Utility Allowances

December 2022

ROBERT JOHNSTON
GARDEN APARTMENTS

Rockford, Illinois

UPDATE REPORT

TAX CREDIT MIXED-FINANCE
UTILITY ALLOWANCE SURVEY AND STUDY
(INCLUDES PUBLIC HOUSING & PROJECT-BASED SECTION 8)
(NORTHERN ILLINOIS REGIONAL AFFORDABLE COMMUNITY HOUSING)
December 15, 2022

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

Re: Tax Credit Mixed-Finance Property Utility Allowances Update Report for Robert Johnston Garden Apartments (Public Housing & Project-Based Section 8) - 2022

Dear Ms. Alfredson:

ResidentLife Utility Allowances® is pleased to enclose the draft Tax Credit Mixed-Finance Property Utility Allowances Update Report for Robert Johnston Garden Apartments – 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 101 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.
Closure Acceptance Statement

Re: Tax Credit Mixed-Finance Property Utility Allowances Update Report for Robert Johnston Garden Apartments (Public Housing & Project-Based Section 8) -2022

Upon signing this Closure Statement I, ____________________________, on behalf of the Northern Illinois Regional Affordable 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-079
TABLE OF CONTENTS

Objectives and Methodology ................................................................................................................. 1

Survey and Study Results ...................................................................................................................... 7

Proposed Monthly Utility Allowances – Chart 1 – Public Housing ......................................................... 9
Proposed Monthly Utility Allowances – Chart 2 – Project-Based Section 8 ........................................ 10
Comparison of Current and Proposed Utility Allowances – Chart 3 .................................................... 11
Individual Relief – Medical Equipment Allowances ............................................................................. 12

Monthly Consumption Totals & Building Type Descriptions ............................................................... 13

Utility Allowance Cost of Consumption Calculations .......................................................................... 17

Public Housing Units
Robert Johnston Garden Apartments ..................................................................................................... 18

Project-Based Section 8 Units
Robert Johnston Garden Apartments ..................................................................................................... 19

Support Documentation ....................................................................................................................... 20

Utility Provider Rates and Charges .................................................................................................... 21
Utility Provider Documentation .............................................................................................................. 23
Comparison of Previous and Current Utility Rates ............................................................................. 26
Currently Adopted Utility Allowances ................................................................................................. 28
Local Climatological Data – Annual Summary .................................................................................... 31
OBJECTIVES AND METHODOLOGY
OBJECTIVES AND METHODOLOGY
TAX CREDIT MIXED-FINANCE PROPERTY
PUBLIC HOUSING & PROJECT-BASED SECTION 8
ANNUAL UPDATE 2022

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 study is to update utility allowances for the Northern Illinois Regional Affordable Community Housing, IL for their Tax Credit Mixed-Finance Property (which includes Public Housing units and Project-Based Section 8 units) Robert Johnston Garden Apartments, located in Rockford, IL. HUD’s Utility Schedule Model (HUSM-Ver13i_813_Summit-Update) will be utilized in this study. The utility allowances were developed by structure type and unit size for electricity which is tenant-paid. These 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)).

For the Public Housing units, as required by HUD regulations 24 CFR 965.507(b), a comparison (annual review) was made of the utility rates and charges (dated: December 2021) utilized in the development of the currently adopted utility allowances and the current utility rates and charges (dated: December 2022). This comparison indicated that Rock Energy Cooperative’s electric rates increased 18%, and the monthly charge and taxes remained the same. (See “Comparison of Previous and Current Utility Rates” in Support Documentation section of this report.) The utility allowances were adjusted with current rates and charges.

ResidentLife Utility Allowances

2
Methodology

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

1. Obtaining Current Utility Rates and Charges

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

   Documentation on current residential electric rates and charges from Rock Energy Cooperative through their internet website, email, and telephone inquiries.

   Tenants do not pay for natural gas, water, sewer, or trash collection utilities/services.

