly Billing Period and Extending Through the May 2023 Monthly Billing Period (6)
ISUF _R (3)	0.9941	0.9948
ISUF _N (3)	0.9936	0.9958
ISUF _A (3)	0.9941	0.9669
ISUF _{SYS} (4)	0.9940	0.9941

NOTES:

- (1) This informational sheet is supplemental to Rider UF - Uncollectible Factors (Rider UF).
- (2) IDUFs are applied as shown in the Delivery Service Charges Informational Sheets (Informational Sheet No. 24 through Informational Sheet No. 31) and in accordance with the provisions of the Zero Standard Credit subsection of the Monthly Credit and Charge section of Rider ZSS - Zero Standard Service (Rider ZSS).
- (3) ISUFs are applied in accordance with the provisions of the Monthly Charges section of Rate BES - Basic Electric Service (Rate BES).
- (4) ISUF_{SYS} is applied in accordance with the provisions of the Monthly Charges section of Rate BESH - Basic Electric Service Hourly Pricing (Rate BESH).
- (5) IDUFs incorporate a Distribution Balancing Factor (DBF) in accordance with the provisions in Rider UF.
- (6) ISUFs incorporate a Supply Balancing Factor (SBF) in accordance with the provisions in Rider UF.

GENERAL TERMS AND CONDITIONS

(Continued from Sheet No. 129.1)

DEFINITIONS (CONTINUED)

MSP

MSP means Metering Service Provider. An MSP is a retail provider of Metering Service, other than the Company, taking service under Rate MSPS, certified by the ICC, and authorized to engage in the provision of Metering Service to retail customers taking service under Rate RDS - Retail Delivery Service (Rate RDS).

MW

MW means megawatt and equals 1,000 kW. A MW is a unit measurement of the demand for electricity or rate at which electricity is used.

MWh

MWh means megawatt-hour and equals 1,000 kWh. A MWh is a unit measurement of the amount of electricity used.

NERC

NERC means North American Electric Reliability Corporation or any successor agency, commission, or department.

Nonresidential Retail Customer

Nonresidential retail customer means a retail customer in the nonresidential sector as described in the Sectors section of the Retail Customer Categorizations part of these General Terms and Conditions.

Nonsummer Period

Nonsummer Period means the January, February, March, April, May, October, November, and December monthly billing periods.

OATT

OATT means Open Access Transmission Tariff.

On-site

On-site means at the premises of the Company's retail customer.

* **Opt-out Group**

Opt-out Group means the designation applicable to eligible large private energy customers, which subsection 8-103B(l)(1) of the Act identifies as retail customers, except for federal, State, municipal, and other public retail customers, using electric power and energy located at a single premises that each established a thirty (30) minute demand that exceeded 10,000 kilowatts (kW) during at least one month in the twelve (12) consecutive monthly billing periods immediately preceding the start of the applicable energy efficiency plan approved by the Illinois Commerce Commission for the Company in accordance with Section 8-103B of the Act, and that have successfully opted out of such energy efficiency plan for the applicable period in accordance with the requirements set forth in subsection 8-103B(l) of the Act. Notwithstanding the previous sentence, for a business entity with multiple sites located in the State, where at least one of those sites qualifies as an eligible large private energy customer, then any of that business entity's sites, properly identified on the form for notice, prescribed by the Illinois Commerce Commission pursuant to 220 ILCS 5/8-103B(l)(2), shall be considered eligible large private energy customers for purposes of Section 8-103B(l).

(Continued on Sheet No. 131)

GENERAL TERMS AND CONDITIONS

(Continued from Sheet No. 132)

DEFINITIONS (CONTINUED)

Staff

Staff means the Staff of the ICC.

Station Power

Station Power means electric power and energy used for station stand-by, station start-up, and station auxiliary power requirements to operate the electric equipment at the premises of an electric generating facility or for other end use at the premises, including heating, lighting, air-conditioning, and office equipment needs, related to the operation, maintenance, or repair of such facility. Station Power does not include any electric power and energy used at a service connection (a) to power a synchronous condenser operating under the provisions of a tariff establishing rates for such condensing that is on file with the FERC, or (b) for pumping at a pumped storage facility, or (c) in association with the restoration of the transmission system located in the Company's service territory, or to provide system black start service in the event that restoration of the transmission system is required.

Summer Period

Summer Period means the June, July, August, and September monthly billing periods.

Temporary Service

Temporary service means electric service provided to a retail customer for an abbreviated period that usually extends for less than one year in duration. For a situation in which temporary service is provided at a construction site, such service terminates when construction is completed. Temporary service is also provided for specific events or operations with predetermined durations. Company facilities required for the provision of temporary service in excess of standard facilities are provided in accordance with the provisions for providing nonstandard services and facilities. In addition, all installation and removal costs incurred by the Company to provide temporary service are provided in accordance with the provisions for providing nonstandard services and facilities.

Transmission Facilities Located in the Company's Service Territory

Transmission facilities located in the Company's service territory mean transmission facilities located in whole or in part within the Company's service territory and owned or operated (a) by the Company and/or (b) by PJM.

Wholesale Off-Peak Period

Wholesale Off-Peak Period means all hours other than those included in the Wholesale Peak Period.

Wholesale Peak Period

Wholesale Peak Period means the hours from 6 A.M. until 10 P.M. CPT, Monday through Friday except on days designated as holidays by the NERC.

(Continued on Sheet No. 134)

**RIDER RCA
RETAIL CUSTOMER ASSESSMENTS**

Applicable to Rate BES, Rate BESH, and Rate RDS

**RENEWABLE ENERGY RESOURCES AND
COAL TECHNOLOGY DEVELOPMENT ASSISTANCE CHARGE.**

Pursuant to the provisions of the Renewable Energy, Energy Efficiency, and Coal Resources Development Law of 1997, enacted on December 16, 1997, authorizing the assessment of charges for renewable energy resources and coal technology development assistance on retail customers' monthly bills for electric service, and as amended on August 20, 2021, the Company includes the following Renewable Energy Resources and Coal Technology Development Assistance Charge, as applicable, on each retail customer's monthly bill:

For a residential retail customer	\$0.05
For any other retail customer	
If such retail customer's highest demand during the previous calendar year was less than 10,000 kilowatts (kW)	\$0.50
If such retail customer's highest demand during the previous calendar year was at least 10,000 kW	\$37.50

The Renewable Energy Resources and Coal Technology Development Assistance Charge is assessed through December 31, 2025, in accordance with Illinois Public Act 102-0444.

*

(Continued on Sheet No. 256.1)

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January 7, 2022. Issued pursuant to the
Illinois Commerce Commission Order dated
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Asterisk (*) indicates change.

Date Effective: January 8, 2022
Issued by T. R. Donnelly, President and COO
Post Office Box 805379
Chicago, Illinois 60680-5379

**RIDER RCA
RETAIL CUSTOMER ASSESSMENTS**

(Continued from Sheet No. 256)

*** ENERGY ASSISTANCE CHARGE**

FOR THE SUPPLEMENTAL LOW-INCOME ENERGY ASSISTANCE FUND.

Pursuant to the provisions of Section 13 of the Energy Assistance Act of 1989, as amended on November 30, 2021, authorizing the assessment of charges for the Supplemental Low-Income Energy Assistance Fund (305 ILCS 20/13) on retail customers' monthly bills for electric service, the Company includes the Energy Assistance Charge for the Supplemental Low-Income Energy Assistance Fund, as applicable, on each retail customer's monthly bill determined in accordance with the following formulas:

For a residential retail customer	BEAC x 1
For any other retail customer	
If such retail customer's highest demand during the previous calendar year was less than 10,000 kW	BEAC x 10
If such retail customer's highest demand during the previous calendar year was at least 10,000 kW	BEAC x 375

Where BEAC is the Base Energy Assistance Charge as specified in 305 ILCS 20/13. The initial BEAC shall be \$0.48 per month. Subsequent BEACs shall increase by \$0.16 per month for any calendar year, provided that at least 80% of the previous State fiscal year's available Supplemental Low Income Energy Assistance Fund funding has been exhausted, not to exceed \$0.96 per month for any calendar year. The effective Energy Assistance Charges can be found in Informational Sheet No. 41.

Pursuant to the provisions of Section 8-105 of the Public Utilities Act (Act), in 2011 the Company must offer programs originally authorized pursuant to the provisions of Section 16-111.5A(e) of the Act for retail customers in need, including a percentage of income payment plan. The Company is reimbursed for costs it incurs in offering such programs from the Supplemental Low-Income Energy Assistance Fund pursuant to the provisions of Section 8-105 of the Act.

The Energy Assistance Charge for the Supplemental Low-Income Energy Assistance Fund is assessed and updated on the Company's monthly billing period cycle through December 31, 2025, in accordance with Illinois Public Act 102-0673.

(Continued on Sheet No. 257)

PURCHASED ELECTRICITY CHARGES

Supplement to Rate BES and Rider PE (1)

Customer Group or Subgroup	Units	Purchased Electricity Charges (PECs) Applicable for the September 2022 Monthly Billing Period Monthly Billing Period (2) (3) (4) (5)	
		Summer PEC (6)	Nonsummer PEC
Residential	¢/kWh	9.704	7.783
Watt-hour Non-Electric Space Heating	¢/kWh	9.784	7.807
Demand Non-Electric Space Heating	¢/kWh	9.963	7.867
Nonresidential Electric Space Heating	¢/kWh	7.742	7.834
Dusk to Dawn Lighting	¢/kWh	3.226	3.851
General Lighting	¢/kWh	7.459	7.560

Customer Group or Subgroup	Units	PECs Applicable Beginning with the October 2022 Monthly Billing Period and Extending Through the May 2023 Monthly Billing Period (2) (3) (4) (7)	
		Summer PEC (6)	Nonsummer PEC
Residential	¢/kWh	9.738	8.418
Watt-hour Non-Electric Space Heating	¢/kWh	9.807	8.438
Demand Non-Electric Space Heating	¢/kWh	9.989	8.502
Nonresidential Electric Space Heating	¢/kWh	8.110	8.465
Dusk to Dawn Lighting	¢/kWh	3.379	4.034
General Lighting	¢/kWh	7.814	8.173

NOTES:

- (1) This informational sheet is supplemental to Rate BES - Basic Electric Service (Rate BES) and Rider PE - Purchased Electricity (Rider PE).
- (2) PECs are designated on retail customer bills as the Electricity Supply Charge pursuant to Rate BES.
- (3) PECs include Supply Base Uncollectible Cost Factors (Supply BUFs) as listed in Informational Sheet No. 21.
- (4) PECs incorporate Incremental Supply Uncollectible Cost Factors (ISUFs) as listed in Informational Sheet No. 20, which include a Supply Balancing Factor (SBF) in accordance with the provisions of Rider UF - Uncollectible Factors (Rider UF).
- (5) PECs incorporate the results of the Spring 2022 Procurement Event approved by the ICC on April 21, 2022, the PJM Financial Transmission Rights (FTR) Auctions finalized May 2, 2022, and the Supplemental Block Energy Procurement Event approved by the ICC on May 20, 2022.
- (6) The Summer PECs are applicable in the months of June, July, August, and September.
- (7) PECs incorporate the results of the Fall 2022 Procurement Event approved by the ICC on September 15, 2022.

Year 2022 Record of Hourly Purchased Electricity
Adjustment Factors (HPEAs), Purchased Electricity
Adjustment Factors (PEAs) and Residential Time of Use
Purchased Electricity Adjustment Factors (RTOU PEAs)

As provided for in Rate BESH – Basic Electric Service Hourly Pricing, Rider PE – Purchased Electricity and Rate RTOUPP – Residential Time of Use Pricing Pilot, HPEAs, PEAs and RTOU PEAs are determined and applied to kilowatt-hours (kWhs) provided in the applicable effective period for which ComEd procures full requirements electric supply or directly procures electric power and energy supply, as applicable.

Effective Monthly Billing Period	Charge of (Credit) (cents/kWh)		
	PEA	HPEA	RTOU PEA
January 2022	(0.232)	(0.500)	0.341
February 2022	0.500	(0.097)	0.500
March 2022	0.500	(0.384)	0.500
April 2022	0.115	(0.500)	(0.500)
May 2022	0.326	0.500	(0.500)
June 2022	0.193	0.500	(0.500)
July 2022	0.336	(0.075)	(0.161)
August 2022	0.500	0.500	0.500
September 2022	0.500	0.500	0.500
October 2022	(0.500)	0.500	0.500
November 2022	(0.500)	0.500	0.500
December 2022	(0.500)	0.500	0.500

PJM SERVICES CHARGES

Supplement to Rate BES and Rider PE (1)

Customer Group or Subgroup	Units	PJM Services Charges (PSCs) Applicable for the September 2022 Monthly Billing Period (2) (3) (4)
Residential	¢/kWh	1.345
Watt-hour Non-Electric Space Heating	¢/kWh	1.335
Demand Non-Electric Space Heating	¢/kWh	1.335
Nonresidential Electric Space Heating	¢/kWh	1.335
Dusk to Dawn Lighting	¢/kWh	1.291
General Lighting	¢/kWh	1.291

Customer Group or Subgroup	Units	PSCs Applicable Beginning with the October 2022 Monthly Billing Period and Extending Through the May 2023 Monthly Billing Period (2) (3) (4)
Residential	¢/kWh	1.347
Watt-hour Non-Electric Space Heating	¢/kWh	1.337
Demand Non-Electric Space Heating	¢/kWh	1.337
Nonresidential Electric Space Heating	¢/kWh	1.337
Dusk to Dawn Lighting	¢/kWh	1.293
General Lighting	¢/kWh	1.293

NOTES:

- (1) This informational sheet is supplemental to Rate BES - Basic Electric Service (Rate BES) and Rider PE - Purchased Electricity (Rider PE).
- (2) PSCs are designated on retail customer bills as the Transmission Services Charge pursuant to Rate BES.
- (3) PSCs include Supply Base Uncollectible Cost Factors (SBUFs) listed in Informational Sheet No. 21.
- (4) PSCs incorporate Incremental Supply Uncollectible Cost Factors (ISUFs) listed in Informational Sheet No. 20.

Filed with the Illinois Commerce Commission on
September 16, 2022.

Date Effective: September 17, 2022
Issued by T. R. Donnelly, President and COO
Post Office Box 805379
Chicago, Illinois 60680-5379

ENVIRONMENTAL COST RECOVERY ADJUSTMENT

Supplement to Rider ECR (1)

ECR Applicable Beginning with the April 2022 Monthly Billing Period and Extending Through the July 2022 monthly Billing Period (2)
0.046 ¢/kWh

ECR Applicable Beginning with the August 2022 Monthly Billing Period and Extending Through the December 2022 monthly Billing Period (2)
0.041 ¢/kWh

NOTES:

- (1) This informational sheet is supplemental to Rider ECR - Environmental Cost Recovery Adjustment (Rider ECR).
- (2) An X.XXX value is a charge, while an (X.XXX) value is a credit.

ENERGY EFFICIENCY ADJUSTMENTS

Supplement to Rider EEPP (1)

Customer Group	EE Adjustment Applicable for the January 2022 Monthly Billing Period Period (2)(3)
Residential	0.233 ¢/kWh
Small N&L (4)	0.362 ¢/kWh
Large N (5)	0.174 ¢/kWh

Customer Group	EE Adjustment Applicable Beginning with the February 2022 Monthly Billing Period and Extending Through the December 2022 Monthly Billing Period (2)(3)
Residential	0.233 ¢/kWh
Small N&L (4)	0.363 ¢/kWh
Large N (5)	0.157 ¢/kWh

NOTES:

- (1) This informational sheet is supplemental to Rider EEPP – Energy Efficiency Pricing and Performance (Rider EEPP).
- (2) The EE Adjustment is designated on retail customer bills as the Energy Efficiency Programs.
- (3) An X.XXX value is a charge, while an (X.XXX) value is a credit.
- (4) Small N&L Group means the designation applicable to retail customers, each to which (a) one of the (i) Watt-Hour Delivery Class, (ii) Small Load Delivery Class, (iii) Medium Load Delivery Class, (iv) Large Load Delivery Class, (v) Fixture-Included Lighting Delivery Class, (vi) Dusk to Dawn Lighting Delivery Class, or (vii) General Lighting Delivery Class is applicable, and (b) the Opt-out Group is not applicable.
- (5) Large N Group means the designation applicable to retail customers, each to which (a) one of the (i) Very Large Load Delivery Class, (ii) Extra Large Load Delivery Class, or (iii) High Voltage Delivery Class, is applicable, and (b) the Opt-out Group is not applicable.

RENEWABLE ENERGY ADJUSTMENTS

Supplement to Rider REA (1)

RE Adjustment Applicability (2)	RE Adjustment Applicable for the October 2021 Monthly Billing Period and Extending Through the January 2022 Monthly Billing Period (3)
All Retail Customers	0.189 ¢/kWh

RE Adjustment Applicability (2)	RE Adjustment Applicable Beginning with the February 2022 Monthly Billing Period and Extending Through the August 2023 Monthly Billing Period (3)
All Retail Customers	0.502 ¢/kWh

NOTES:

- (1) This informational sheet is supplemental to Rider REA - Renewable Energy Adjustment (Rider REA).
(2) The RE Adjustment is designated on retail customer bills as the Renewable Portfolio Standard.
(3) An X.XXX value is a charge, while an (X.XXX) value is a credit.

**RIDER TAX
MUNICIPAL AND STATE TAX ADDITIONS**

Applicable to All Rates Except Rate RESS and Rate MSPS

STATE TAX ADDITIONS.

Pursuant to the provisions of the Electricity Excise Tax Law, 35 ILCS 640/2-4, imposing an excise tax on the privilege of using electricity purchased for use or consumption and not for resale, the Company charges state tax additions based upon the following cents per kilowatt-hour (¢/kWh) rates applied, as appropriate, to the kilowatt-hours (kWhs) delivered to retail customers, excluding business enterprises exempted under Section 2-4(c) and self-assessing purchasers as defined in the Electricity Excise Tax Law, 5 ILCS 640/2-3:

		<u>¢/kWh</u>
for the first	2,000 kWh used in a month	0.330
for the next	48,000 kWh used in a month	0.319
for the next	50,000 kWh used in a month	0.303
for the next	400,000 kWh used in a month	0.297
for the next	500,000 kWh used in a month	0.286
for the next	2,000,000 kWh used in a month	0.270
for the next	2,000,000 kWh used in a month	0.254
for the next	5,000,000 kWh used in a month	0.233
for the next	10,000,000 kWh used in a month	0.207
for all over	20,000,000 kWh used in a month	0.202

The total amount of such state tax additions is separately stated on the monthly bill of each retail customer to which such additions are applicable.

MUNICIPAL TAX ADDITIONS.

For each municipality that has adopted an ordinance imposing a tax on the privilege of using or consuming electricity acquired in a purchase at retail and used or consumed within the corporate limits of such municipality based on the kWh categories specified in Section 8-11-2, subparagraph 3 of the Illinois Municipal Code, 65 ILCS 5/8-11-2(3), the Company charges municipal tax additions based upon the ¢/kWh rates listed in this Municipal Tax Additions section for such municipality applied, as appropriate, to the kWhs delivered to all retail customers located within the corporate limits of such municipality.

The rates, in ¢/kWh, listed in this Municipal Tax Additions section for each such municipality include an addition equal to three percent (3%) of the tax to provide for reimbursement of administrative expenses as allowed by Section 8-11-2 subsection 4(c) of the Illinois Municipal Code, 65 ILCS 5/8-11-2(4c), as amended.

The total amount of such municipal tax additions is separately stated on the monthly bill of each retail customer to which such additions are applicable with the designation "Municipal Tax" or "City Tax" or by a similar legend.

(Continued on Sheet No. 259)

**Rate 1
Residential Service**

Availability.

This rate is available to any single-family residential Customer using the Company's gas service primarily for residential purposes.

*** Charges shall be the sum of (a), (b) and (c).**

- (a) Monthly Customer Charge
\$22.74 per month.
- (b) Distribution Charge
10.67¢ per therm for all therms supplied to the Customer in the month.
- (c) Gas Supply Cost
The Gas Cost (GC) per therm supplied in the month as determined in accordance with the Company's Rider 6, Gas Supply Cost.

Term of Service.

The Customer's term of service shall commence when the Company begins to supply service hereunder. Customer shall provide at least 10 days notice to discontinue service.

Combination Residence and Business.

Gas will be supplied hereunder for the entire requirements of a combined residence and business, if the preponderant requirement is for residential purposes.

General.