2. Comparison of Utility Rates and Charges

   A rate specialist created charts comparing the previously applied electric rates and charges (dated: December 2021) to the current utility rates and charges (dated: December 2022). These charts calculate a percentage difference in utility rates.

   A rate specialist then analyzed the comparison charts and emailed the draft charts to the Agency.

3. Data Gathering (Tax Credit with Public Housing)

   a. Currently Adopted Utility Allowances

      We utilized a copy of proposed monthly Utility Allowances from previous study since the Agency did adopt those proposed utility allowances.

   b. Monthly Utility Consumption Averages

      HUD’s Utility Schedule Model (Ver13i_813_Summit-Update) was utilized for the base community-wide consumptions which take into consideration current usage patterns and more energy efficient equipment. This tool provides for a “Green Discount” choice of “None” (Standard), “Energy Star”, “LEED”, or “Significant Green Retrofit”. Choosing “None” provides “Standard” equipment and measures, and choosing “Energy Star”, “LEED”, or “Significant Green Retrofit” provides “Energy Efficient” equipment and measures. Each selection modifies the consumption averages.
In this study the “None” (standard), choice was utilized, per Agency.

c. **Climatic Data**

The HUSM tool allows for the climatic adjustment of the base consumptions for heating and air conditioning. Climatic data from the ZipCodeToDegreeDays spreadsheet for **Rockford, Illinois** was chosen. The data from the ZipCodeToDegreeDays spreadsheet is copied and pasted directly in the tool. Average cooling consumptions are adjusted by the cooling degree days (CDD) to normalize cooling consumptions (for Project-Based Section 8 only).

Consumptions for lights and appliances and cooking were developed separately for the Public Housing units and the Project-Based Section 8 units. The **Public Housing units will not contain usage of central air conditioning**, as required by HUD regulations 24 CFR §965.505(e).

Since the average based consumptions, developed in a previous study, will not be adjusted again in this study, we gathered and utilized a copy of these monthly consumptions for back-up documentation to this study.

4. **Utility Allowance Adjustments**

The following process was conducted by a utility allowance specialist: (See Cost of Consumptions)

Updated the **electric** Cost of Consumption calculation charts, from the previous study, for the **Robert Johnston Garden Apartments** property and applicable bedroom size with **Rock Energy Cooperative’s** current utility rates and charges.

Tenants do not pay for natural gas, water, sewer, or trash collection utilities/services.

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

5. **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 Illinois Administrative Code-Compliance Monitoring Rules found in Title 10, Chapter 60, §60.109.

6. **Comparison of Current and Proposed Utility Allowances**

A comparison of the Agency’s currently adopted utility allowances and the proposed allowances from this study is provided. (See Chart 3, found in the Survey and Study Results section of this report, for the comparison.)

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

Per HUD regulations (24 CFR 965.202(b)), “adjustments to **Public Housing** 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).”

8. **Support Documentation**

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

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.

9. **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.

10. **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 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. Agencies should have written procedures regarding Individual Relief in their Admission and Continued Occupancy (ACOP) policies.
SURVEY AND STUDY RESULTS
Utility Allowances were calculated for electricity for the Northern Illinois Regional Affordable Community Housing, IL for their Tax Credit Mixed-Finance Property (which includes Public Housing units and Project-Based Section 8 units) Robert Johnston Garden Apartments, located in Rockford, IL. The utility allowances were developed by structure type and unit size for electricity which is tenant-paid. 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)

<table>
<thead>
<tr>
<th>UNIT SIZE</th>
<th>1 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
<td>$51.00</td>
</tr>
</tbody>
</table>

### Project-Based Section 8/Non-Public Housing Units (includes air conditioning)

<table>
<thead>
<tr>
<th>UNIT SIZE</th>
<th>1 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
<td>$56.00</td>
</tr>
</tbody>
</table>

**Comparison of Utility Allowances**

A comparison of the Agency’s currently adopted Public Housing units and Project-Based Section 8 units monthly utility allowances (effective date: 2021) and the proposed monthly utility allowances from this study are shown in Chart 3. The chart is broken down bedroom size.