The Schedule of which this rate is part includes certain general Terms and Conditions and Riders. Service hereunder is subject to these Terms and Conditions and the Riders which are listed as applicable to this rate.

Rider 1
Customer Charge Adjustments

Applicable to All Rates and Special Contracts

The monthly Customer charges authorized under the Schedule of which this rider is a part, as effective from time to time, and special Customer contracts, with or without monthly Customer charges, shall be subject to the following additional charges:

***Energy Assistance Charge for the Supplemental Low-Income Energy Assistance Fund.**

Pursuant to the provisions of Section 13 of the Energy Assistance Act of 1989, as amended, whereby the Company is required to impose a monthly Energy Assistance Charge for the Supplemental Low-Income Energy Assistance Fund on each account for which natural gas service is provided, the Company shall increase the monthly Customer charge by the following amounts:

Residential Service

\$0.48 per month on each account.

Non-Residential Service

\$4.80 per month on each account which has consumed less than 4,000,000 therms of gas in the previous calendar year.

\$180.00 per month on each account which has consumed 4,000,000 or more therms of gas in the previous calendar year.

Renewable Energy Resources and Coal Technology Development Assistance Charge

Pursuant to the provisions of Section 6-5 of the Renewable Energy, Energy Efficiency and Coal Resources Development Law of 1997, whereby the Company is required to impose a monthly Renewable Energy Resources and Coal Technology Development Assistance Charge on each account for which natural gas service is provided, the Company shall increase the monthly Customer charge by the following amounts:

Residential Service

\$0.05 per month on each account.

Non-Residential Service

\$0.50 per month on each account which has consumed less than 4,000,000 therms of gas in the previous calendar year.

\$37.50 per month on each account which has consumed 4,000,000 or more therms of gas in the previous calendar year.

Except as specified above, all other provisions of the rate or special contract shall apply.

(Continued On Sheet No. 55.5.1)

Northern Illinois Gas Company
d/b/a Nicor Gas Company

98th INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
85, 85.1, 85.2, 85.3, 85.4, 85.5, 85.6, 85.7 AND 85.8 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 32. Qualified Infrastructure Plant

Applicable to Rates 1, 4, 5, 6, 7, 74, 75, 76, 77 and Riders 3, 5, 25, 26, 36, and 38

Qualified Infrastructure Plant (QIP) Charge Percentage Effective with Service December 1, 2022--December 31, 2022

<u>LINE NO.</u>	<u>DESCRIPTION</u>	<u>PERCENTAGE</u>
1	Rider QIP Percentage Effective December 1, 2022	2.37%

Northern Illinois Gas Company
d/b/a Nicor Gas Company

26th INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
79, 79.1, 79.2, 79.3, 79.4, 79.5 AND 79.6 OF ILL.C.C. NO. 16, SCHEDULE G

(Superseding 24th Information Sheet Effective September 1, 2021)

Rider 26. Uncollectible Expense Adjustment

Applicable to Rates 1, 4, 5, 74 and 75

Uncollectible Expense Adjustment Effective with Service Rendered on or after September 1, 2022

LINE NO.		Residential Sales <u>Customers 1/</u>	Residential Transportation <u>Customers 2/</u>	Non-Residential Sales <u>Customers 3/</u>	Non-Residential Transportation <u>Customers 4/</u>
1	Basic Charge per Customer	\$ (0.20)	\$ (0.04)	\$ (0.34)	\$ (0.05)
2	Annual Reconciliation Charge	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>
3	Total Charge	\$ (0.20)	\$ (0.04)	\$ (0.34)	\$ (0.05)

1/ Customers receiving residential delivery and supply service under Rate 1, Rider 6.

2/ Customers receiving residential delivery service under Rate 1 – Rider 15 (Customer Select).

3/ Customers receiving non-residential delivery and supply service under Rates 4 or 5 and Rider 6.

4/ Customers receiving non-residential delivery service under Rates 4, 5, 74 or 75 and Riders 15 or 25.

**Northern Illinois Gas Company
d/b/a Nicor Gas Company**

47th INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
56 AND 57 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 5 Storage Service Cost Recovery

STORAGE SERVICE COST RECOVERY EFFECTIVE WITH SERVICE RENDERED ON OR AFTER
JULY 1, 2022 (1)

<u>LINE NO.</u>		<u>SSCR</u>
1	BASIC CHARGE PER THERM	0.04 ¢
2	ANNUAL RECONCILIATION CHARGE	<u>0.00 ¢</u>
3	TOTAL CHARGE	<u>0.04 ¢</u>

(1) APPLICABLE TO ALL SERVICE CLASSIFICATIONS

**13TH INFORMATION SHEET SUPPLEMENTAL TO SHEET NO.55.51 OF ILL. C. C. NO. 16, SCHEDULE G
(Superseding 12th Information Sheet Effective May 1, 2021)**

**RIDER 2 FRANCHISE COST ADJUSTMENT
Applicable to All Rates Except 17, 19 and 21**

<u>Name of Local Governmental Unit</u>	<u>Franchise Cost Adjustment</u>	<u>Name of Local Governmental Unit</u>	<u>Franchise Cost Adjustment</u>
Odell	\$0.30	Prophetstown	\$0.31
Ohio	\$0.28	Prospect Heights	\$0.38
Olympia Fields	\$0.28	Rankin	\$0.35
Onarga	\$0.30	Ransom	\$0.07
Oquawka	\$0.03	Rantoul	\$0.41
Orangeville	\$0.11	Raritan	\$0.22
Oregon	\$0.28	Reddick	\$0.22
Orland Hills	\$0.42	Richmond	\$0.09
Orland Park	\$0.13	Richton Park	\$0.26
Oswego	\$0.20	Ridott	\$0.22
Ottawa	\$0.16	Ringwood	\$0.17
Palatine	\$0.16	River Forest	\$0.30
Palos Heights	\$0.27	River Grove	\$0.22
Palos Hills	\$0.27	Riverdale	\$0.31
Palos Park	\$0.25	Riverside	\$0.32
Papineau	\$0.30	Robbins	\$0.77
Park Forest	\$0.25	Rochelle	\$0.32
Park Ridge	\$0.19	Rock City	\$0.33
Paw Paw	\$0.19	Rock Falls	\$0.33
Paxton	\$0.31	Rockdale	\$0.25
Payson	\$0.29	Rockford	\$0.13
Pearl City	\$0.19	Rolling Meadows	\$0.32
Pecatonica	\$0.28	Romeoville	\$0.15
Peotone	\$0.25	Roscoe	\$0.24
Phoenix	\$0.66	Roselle	\$0.29
Pingree Grove	\$0.11	Rosemont	\$0.86
Piper City	\$0.33	Round Lake	\$0.16
Plainfield	\$0.16	Round Lake Beach	\$0.28
Plainville	\$0.20	Round Lake Heights	\$0.29
Plano	\$0.28	Round Lake Park	\$0.11
Plattville	\$0.52	Sandwich	\$0.33
Polo	\$0.29	Sauk Village	\$0.39
Pontiac	\$0.34	Saunemin	\$0.28
Pontoosuc	\$0.25	Saybrook	\$0.24
Poplar Grove	\$0.36	Schaumburg	\$0.17
Port Barrington	\$0.19	Schiller Park	\$0.47
Posen	\$0.41	Secor	\$0.26
Potomac	\$0.36	Seneca	\$0.12
Prairie Grove	\$0.41	Shabbona	\$0.34
Princeton	\$0.27	Shannon	\$0.25

Filed with the Illinois Commerce Commission on or before April 20, 2022
Issued pursuant to Order of Illinois Commerce Commission entered
March 25, 2009 in Docket No. 08-0363

Effective May 1, 2022
Issued by Lewis M. Binswanger
Vice President
Post Office Box 190
Aurora, IL 60507

NICOR GAS
Rider 3
History
(Per Therm)

Effective Date	Residential	Small Non- Residential	Large Non- Residential
1-Oct-22	0.16 ¢	0.08 ¢	0.01 ¢
1-Jul-22	0.16 ¢	0.09 ¢	0.02 ¢
1-Jul-21	0.05 ¢	0.03 ¢	0.01 ¢
1-Oct-20	0.06 ¢	0.04 ¢	0.01 ¢
1-Jul-20	0.06 ¢	0.03 ¢	0.01 ¢
1-Oct-19	-0.02 ¢	-0.02 ¢	0.00 ¢
1-Jul-19	0.00 ¢	0.00 ¢	0.00 ¢
1-Jul-18	0.20 ¢	0.13 ¢	0.03 ¢

Rider 6. Gas Supply Cost

GAS CHARGES EFFECTIVE WITH SERVICE RENDERED ON AND AFTER DECEMBER 1, 2022

I. Gas Charge (GC)

LINE NO.		GAS CHARGE (1) (GC)	COMMODITY GAS CHARGE (2) (CGC)	DEMAND GAS CHARGE (2) (DGC)	NON-COMMODITY GAS CHARGE (2) (NCGC)	TRANSPORTATION SERVICE ADJUSTMENT(4) (TSA)	CUSTOMER SELECT BALANCING CHARGE(3) (CSBC)
1	BASIC CHARGE	83.16¢ *	77.81 ¢				
2	RIDER 5, STORAGE SERVICE COST RECOVERY	0.04 ¢	0.04 ¢				
3	TOTAL CHARGES	<u>83.20 ¢</u>	<u>77.85 ¢</u>	<u>56.96 ¢</u>	<u>5.35 ¢</u>	<u>0.00 ¢</u>	<u>1.93 ¢</u>

II. Calculation of GCR and GCNR

	GCR	GCNR
Gas Cost (1)	83.20¢	83.20¢
Uncollectible Factor Percentage (2)	2.16%	1.12%
Uncollectible Factor Rate (3) = (1*2)	1.80¢	0.93¢
Total (1+3)	85.00¢	84.13¢

Gas Charge Residential (GCR) = **85.00¢**

Gas Charge Non-Residential (GCNR) = **84.13¢**

- (1) APPLICABLE TO ALL SERVICE CLASSIFICATIONS, EXCLUDING (1) SALES UP TO BACKUP LEVEL AND RATES 74, 75, 76 AND 77; (2) RATES 4, 5, 6, 7; AND RIDER 25.
- (2) APPLICABLE TO SERVICE UNDER RIDER 25; RATES 4, 5, 6, 7, 74, 75, 76 AND 77.
- (3) APPLICABLE TO SERVICE UNDER RIDERS 15 AND 16.
- (4) APPLICABLE TO ALL SERVICE CLASSIFICATIONS. IT IS INCLUDED IN THE CGC FOR SALES CUSTOMERS.
- (5) A RESIDENTIAL CUSTOMER'S TOTAL CHARGE IS EQUAL TO THE GCR. A NON-RESIDENTIAL CUSTOMER'S TOTAL CHARGE IS EQUAL TO THE GCNR.