**Results of Utility Allowance Comparison**

Chart 3 shows increases in proposed utility allowances for all bedroom sizes. Increases are $5.00 and are due to a rise in Rock Energy Cooperative’s electric rates.
# NORTHERN ILLINOIS REGIONAL AFFORDABLE COMMUNITY HOUSING, IL

TAX CREDIT MIXED-FINANCE PROPERTY
PUBLIC HOUSING UNITS

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

**Update 2022**

<table>
<thead>
<tr>
<th>Building Type: Apartment/Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
</tr>
<tr>
<td>Electricity (L&amp;A,C)</td>
</tr>
<tr>
<td>0BR</td>
</tr>
<tr>
<td>-----</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>$51.00</td>
</tr>
</tbody>
</table>

Does not include air conditioning

L&A = Lights & Appliances
C = Cooking

---

**Note:** Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers’ monthly charges are included in the calculations.
### PROPOSED MONTHLY UTILITY ALLOWANCES

**Chart 2**

**UPDATE 2022**

<table>
<thead>
<tr>
<th>Building Type: Apartment/Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
</tr>
<tr>
<td>0BR</td>
</tr>
<tr>
<td>Electricity* (L&amp;A,A/C,C)</td>
</tr>
</tbody>
</table>

$56.00

*Includes air conditioning

---

**Note:** Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.
### PUBLIC HOUSING UNITS

<table>
<thead>
<tr>
<th>Development</th>
<th>Bedroom Size</th>
<th>Current Allowance</th>
<th>Proposed* Allowance</th>
<th>Difference**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
<td>1</td>
<td>$46.00</td>
<td>$51.00</td>
<td>$5.00</td>
</tr>
</tbody>
</table>

### PROJECT-BASED SECTION 8 UNITS

<table>
<thead>
<tr>
<th>Development</th>
<th>Bedroom Size</th>
<th>Current Allowance</th>
<th>Proposed* Allowance</th>
<th>Difference**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
<td>1</td>
<td>$51.00</td>
<td>$56.00</td>
<td>$5.00</td>
</tr>
</tbody>
</table>

*Proposed allowances were rounded to the nearest dollar.

**After rounding.
Individual Relief
Medical Equipment Allowances

Electric Provider: Rock Energy Cooperative

<table>
<thead>
<tr>
<th>Item</th>
<th>Hours per Day</th>
<th>Wattage</th>
<th>Monthly kWh</th>
<th>Energy Charge</th>
<th>Utility Allowance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oxygen Concentrator</td>
<td>18</td>
<td>400</td>
<td>223</td>
<td>0.12826</td>
<td>$29.00</td>
</tr>
<tr>
<td>Nebulizer</td>
<td>2</td>
<td>75</td>
<td>5</td>
<td>0.12826</td>
<td>$1.00</td>
</tr>
<tr>
<td>Electric Hospital Bed</td>
<td>0.2</td>
<td>200</td>
<td>1</td>
<td>0.12826</td>
<td>$1.00</td>
</tr>
<tr>
<td>Alternating Pressure Pad</td>
<td>24</td>
<td>70</td>
<td>52</td>
<td>0.12826</td>
<td>$7.00</td>
</tr>
<tr>
<td>Low Air-Loss Mattress</td>
<td>24</td>
<td>120</td>
<td>89</td>
<td>0.12826</td>
<td>$11.00</td>
</tr>
<tr>
<td>Power Wheelchair/Scooter</td>
<td>3</td>
<td>360</td>
<td>33</td>
<td>0.12826</td>
<td>$4.00</td>
</tr>
<tr>
<td>Feeding Tube Pump</td>
<td>24</td>
<td>120</td>
<td>89</td>
<td>0.12826</td>
<td>$11.00</td>
</tr>
<tr>
<td>CPAP Machine</td>
<td>10</td>
<td>30</td>
<td>9</td>
<td>0.12826</td>
<td>$1.00</td>
</tr>
<tr>
<td>Leg Compression Pump</td>
<td>24</td>
<td>30</td>
<td>22</td>
<td>0.12826</td>
<td>$3.00</td>
</tr>
<tr>
<td>Dialysis Machine/Equipment</td>
<td>2</td>
<td>710</td>
<td>44</td>
<td>0.12826</td>
<td>$6.00</td>
</tr>
</tbody>
</table>