*GAS CHARGE (GC); SUM OF:

CGC	77.81 ¢
NCGC	<u>5.35 ¢</u>
BASIC GAS CHARGE	<u>83.16 ¢</u>

Northern Illinois Gas Company
d/b/a Nicor Gas Company

79TH INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
68, 69 AND 70 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 12. Environmental Cost Recovery

Applicable to All Rates
(Except Rate 21 and other Negotiated Contracts)

Environmental Cost Recovery Effective with Service Rendered on or after October 1, 2022

LINE NO.		<u>Residential (1)</u>	<u>Small Non- Residential (2)</u>	<u>Large Non- Residential (3)</u>
1	Basic Charge per Therm	0.97 ¢	0.54 ¢	0.16 ¢
2	Annual Reconciliation Charge	<u>(0.01)¢</u>	<u>(0.01)¢</u>	<u>(0.00)¢</u>
3	Total Charge	0.96 ¢	0.53 ¢	0.16 ¢

(1) RESIDENTIAL CUSTOMER (RATE 1)

(2) SMALL NON-RESIDENTIAL CUSTOMERS (RATES 4, 5, 74 AND 75)

(3) LARGE NON-RESIDENTIAL CUSTOMERS (RATES 6, 7, 76 AND 77)

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Issued by Rachelle Whitacre
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23rd REVISED INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
83, 83.1, 83.2, 83.3 AND 83.4 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 30 - Energy Efficiency Plan Cost Recovery

Applicable to All Rates

Energy Efficiency Plan Cost Recovery Effective with Service Rendered on or after April 1, 2022

LINE NO.		<u>Residential (1)</u>	<u>Small Non- Residential (2)</u>	<u>Large Non- Residential (3)</u>
1	Basic Charge per Therm	1.28 ¢	1.04 ¢	0.80 ¢
2	Annual Reconciliation Charge	(0.31) ¢	0.39 ¢	1.54 ¢
3	Total Charge	0.97 ¢	1.43 ¢	2.34 ¢

(1) RESIDENTIAL CUSTOMER (RATE 1)

(2) SMALL NON-RESIDENTIAL CUSTOMERS (RATES 4, 5, 74 AND 75)

(3) LARGE NON-RESIDENTIAL CUSTOMERS (RATES 6, 7, 17, 19, 76 AND 77)

6th REVISED INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
89, 89.1, 89.2, 89.3 AND 89.4 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 36. Variable Income Tax Adjustment

Applicable to All Rates
(Except Rates 17, 19, and 21)

Variable Income Tax Adjustment Effective with Service Rendered on or after July 1, 2022

<u>LINE NO.</u>		<u>Residential (1)</u>	<u>Small Non- Residential (2)</u>	<u>Large Non- Residential (3)</u>
1	Basic Charge per Therm	0.00 ¢	0.00 ¢	0.00 ¢
2	Annual Reconciliation Charge	<u>0.00 ¢</u>	<u>0.00 ¢</u>	<u>0.00 ¢</u>
3	Total Charge	0.00 ¢	0.00 ¢	0.00 ¢

Note: Since there is no difference between (1) the State or Federal Corporate Income Tax Rates in effect for the calendar year 2022 and (2) the tax rates included in base rates for the corresponding year, the Rider 36 computation results in no basic charge per therm for the effective period of July 1, 2022 through June 30, 2023.

- (1) RESIDENTIAL CUSTOMER (RATE 1)
- (2) SMALL NON-RESIDENTIAL CUSTOMERS (RATES 4, 5, 74 AND 75)
- (3) LARGE NON-RESIDENTIAL CUSTOMERS (RATES 6, 7, 76 AND 77)

Filed with the Illinois Commerce Commission on or before June 20, 2022

Issued by Lewis M. Binswanger
Vice President, Regulatory Affairs
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**Rider 8
Adjustments for Municipal, Local Governmental Unit and State Utility Taxes**

(Continued From Sheet No. 64)

- * The additional charge currently applicable in each municipality or local governmental unit which has levied a municipal gas use tax based on a charge per unit of energy is shown on the Information Sheet supplemental to this Rider.
- * **State Utility Tax, Gas Use Tax and State Utility Fund Tax Charge.**
Where the Company pays a state tax based on a percentage of gross receipts or a charge per unit of energy, including any amounts resulting from audit adjustments, imposed by the State under the provisions of "The Gas Revenue Tax Act," as heretofore and hereafter amended, the additional charge applicable shall equal the amount pursuant to the provisions of Section 9-222 of "The Public Utilities Act," as heretofore and hereafter amended. The amount of such additional charge is the lower of 5.00 percent or 2.4 cents per therm.

As provided by the "Gas Use Tax Law", and imposed by the State, the Company shall collect the Gas Use Tax from Customers receiving service under the Company's transportation service rates and riders at the rate of 2.4 cents per therm. Upon receipt of proper notification, the Company shall not collect the Gas Use Tax for gas used by customers meeting one of the following criteria:

(Continued On Sheet No. 64.5)

Filed with the Illinois Commerce Commission on March 31, 2009
Issued pursuant to order of the Illinois Commerce Commission
entered March 25, 2009 in Docket No. 08-0363
Items in which there are changes are preceded by an asterisk (*)

Effective April 3, 2009
Issued by – Gerald P. O'Connor
Senior Vice President
Post Office Box 190
Aurora, Illinois 60507

Rider 8

***Adjustments for Municipal, Local Governmental Unit and State Utility Taxes**

(Continued From Sheet No. 64.1)

- (1) Gas used by a Self-Assessing Purchaser, as defined by the Gas Use Tax Law, who provides the Company with a copy of the certificate of registration as a Self-Assessing Purchaser from the Department of Revenue;
- (2) Gas used by business enterprises located in an enterprise zone certified by the Department of Commerce and Economic Opportunity pursuant to the Illinois Enterprise Zone Act;
- (3) Gas used by governmental bodies, or a corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious, or educational purposes. Such use shall not be exempt unless the government body, or corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes has first been issued as tax exemption identification number by the Department of Revenue pursuant to Section 1g of the Retailers' Occupation Tax Act. A limited liability company may qualify for the exemption under this Section only if the limited liability company is organized and operated exclusively for educational purposes. The term "educational purposes" shall have the same meaning as that set forth in Section 2h of the Retailers' Occupation Tax Act;
- (4) Gas used in the production of electric energy. This exemption does not include gas used in the general maintenance or heating of an electric energy production facility or other structure;
- (5) Gas used in a petroleum refinery operation;
- (6) Gas purchased by persons for use in liquefaction and fractionation process that produce value added natural gas byproducts for resale;
- (7) Gas use in the production of anhydrous ammonia and downstream nitrogen fertilizer products for resale.

For gas uses meeting one of the criteria numbered (2) through (7), Customers must submit to the Company an exemption certificate obtained from the Illinois Department of Revenue.

Where the Company pays a state tax based on a percentage of gross receipts, imposed by the State under the provisions of Section 2-202 of "The Public Utilities Act," as heretofore and hereafter amended, the additional charge, applicable to all taxable receipts, shall equal the percentage pursuant to the provisions of Section 9-222 of "The Public Utilities Act," as heretofore and hereafter amended. The amount of such additional charge due to the Public Utility Fund Tax is 0.1 percent.

*** General.**

The effectiveness of any additional charge due to tax shall coincide with the date upon which gross receipts or gas use is subject to the tax or, in the case of a payment of tax by the Company resulting from an audit adjustment, then the date upon which the Company makes such payment.

Except as specified above, all other provisions of the rate shall apply.

Filed with the Illinois Commerce Commission on March 31, 2009
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entered March 25, 2009 in Docket No. 08-0363
Items in which there are changes are preceded by an asterisk (*)

Effective April 3, 2009
Issued by – Gerald P. O'Connor
Senior Vice President
Post Office Box 190
Aurora, Illinois 60507

- A. One-way permits
(valid for one one-way trip any time within three (3) consecutive days):
1. Over-size
 - a) Over 72 feet in length \$67
 - b) Over 13 feet, 6 inches high \$67
 - c) 8 feet, 6 inches to 12 ft. wide \$67
 - d) Wider than 12 ft. \$93
 2. Overweight
 - a) Less than 88,000 lbs. \$67
 - b) Less than 100,000 lbs. \$93
 - c) Less than 110,000 lbs. \$126
 - d) Less than 120,000 lbs. \$153
 - e) More than 120,000 lbs. \$180
 - Plus fee for each additional 10,000 lbs. \$10
- B. 120 continuous day permit for over-size construction equipment
(per truck or transporting unit) \$180
- C. Annual unlimited trip permit for over-size construction equipment
(per year) \$6,180
- D. Annual unlimited trip permit for over-size only loads delivered to or from
a single site within the city \$1,236
- E. When applicable, a police escort fee **per hour, per police vehicle** \$115

WATER UTILITY

- A. Water main permit fee, determined by length
1. 0 feet - 200 feet \$ 50.00
 2. 201 feet - 1,000 feet \$ 200
 3. 1,001 feet - 3,000 feet \$ 700
 4. 3,000 feet and Over \$ 1,200
- B. Rates for regular service
1. Monthly service charge for each meter, effective with service
November 1, 2021, for collection on January 1, 2022, as follows:

Residential Monthly Charge

Size of Meter

- a) 5/8 inch \$ 15.58
- b) 3/4 inch \$ 20.48

c) 1 inch	\$ 30.26
d) 1.5 inch	\$ 55.25
e) 2 inch	\$ 84.55
f) 3 inch	\$ 152.98
g) 4 inch	\$ 250.69
h) 6 inch	\$ 495.01
i) 8 inch	\$ 874.23

Non-Residential Monthly Charge

Size of Meter

a) 5/8 inch	\$ 16.16
b) 3/4 inch	\$ 21.21
c) 1 inch	\$ 31.26
d) 1.5 inch	\$ 56.42
e) 2 inch	\$ 84.99
f) 3 inch	\$ 153.46
g) 4 inch	\$ 251.86
h) 6 inch	\$ 497.08
i) 8 inch	\$ 990.54
j) 10 inch	\$ 1,484.00
k) 12 inch	\$ 1,977.47

2. Monthly consumption charge, effective with service November 1, 2021, for collection on January 1, 2022, as follows:

Residential Rates per 100 Cubic Feet

a) First 300 (1-3 ccf)	\$ 1.8432
b) Next 3,700 (4-40 ccf)	\$ 2.9456
c) Next 96,000 (41-1,000 ccf)	\$ 2.3565
d) Above 100,000 (1,001 and higher ccf)	\$ 1.4139

Non-Residential Rates per 100 Cubic Feet

a) First 300 (1-3 ccf)	\$ 2.1504
b) Next 3,700 (4-40 ccf)	\$ 3.2411
c) Next 96,000 (41-1,000 ccf)	\$ 2.6252
d) Above 100,000 (1,001 and higher ccf)	\$ 1.5751

3. Surcharges

- a) The service and consumption charges are doubled for properties outside the city limits.

- C. Fire protection service charge. There shall be a quarterly charge for each fire protection service based on the following quarterly minimum charges:

Size of Service per Quarter

a) 1 inch	\$ 14.04
b) 1.5 inch	\$ 20.89
c) 2 inch	\$ 33.85

H. Subpoena Fee (authorized and set by State statute)	\$20
I. Photo Fee:	
1. Individual Photo (authorized and set by State statute)	\$5
2. Digital Photo (authorized and set by State statute)	\$10
3. Digital Photo CD (authorized and set by State statute)	\$15
J. Video Tape (authorized and set by State statute)	\$15
K. Fingerprinting Fee:	
1. First Card (authorized and set by State statute)	\$10
2. Second Card (authorized and set by State statute)	\$5
L. Violent Offender registration:	
1. First Year	\$20
2. Each Year After	\$10
M. Sex Offender registration fee (annually)	\$100

COMMUNITY DEVELOPMENT DEPARTMENT FEES

A. Historic landmark designation application fee	\$ 129
B. Historic district designation application fee (per individual property) which is the subject to the petition plus	\$ 26 \$ 129
C. Code Enforcement Administrative fee	\$ 129
D. Neighborhood Development Application fee	\$ 0

SOLID WASTE FEES

A. Solid Waste Collection	
1. Residential unit service (per month)	\$ 22.94
2. Bulk waste pickup\charges	
a) Up to 3 cubic yards	No Charge
b) Each additional 3 cubic yards (1 truck hopper = appx 3 cyds)*	\$ 29.98
*Fees applied per individual dwelling unit.	

B. Enterprise Zone and River Edge Zone Administration Fee	
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The Rock River Water Reclamation District is now Four Rivers Sanitation Authority!

[FourRivers.Illinois.gov](https://fourrivers.illinois.gov) website coming in October of 2021!

Effective immediately, the **Rock River Water Reclamation District** has adopted a new name and a new brand! We are now the **Four Rivers Sanitation Authority (FRSA)**.

Our new name and logo tell the story. **Four Rivers Sanitation Authority** protects the watershed that feeds into the Rock, Kishwaukee, Pecatonica and Sugar Rivers. These four rivers are also symbolized in the new brand in the four drops of water. The colors of the design were chosen to suggest a drop of water getting incrementally more pure – and that is exactly what happens at **FRSA**, before the water is discharged into the watershed.

“These rivers connect our community,” stated Executive Director Tim Hanson. “Whether it’s our use of biology to produce the methane we use to help run our plant, the bio-solid fertilizer we produce for use by local farmers, or our leadership role in the Rock River Watershed group, we take our commitment to protecting our environment very seriously.”

Every day, in the service of 77,000 residential, commercial and industrial customers, **FRSA** treats 40 million gallons of contaminated waste water – totaling 1.5 *billion gallons* each year. Every year, **FRSA** converts 11,000 tons of solid waste into a bio-solid fertilizer coveted by local farmers who apply the material to their feed corn and other crops for non-human consumption.

There is a lot of biology going at the plant on Kishwaukee Street. Trillions of tiny “bugs” break down the unsanitary waste that enters the plant and winds its way through the many buildings and processing tanks. The end result of this process is the methane gas **FRSA** uses to produce the electric energy that fuels about 70% of the plant’s daily operations. The final water product that is discharged into the Rock River not only meets, but exceeds the standards put into place by the Illinois Environmental Protection Agency (ILEPA).

“We are proud to help protect the Rock, Kishwaukee, Pecatonica and Sugar Rivers, which now symbolize our new name and brand. We pledge to continue our work to protect the environment and to provide the highest level of service to our customers.” Hanson concluded.

This website will acquaint you with Four Rivers Sanitation Authority’s current operation, funding, and future. Learn more about the plant’s history, pay your bill, and review current [Invitations to Bid](#) and [Requests for Proposals](#).

[Primary Filtration Project, Phase 1, Capital Project No. 2022](#)
[IEPA Project No. L17-5882](#)

We Want to Hear From You

"*" indicates required fields

Media contact: Tim Hanson
815-387-7580
thanson@fourrivers.illinois.gov

FOR IMMEDIATE RELEASE

FOUR RIVERS SANITATION AUTHORITY ANNUAL USER RATE INCREASE

Effective April 1, 2022, Four Rivers Sanitation Authority (FRSA) has adjusted user rates for residential, industrial and commercial customers. The annual rate increase reflects the need for FRSA to meet Illinois Environmental Protection Agency (IEPA) mandates, which require that FRSA meet strict guidelines in eliminating phosphorus from wastewater; and the increasing costs in both the maintenance of an aging infrastructure and required capital improvement projects.

Rates for industrial and commercial customers will vary by the specific use and the characteristics of the wastewater the user discharges.

The average residential customers' wastewater bill will increase by approximately \$3.11 per month for an average monthly rate of \$38.09, which equates to a quarterly bill of approximately \$114.08. The quarterly billing rate includes both the charge for volume, or amount of waste water assumed to be processed, plus a customer charge of \$8.57 per quarter. Customers who use FRSA's e-bill payment process will receive a \$1.25 per bill credit toward that amount.

Residential sewer bills are generated from usage data supplied by the users' fresh water provider: the City of Rockford, Loves Park, North Park, Rockton, Utilities Inc, Cherry Valley or Winnebago. The rate for a residence on a private well is determined by the average municipal user rate for a like residence.

The wastewater treatment process removes Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS), Ammonia (NH₄) and Phosphorus (PHO), allowing the clean water to be discharged into the Rock River. FRSA customers' bills are calculated by multiplying flow (as provided by your fresh water provider) and the concentrations of each of these wastewater characteristics, by the current FRSA billing rate. A rate calculator is available at fourrivers.illinois.gov for residential customers to estimate their quarterly bill.

FRSA is committed to cost-efficient operations, and we're doing many things to control rates. Our activities include:

- **Revenue enhancement/cost reduction opportunities.** FRSA is actively exploring opportunities to reduce our expenses, including:
 - Electrical generation with biogas (gas produced in waste treatment used to generate electricity and heat).
 - Improvements in bio-gas fuel efficiency's, ultimately resulting in increased energy production using less fuel.
 - Land application of biosolids rather than diverting to a landfill

On this page, you will find our Sewer Billing Calculator to help you estimate your next bill.

PLEASE NOTE: the bill calculator is for the estimating of **RESIDENTIAL** customers only, and is **NOT** an exact billing amount. For bill questions regarding commercial customers, contact Customer Service at 815-387-7500 or [email](#).

After using the calculator, if you wish to make comments or have any questions, please [tell us](#) about your experience using the calculator.

Billing Calculator

Instructions: Provide the information requested below, then press "Estimate Bill". Your Water Flow can be found on your water bill.

Select Your Municipality

Rockford

Enter Estimated Water Flow (100 Cubic Feet)

1

Estimate Bill

Flow Charge:	\$2.24
BOD Charge:	\$0.34
TSS Charge:	\$2.61
NH4 Charge:	\$0.00
PHO Charge:	\$0.00
Customer Charge:	\$8.57
Estimated Total Charge:	\$13.76

2022 Rate Adjustment

Effective April 1, 2022, Four Rivers Sanitation Authority (FRSA) has adjusted user rates for residential, industrial and commercial customers. The annual rate increase reflects the need for FRSA to meet Illinois Environmental Protection Agency (IEPA) mandates, which require that FRSA meet strict guidelines in eliminating phosphorus from wastewater; and the increasing costs in both the maintenance of an aging infrastructure and required capital improvement projects. For additional information, read the attached [press release](#).

We Want to Hear From You

"*" indicates required fields

COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates **Tax Credit Mixed-Finance Property - Champion Park Apartments**

NORTHERN ILLINOIS REGIONAL COMMUNITY HOUSING, IL

NOTE: Rates in bold print indicate changes and gray print indicates removal.

(We use the absolute value of the changes which gives us the percentage of change. This is the best way to determine a 10% change in utility rates and charges.)

UPDATE 2022

ELECTRIC

ComEd (Commonwealth Edison Company) (RDS)		Summer Rates		Winter Rates		Difference		Percentage	
Description	Measure	11/2021	12/2022	11/2021	12/2022	Summer	Winter	Summer	Winter
Total Monthly Charges	per month	\$14.12	\$13.61	\$14.12	\$13.61	-\$0.51	-\$0.51	-4%	-4%
Total Energy Charges	per kwh	0.103027	0.156771	0.112417	0.143571	0.053744	0.031154	52%	28%

NATURAL GAS

Description	Measure	Rates		Difference	
		11/2021	12/2022	Amount	Percent
Total Monthly Charges	per month	\$20.30	\$23.73	\$3.43	17%
Total Energy Charges	per therm	0.805258	0.986538	0.181280	23%
Utility Fund Tax	% of total	0.1%	0.1%	0.00	0%

WATER, SEWER & TRASH COLLECTION

City of Rockford		Rates		Difference	
Description - Water	Measure	11/2021	12/2022	Amount	Percent
Water Service Charge	per month	\$15.13	\$15.58	\$0.45	3%
Water Consumption Rate (0-3)	per ccf	\$1.7895	\$1.8432	\$0.0537	3%
Water Consumption Rate (3.01-40)	per ccf	\$2.8598	\$2.9456	\$0.0858	3%
Water Tax	% of total	5%	5%	0.00	0%
Description - Trash Collection	Measure	11/2021	12/2022	Amount	Percent
Solid Waste Collection Charge	per month	\$22.06	\$22.94	\$0.88	4%

Rock River Water Reclamation District		Rates		Difference	
Description - Sewer	Measure	11/2021	12/2022	Amount	Percent
Sewer Customer Charge	per month	\$7.33	\$2.86	-\$4.47	-61%
Sewer Residential Rate	per ccf	\$4.64	\$5.19	\$0.55	12%

DEVELOPMENT CHARACTERISTICS

CUSTOMIZATION FOR BASE REM/RATE MODELS

Housing Agency: **Winnebago Co HA, IL**

Customization & Energy Efficiency Measures for Base REM/Rate Models

Please check appropriate box(s) for each development and note if different for other bedroom sizes in development. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per development. Blue text represents energy efficiency measures/equipment.

Development Name & No.: **Hope VI - Champion Park Apartments**

Building: Year Built: **2000** Structure Type: ☐ Apt ☐ High Rise ☐ RH ☐ SD ☒ DH

Legend: Apt= Apartment, RH= Row House, SD= Semi-Detached/Duplex, DH= Detached House

Resident-Paid or Check-Metered Utilities: ☒ Electric ☒ Natural Gas ☒ Water ☒ Sewer ☒ Trash
OR ☐ All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: ☐ OBR ☐ 1BR ☒ 2BR ☒ 3BR ☒ 4BR ☒ 5BR ☐ 6BR

1 Foundation Type: ☐ Concrete Slab ☐ Pier-Beam (Crawl Space) ☒ Basement
2 Window Type: ☐ Single Pane ☒ Double Pane/Low-E ☐ Double Pane Vinyl
3 # of Stories in Unit: ☒ one ☒ two ☐ Building has multiple stories

4a Heating Fuel: ☐ Electric ☒ Natural Gas ☐ Oil
4b Is Heating Individually Metered? ☒ Yes ☐ No
4c Heating Type: ☐ Electric Baseboard ☐ Central Boiler (Radiant) ☐ Individual Boiler
Energy Efficiencies ☐ Heat Pump ☒ Forced Air Furnace w/ ducts / Wall unit
HP Seer:
☐ Solar Panels ☐ (Energy Efficient) Gas Furnace (48k/94 AFUE)
4d Heating Equipment Location: ☒ Conditioned Space ☐ Unconditioned Space (attic/garage)

5 Air Ducts: ☒ Yes ☐ No
If Yes, Location: ☒ Conditioned Space ☐ Unconditioned Space (attic)

6a Water Heater: ☐ Electric ☒ Natural Gas ☐ Oil
Energy Efficiencies ☐ Elec Tank .93 EF ☐ Gas Tank .62 EF ☐ Solar Panels
☐ Elec Tank .95 EF ☐ Gas Tankless .69 EF (Additional Information will be needed)
☐ Elec Tankless ☐ Gas Tankless .80 EF
6b Water Heater Type: ☒ Individual units ☐ Central Boiler
6c Water Htr Location: ☒ Conditioned Space ☐ Unconditioned Space (attic/garage)

6 Stove/Range: ☐ Electric ☒ Natural Gas

8 Energy Efficiencies:
Insulation: ☐ Ceiling (R-30) ☐ Ceiling (R-38) ☐ Wall (R-13)
Low Flow Water: ☒ Shower, Faucets, &/or Toilets Lighting: ☒ 100% CFL/LED

Notes/Comments:

DEVELOPMENT REPORTS

Fuel Summary

Property
NIREACH, IL
IL 61102
Model: DH_2BR_All Gas

Organization
Fox Energy Specialists
James Rodriguez

Inspection Status
Results are projected



Champion Park Apts_DH_2BR_All Gas
Champion Park Apts_DH_2BR

Builder
NIREACH, IL

Annual Energy Cost

Natural Gas	\$460
Electric	\$398

Annual End-Use Cost

Heating	\$297
Cooling	\$40
Water Heating	\$110
Lights & Appliances	\$287
Onsite Generation	-\$0
Service Charges	\$124
Total	\$858

Annual End-Use Consumption

Heating [Natural Gas Therms]	358.5/8 = 45
Heating [Electric kWh]	346.4/8 = 43
Cooling [Electric kWh]	473.0/4 = 118
Hot Water [Natural Gas Therms]	146.5/12 = 12
Lights & Appliances [Natural Gas Therms]	28.0/12 = 2
Lights & Appliances [Electric kWh]	3,192.3/12 = 266
Total [Natural Gas Therms]	532.9
Total [Electric kWh]	4,011.7
Total Onsite Generation [Electric kWh]	0.0

309

Peak Electric Consumption

Peak Winter kW	0.45
Peak Summer kW	0.93

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Summer Electric: 266
Winter Electric: 309
Summer Gas: 14
Winter Gas: 59

Ekotrope RATER - Version 4.0.2.3050

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Lighting and Appliances

Property
NiREACH, IL
. IL 61102
Model: DH_2BR_All Gas

Organization
Fox Energy Specialists
James Rodriguez

Inspection Status
Results are projected



Champion Park Apts_DH_2BR_All
Gas
Champion Park Apts_DH_2BR

Builder
NiREACH, IL

ANNUAL SUMMARY

Summary	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	387.9	32
Electric Appliances [kWh/Year]	2,804.4	233
Fossil Fuel Appliances [MBtu/Year]	2.8	21
Total	-	287

LIGHTING

Lighting Scheme	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	353.9	29
Exterior Lighting	34.0	3
Garage Lighting	0.0	0
Total	387.9	32

FOSSIL FUEL APPLIANCES

Appliance Type	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	2.8	21
Total	2.8	21

ELECTRIC APPLIANCES

Appliance Type	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	218.5	18
Range/Oven	28.0	2
Refrigerator	529.0	44
Clothes Dryer	623.9	52
Clothes Washer	83.9	7
Mechanical Ventilation	0.0	0
Ceiling Fan	115.0	10
Television	551.0	46
Miscellaneous	655.2	55
Total	2,804.4	233

Fuel Summary

Property
NIREACH, IL
IL 61102
Model: DH_3BR_All Gas
Champion Park Apts_DH_3BR_All Gas
Champion Park Apts_DH_3BR

Organization
Fox Energy Specialists
James Rodriguez

Inspection Status
Results are projected



Builder
NIREACH, IL

Annual Energy Cost

Natural Gas	\$386
Electric	\$440

Annual End-Use Cost

Heating	\$259
Cooling	\$47
Water Heating	\$86
Lights & Appliances	\$313
Onsite Generation	-\$0
Service Charges	\$120
Total	\$826

Annual End-Use Consumption

Heating [Natural Gas Therms]	447.9/8 = 56
Heating [Electric kWh]	432.8/8 = 54
Cooling [Electric kWh]	593.2/4 = 148
Hot Water [Natural Gas Therms]	172.5/12 = 14
Lights & Appliances [Natural Gas Therms]	30.7/12 = 3
Lights & Appliances [Electric kWh]	3,724.0/12 = 310
Total [Natural Gas Therms]	651.1
Total [Electric kWh]	4,749.9
Total Onsite Generation [Electric kWh]	0.0

3104

Peak Electric Consumption

Peak Winter kW	0.53
Peak Summer kW	1.12

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Summer Electric: 310
Winter Electric: 3104
Summer Gas: 17
Winter Gas: 73

Ekotrope RATER - Version 4.0.2.3050

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Lighting and Appliances

Property
NiREACH, IL
IL 61102
Model: DH_3BR_All Gas

Organization
Fox Energy Specialists
James Rodriguez

Inspection Status
Results are projected



Champion Park Apts_DH_3BR_All
Gas
Champion Park Apts_DH_3BR

Builder
NiREACH, IL

ANNUAL SUMMARY

Summary	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	446.7	36
Electric Appliances [kWh/Year]	3,277.3	262
Fossil Fuel Appliances [MBtu/Year]	3.1	15
Total	-	313

LIGHTING

Lighting Scheme	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	410.2	33
Exterior Lighting	36.6	3
Garage Lighting	0.0	0
Total	446.7	36

FOSSIL FUEL APPLIANCES

Appliance Type	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	3.1	15
Total	3.1	15

ELECTRIC APPLIANCES

Appliance Type	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	266.7	21
Range/Oven	30.7	2
Refrigerator	529.0	42
Clothes Dryer	736.7	59
Clothes Washer	99.1	8
Mechanical Ventilation	0.0	0
Ceiling Fan	153.3	12
Television	620.0	50
Miscellaneous	841.8	67
Total	3,277.3	262

Fuel Summary

Property
NIREACH, IL
IL 61102
Model: DH_4BR

Organization
Fox Energy Specialists
James Rodriguez

Inspection Status
Results are projected



Champion Park Apts_DH_4BR_All Gas
Champion Park Apts_DH_4BR

Builder
NIREACH, IL

Annual Energy Cost

Natural Gas	\$618
Electric	\$512

Annual End-Use Cost

Heating	\$426
Cooling	\$54
Water Heating	\$148
Lights & Appliances	\$378
Onsite Generation	-\$0
Service Charges	\$124
Total	\$1,130

Annual End-Use Consumption

Heating [Natural Gas Therms]	513.3 / 8 = 64
Heating [Electric kWh]	496.0 / 8 = 62
Cooling [Electric kWh]	638.0 / 4 = 160
Hot Water [Natural Gas Therms]	197.7 / 12 = 16
Lights & Appliances [Natural Gas Therms]	33.4 / 12 = 3
Lights & Appliances [Electric kWh]	4,244.9 / 12 = 354
Total [Natural Gas Therms]	744.4
Total [Electric kWh]	5,378.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.61
Peak Summer kW	1.25

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Summer Electric:
Winter Electric: 570
Summer Gas: 19
Winter Gas: 83

Lighting and Appliances

Property
NIREACH, IL
IL 61102
Model: DH_4BR

Organization
Fox Energy Specialists
James Rodriguez

Inspection Status
Results are projected



Champion Park Apts_DH_4BR_All
Gas
Champion Park Apts_DH_4BR

Builder
NIREACH, IL

ANNUAL SUMMARY

Summary	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	503.0	42
Electric Appliances [kWh/Year]	3,741.9	311
Fossil Fuel Appliances [MBtu/Year]	3.3	25
Total	-	378

LIGHTING

Lighting Scheme	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	464.0	39
Exterior Lighting	39.0	3
Garage Lighting	0.0	0
Total	503.0	42

FOSSIL FUEL APPLIANCES

Appliance Type	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	3.3	25
Total	3.3	25

ELECTRIC APPLIANCES

Appliance Type	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	314.9	26
Range/Oven	33.4	3
Refrigerator	529.0	44
Clothes Dryer	849.6	71
Clothes Washer	114.2	10
Mechanical Ventilation	0.0	0
Ceiling Fan	191.6	16
Television	689.0	57
Miscellaneous	1,020.1	85
Total	3,741.9	311

Fuel Summary

Property
NIREACH, IL
, IL 61102
Model: DH_5BR

Organization
Fox Energy Specialists
James Rodriguez

Inspection Status
Results are projected



Champion Park Apts_DH_5BR_All Gas
Champion Park Apts_DH_5BR

Builder
NIREACH, IL

Annual Energy Cost

	\$688
Natural Gas	
Electric	\$565

Annual End-Use Cost

	\$480
Heating	
Cooling	\$59
Water Heating	\$167
Lights & Appliances	\$424
Onsite Generation	-\$0
Service Charges	\$124
Total	\$1,253

Annual End-Use Consumption

	578.5	18.72
Heating [Natural Gas Therms]		
Heating [Electric kWh]	559.0	18.70
Cooling [Electric kWh]	693.2	14.173
Hot Water [Natural Gas Therms]	222.3	112.19
Lights & Appliances [Natural Gas Therms]	36.1	112.3
Lights & Appliances [Electric kWh]	4,769.4	112.397
Total [Natural Gas Therms]	836.9	
Total [Electric kWh]	6,021.6	
Total Onsite Generation [Electric kWh]	0.0	

Peak Electric Consumption

	0.68
Peak Winter kW	
Peak Summer kW	1.39

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Summer Electric: 640
Winter Electric: 640
Summer Gas: 22
Winter Gas: 94

Lighting and Appliances

Property
NIREACH, IL
, IL 61102
Model: DH_5BR

Organization
Fox Energy Specialists
James Rodriguez

Inspection Status
Results are projected



Champion Park Apts_DH_5BR_All
Gas
Champion Park Apts_DH_5BR

Builder
NIREACH, IL

ANNUAL SUMMARY

Summary	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	560.1	47
Electric Appliances [kWh/Year]	4,209.3	350
Fossil Fuel Appliances [MBtu/Year]	3.6	27
Total	-	424

LIGHTING

Lighting Scheme	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	518.6	43
Exterior Lighting	41.5	3
Garage Lighting	0.0	0
Total	560.1	47

FOSSIL FUEL APPLIANCES

Appliance Type	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	3.6	27
Total	3.6	27

ELECTRIC APPLIANCES

Appliance Type	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	363.1	30
Range/Oven	36.1	3
Refrigerator	529.0	44
Clothes Dryer	962.5	80
Clothes Washer	129.4	11
Mechanical Ventilation	0.0	0
Ceiling Fan	230.0	19
Television	758.0	63
Miscellaneous	1,201.2	100
Total	4,209.3	350

Average Water Consumptions

Northern Illinois Regional Community Housing, IL

<u>Water Consumptions</u>					
Base Rate			Per	1000	Gallons
Rate			First	10000	Gallons
Rate			Next	10000	Gallons
Water Saving Devices Installed			Yes		
Annual Usage With Water Saving Devices					
Bedroom Sizes					
	1	2	3	4	5
*USGS Annual Usage	29,200	58,400	87,600	116,800	146,000
*CSG Network Usage	19,345	38,690	58,035	77,380	96,725
*Southwest Florida Water Management District Usage	11,315	22,630	33,945	45,260	56,575
*REUWS Usage	35,755	49,333	62,911	76,489	90,067
Monthly Gallons	1,992	3,522	5,052	6,582	8,112

*Source: Highlighted Cells are using an average of the USGS, CSG Network, Southwest Florida Water Management Calculators and Residential End Uses Water Study

CURRENTLY ADOPTED UTILITY ALLOWANCES

INTRODUCTION TO EKOTROPE SOFTWARE PROGRAM

INTRODUCTION TO EKOTROPE™ SOFTWARE PROGRAM

1. Ekotrope™ Software Design Objective

Ekotrope – Residential Energy Analysis and Rating Software Program is a sophisticated, residential energy analysis, code compliance and rating software program. Ekotrope calculates heating, cooling, hot water, lighting, and appliance energy loads, consumption and costs for new and existing single and multi-family homes.

Ekotrope has many unique features, including a simplified input procedure, extensive component libraries, automated energy efficient improvement analysis, duct conduction and leakage analysis, latent and sensible cooling analysis, lighting and appliance audit, and active and passive solar analysis.

A home energy rating is calculated based on the proposed Department of Energy (DOE) Home Energy Rating System (HERS) guidelines (10 CFR 437) as modified by the RESNET/NASEO (Residential Energy Service Network/National Association of State Energy Officials) HERS Technical Committee. Ekotrope also creates value added information including energy appraisal addendum, energy code compliance (Model Energy Code (MEC) and American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)), improvement analysis (existing homes), design optimization (new homes), heating and cooling equipment sizing and U.S. Environmental Protection Agency (EPA) Energy Star Home analysis.

2. Use of Ekotrope in Utility Allowance Development

Ekotrope utilizes an Engineering approach to calculate the consumption allowance for various types of new and existing homes. The Ekotrope software program is recognized and approved by EPA, DOE and HUD.

The Nelrod Company is accredited and licensed by HERS/RESNET and a certified and licensed Ekotrope provider and user. We have successfully conducted energy home rating and energy audits using this software for over 31,550 reports.

3. Basic Procedures

The data needed for this program is collected either from the building/site plans provided and/or from a site visit. Building type models are developed for the most common building types (Single-Family Detached House, Semi-Detached/Duplex, Row/Townhouse, Multi-Family Walk-Up, and Manufactured Homes) and bedroom sizes. The program calculates heating, cooling, hot water, lighting and appliances energy load, consumption and cost based on home's design and construction features as well as climate and energy cost data.

The calculations are conducted following the Residential Energy Services Network (RESNET) Home Energy Rating System (HERS) technical guidelines, developed in cooperation with, US DOE, US Department of Veterans Affairs (USVA), HUD, and the National Association of State Energy Officials (NASEO) as the rating system used to determine energy usage in new and existing construction. The guidelines were established as the only national standard for determining energy savings based on construction types and local (community-wide) geographical locations. It estimates the annual energy quantity a home will require and the cost of that energy based on local utility rates. The guidelines make assumptions about the size and lifestyle of the family who will occupy the home. These assumptions are based on nationally accepted standards developed by the US DOE, American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) and US EPA. Such assumptions include occupancy rates of 2 persons for the first bedroom and one additional person for each additional bedroom; thermostat setting of 68° Fahrenheit for heating and 78° Fahrenheit for cooling, which is the recommended setting for an energy conserving household. To determine water heater energy usage, tap water temperatures are adjusted for local geographical locations and 120° thermostat settings are used, which is considered energy conservative. In addition, architectural components are considered such as square footages, number of stories, insulation R-values, wall materials, mechanical equipment types and efficiencies.

The Ekotrope software utilizes default standards based on national trends. (See details following this introduction.) If there are no local surveys available regarding residential lifestyles, a residential rental market study can be conducted to gather data on the most common household amenities, such as, dishwashers, clothes washers and dryers, microwaves, and size of refrigerators.

Additionally, the Agency can provide architectural characteristics concerning common foundation types, exterior siding, and other structure features for their area. This information will be used to further adjust the building type models.

4. Input Values and Determination

Ekotrope provides two levels of inputs: simplified and detailed. Simplified inputs use general design characteristics and built-in algorithms to determine the results. We use detailed inputs which provide the user greater control over calculational values and development of common building type models.

The various input parameters are as follows:

- Location – List of US and Canadian locations;
- Energy costs – create or modify various utility rates based on the existing market;
- Building Component data – Foundation type, Opaque wall constructional details, window/skylights conduction and solar gain values, type of ceilings and doors, heating equipment, cooling equipment, water heating equipment, various types of lights and appliances used.

These values are determined either from verified conditions/site visits or from the building plans. A Certified IECC (International Energy Conservation Code) Inspector/HERS/RESNET (Home Energy Rating Systems/Residential Energy Services Network) Rater inputs characteristics from building plans and/or from documentation gathered from an on-site inspection of the physical, structural and mechanical details.

Climate data is available for cities and towns throughout North America. This data is updated periodically with new versions of the Ekotrope software program.

Extensive utility libraries can be created and maintained for specific utility provider rates and charges and are available to apply to consumption data to determine local utility allowances.

5. Output Values, Interpretation and Use for Utility Allowances

Fifty-six preformatted reports are available for viewing on screen or printing. Reports include energy use, energy cost, design loads, rating, quick report, improvement analysis, code compliance, and economic analysis of energy upgrades.

Reports are generated from the building type models in the Ekotrope software program and analyzed for consumption usage totals by energy end-use categories. (Fuel Summary and Lights & Appliance Summary.)

U:\2022\2022 Utility Allowances\2022 Agency Studies\ABC-Other Studies\NIREACH, IL-3 MF Updates 2022\Champion - MF TCwPH & PBS8 New Cons 2022\1106b-Champion Park, IL-TCPH UPDATE-Intro REM Rate Doc.docx

**PUBLIC HOUSING HUD REGULATIONS 24 CFR 965. SUBPART E
RESIDENT ALLOWANCES FOR UTILITIES**

TITLE 24--HOUSING AND URBAN DEVELOPMENT

CHAPTER IX OFFICE OF ASSISTANT SECRETARY FOR PUBLIC AND INDIAN HOUSING, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART 965: PHA-OWNED OR LEASED PROJECTS GENERAL PROVISIONS

Subpart E--Resident Allowances for Utilities

Source: 61 FR 7971, Feb. 29, 1996, unless otherwise noted.

Sec. 965.501 Applicability.

(a) This subpart E applies to public housing, including the Turnkey III Homeownership Opportunities program. This subpart E also applies to units assisted under sections 10(c) and 23 of the U. S. Housing Act of 1937 (42 U.S.C. 1437 et seq.) as in effect before amendment by the Housing and Community Development Act of 1974 (12 U.S.C. 1706e) and to which 24 CFR part 900 is not applicable. This subpart E does not apply to Indian housing projects (see 24 CFR part 950).

(b) In rental units for which utilities are furnished by the PHA but there are no check-meters to measure the actual utilities consumption of the individual units, residents shall be subject to charges for consumption by resident-owned major appliances, or for optional functions of PHA-furnished equipment, in accordance with Sec. 965.502(e) and 965.506(b), but no utility allowance will be established.

Sec. 965.502 Establishment of utility allowances by PHAs.

(a) PHAs shall establish allowances for PHA-furnished utilities for all check-metered utilities and allowances for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers.

(b) The PHA shall maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents.

(c) The PHA shall give notice to all residents of proposed allowances, scheduled surcharges, and revisions thereof. Such notice shall be given, in the manner provided in the lease or homebuyer agreement, not less than 60 days before the proposed effective date of the allowances or scheduled surcharges or revisions; shall describe with reasonable particularity the basis for determination of the allowances, scheduled surcharges, or revisions, including a statement of the specific items of equipment and function whose utility consumption requirements were included in determining the amounts of the allowances or scheduled surcharges; shall notify residents of the place where the PHA's record maintained in accordance with paragraph (b) of this section is available for inspection; and shall provide all residents an opportunity to submit written comments during a period expiring not less than 30 days before the proposed effective date of the allowances or scheduled surcharges or revisions. Such written comments shall be retained by the PHA and shall be available for inspection by residents.

(d) Schedules of allowances and scheduled surcharges shall not be subject to approval by HUD before becoming effective, but will be reviewed in the course of audits or reviews of PHA operations.

(e) The PHA's determinations of allowances, scheduled surcharges, and revisions thereof shall be final and valid unless found to be arbitrary, capricious, an abuse of discretion, or otherwise not in accordance with the law.

Sec. 965.503 Categories for establishment of allowances.

Separate allowances shall be established for each utility and for each category of dwelling units determined by the PHA to be reasonably comparable as to factors affecting utility usage.

Sec. 965.504 Period for which allowances are established.

(a) PHA-furnished utilities. Allowances will normally be established on a quarterly basis; however, residents may be surcharged on a monthly basis. The allowances established may provide for seasonal variations.

(b) Resident-purchased utilities. Monthly allowances shall be established. The allowances established may provide for seasonal variations.

Sec. 965.505 Standards for allowances for utilities.

(a) The objective of a PHA in designing methods of establishing utility allowances for each dwelling unit category and unit size shall be to approximate a reasonable consumption of utilities by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

(b) Allowances for both PHA-furnished and resident-purchased utilities shall be designed to include such reasonable consumption for major equipment or for utility functions furnished by the PHA for all residents (e.g., heating furnace, hot water heater), for essential equipment whether or not furnished by the PHA (e.g., range and refrigerator), and for minor items of equipment (such as toasters and radios) furnished by residents.

(c) The complexity and elaborateness of the methods chosen by the PHA, in its discretion, to achieve the foregoing objective will depend upon the nature of the housing stock, data available to the PHA and the extent of the administrative resources reasonably available to the PHA to be devoted to the collection of such data, the formulation of methods of calculation, and actual calculation and monitoring of the allowances.

(d) In establishing allowances, the PHA shall take into account relevant factors affecting consumption requirements, including:

(1) The equipment and functions intended to be covered by the allowance for which the utility will be used. For instance, natural gas may be used for cooking, heating domestic water, or space heating, or any combination of the three;

(2) The climatic location of the housing projects;

(3) The size of the dwelling units and the number of occupants per dwelling unit;

- (4) Type of construction and design of the housing project;
 - (5) The energy efficiency of PHA-supplied appliances and equipment;
 - (6) The utility consumption requirements of appliances and equipment whose reasonable consumption is intended to be covered by the total resident payment;
 - (7) The physical condition, including insulation and weatherization, of the housing project;
 - (8) Temperature levels intended to be maintained in the unit during the day and at night, and in cold and warm weather; and
 - (9) Temperature of domestic hot water.
- (e) If a PHA installs air conditioning, it shall provide, to the maximum extent economically feasible, systems that give residents the option of choosing to use air conditioning in their units. The design of systems that offer each resident the option to choose air conditioning shall include retail meters or check-meters, and residents shall pay for the energy used in its operation. For systems that offer residents the option to choose air conditioning, the PHA shall not include air conditioning in the utility allowances. For systems that offer residents the option to choose air conditioning but cannot be check-metered, residents are to be surcharged in accordance with Sec. 965.506. If an air conditioning system does not provide for resident option, residents are not to be charged, and these systems should be avoided whenever possible.

Sec. 965.506 Surcharges for excess consumption of PHA-furnished utilities.

(a) For dwelling units subject to allowances for PHA-furnished utilities where check-meters have been installed, the PHA shall establish surcharges for utility consumption in excess of the allowances. Surcharges may be computed on a straight per unit of purchase basis (e.g., cents per kilowatt hour of electricity) or for stated blocks of excess consumption, and shall be based on the PHA's average utility rate. The basis for calculating such surcharges shall be described in the PHA's schedule of allowances. Changes in the dollar amounts of surcharges based directly on changes in the PHA's average utility rate shall not be subject to the advance notice requirements of this section.

(b) For dwelling units served by PHA-furnished utilities where Check-meters have not been installed, the PHA shall establish schedules of surcharges indicating additional dollar amounts residents will be required to pay by reason of estimated utility consumption attributable to resident-owned major appliances or to optional functions of PHA-furnished equipment. Such surcharge schedules shall state the resident-owned equipment (or functions of PHA-furnished equipment) for which surcharges shall be made and the amounts of such charges, which shall be based on the cost to the PHA of the utility consumption estimated to be attributable to reasonable usage of such equipment.

Sec. 965.507 Review and revision of allowances.

(a) Annual review. The PHA shall review at least annually the basis on which utility allowances have been established and, if reasonably required in order to continue

adherence to the standards stated in Sec. 965.505, shall establish revised allowances. The review shall include all changes in circumstances (including completion of modernization and/or other energy conservation measures implemented by the PHA) indicating probability of a significant change in reasonable consumption requirements and changes in utility rates.

(b) Revision as a result of rate changes. The PHA may revise its allowances for resident-purchased utilities between annual reviews if there is a rate change (including fuel adjustments) and shall be required to do so if such change, by itself or together with prior rate changes not adjusted for, results in a change of 10 percent or more from the rates on which such allowances were based. Adjustments to resident payments as a result of such changes shall be retroactive to the first day of the month following the month in which the last rate change taken into account in such revision became effective. Such rate changes shall not be subject to the 60 day notice requirement of Sec. 965.502(c).

Sec. 965.508 Individual relief.

Requests for relief from surcharges for excess consumption of PHA-purchased utilities, or from payment of utility supplier billings in excess of the allowances for resident-purchased utilities, may be granted by the PHA on reasonable grounds, such as special needs of elderly, ill or disabled residents, or special factors affecting utility usage not within the control of the resident, as the PHA shall deem appropriate. The PHA's criteria for granting such relief, and procedures for requesting such relief, shall be adopted at the time the PHA adopts the methods and procedures for determining utility allowances. Notice of the availability of such procedures (including identification of the PHA representative with whom initial contact may be made by residents), and the PHA's criteria for granting such relief, shall be included in each notice to residents given in accordance with Sec. 965.502(c) and in the information given to new residents upon admission.

SAMPLE NOTICE
HOUSING AUTHORITY OF THE CITY OF _____
NOTICE OF PROPOSED UTILITY ALLOWANCES

DATE: _____

TO: ALL PUBLIC HOUSING RESIDENTS

The PHA has completed its annual review of the Public Housing Utility Allowances and encourages residents to review the proposed utility allowances and support documentation. Residents may also provide written comments.

Pursuant to regulation 24 CFR 965.502, the Housing Authority of the City of _____ hereby provides 60 days' notice to the public housing residents of the proposed utility allowances.

DATES AVAILABLE FOR REVIEW: _____ TO _____

The PHA records and documents that provide the basis for the proposed utility allowances are available for review and comment during the dates listed above and at the following location:

NOTE to PHA: Dates reflected above should be 30 days from date of notice.
Below choose a location and provide address and time available for review.

- ☐ PHA's main administrative office (provide address)
- ☐ PHA development site management office (provide address)
- ☐ Other: (provide address)

Changes were made due to:

- ☐ ANNUAL UPDATE (for Resident-paid utilities directly to utility companies)
- ☐ NEW SCHEDULED SURCHARGES (for Check-metered utilities surcharged for excess usage of PHA-paid utilities)
- ☐ REVISIONS TO: (UTILITY ALLOWANCES OR SCHEDULED SURCHARGES)

Basis of determination:

NOTE to PHA: specific items of equipment and function whose utility consumption requirements were included in determining the amount of the allowances is stated in the review documents

The PHA will gather all comments and review them at the close of the comment period. The PHA will respond to comments within _____ days of the close of the comment period. Such written comments will be retained by the PHA and shall be available for inspection by residents.

PROPOSED EFFECTIVE DATE OF IMPLEMENTATION: _____

***Requests for relief from surcharges for excess consumption, payment of supplier billings in excess of the allowances for resident purchased utilities, may be granted by the PHA on reasonable grounds, such as special needs for the elderly, ill or disabled residents, or special factors, on a case by case basis. Such relief may be initiated by the verbal or written making of such request as an accommodation.**

INSTRUCTIONS FOR RESIDENT NOTICE OF PROPOSED UTILITY ALLOWANCES

Dear Housing Agency:

Attached is a Sample Notice for the 60-Day Notice of Proposed Utility Allowances with 30-Day Comment Period (required in HUD regulations 24 CFR 965.502),

Please adapt this sample notice to your needs and copy onto your Agency's letterhead. Be sure to remove all red and blue written print (these are notes to the Agency for explanation and completion of this form). Check boxes have also been provided to give the Agency choices to fit their needs.

Note: be sure to check your policies and Lease Agreement/homebuyer agreement for compliance regarding providing notification.

Review documents should be kept in a central location.

The PHA should get Board approval before setting an effective date of implementation.

Special Note: HUD regulations do not say that the PHA has to change the proposed utility allowances due to a resident's comment, but that "The PHA's determinations of allowances, scheduled surcharges, and revisions thereof shall be final and valid unless found to be arbitrary, capricious, an abuse of discretion or otherwise not in accordance with the law."