**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
TOTAL MONTHLY UTILITY CONSUMPTIONS

*Base Consumptions developed using HUD Utility Schedule Model (Ver13i_813_Summit-Update) - 2022*

Cooling consumptions climatically adjusted with CDD factor.

Public Housing Units

<table>
<thead>
<tr>
<th>Building Type: Apartment/Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
</tr>
<tr>
<td>Electricity (kWh) (L&amp;A,C)</td>
</tr>
</tbody>
</table>

Project-Based Section 8 Units

<table>
<thead>
<tr>
<th>Building Type: Apartment/Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
</tr>
<tr>
<td>Electricity (kWh) (L&amp;A,A/C,C)</td>
</tr>
</tbody>
</table>

L&A= Lights & Appliances
A/C= Air Conditioning
C= Cooking

Monthly Air Conditioning Consumptions

*(Project-Based Section 8 Units only)*

<table>
<thead>
<tr>
<th>Building Type: Apartment/Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
</tr>
<tr>
<td>Electricity A/C (kWh)</td>
</tr>
</tbody>
</table>
## Apartment - Total Monthly Consumptions

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Units</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>5BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooking with Electricity</td>
<td>kWh</td>
<td></td>
<td>48</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Electric</td>
<td>kWh</td>
<td></td>
<td>182</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>kWh</td>
<td></td>
<td>38</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

© 2017 The Nelrod Company, Fort Worth, TX 76109
U:\2022\2022 Utility Allowances\2022 Agency Studies\ABC-Other Studies\NIREACH, IL-3 MF Updates 2022\Robert-MF TCwPH & PBS8 New Cons 2022\Winnebago Co, IL-HUSM-Std-2022
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 ALLOWANCE COST OF CONSUMPTION CALCULATIONS
# Utility Allowance Cost of Consumption Calculations

**Electricity - Rock Energy Cooperative**

**Update 2022**

<table>
<thead>
<tr>
<th>Apartments</th>
<th>Building Type: Apartment/Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Average Unit Consumption kWh for all bedroom types - <strong>Year Round</strong></td>
<td>0BR</td>
</tr>
<tr>
<td>Facilities Charge Per Month</td>
<td>$19.00</td>
</tr>
<tr>
<td>Total Energy Charges Per KWH</td>
<td>0.12826</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
</tr>
<tr>
<td>Sales Tax % of Total</td>
<td>5%</td>
</tr>
<tr>
<td><strong>Total Monthly Average Cost</strong></td>
<td></td>
</tr>
</tbody>
</table>
# Northern Illinois Regional Affordable Community Housing, IL
## Tax Credit Mixed-Finance Property
### Project-Based Section 8 Units

**Utility Allowance Cost of Consumption Calculations**

**Electricity - Rock Energy Cooperative**

**Update 2022**

### Robert Johnston Garden

<table>
<thead>
<tr>
<th>Apartments</th>
<th>Building Type: Apartment/Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0BR</td>
</tr>
<tr>
<td>Monthly Average Unit Conversion kWh for all bedroom types - Year Round</td>
<td></td>
</tr>
<tr>
<td>Facilities Charge Per Month</td>
<td>$19.00</td>
</tr>
<tr>
<td>Total Energy Charges Per KWH</td>
<td>0.12826</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
</tr>
<tr>
<td>Sales Tax % of Total</td>
<td>5%</td>
</tr>
<tr>
<td>Total Monthly Average Cost</td>
<td></td>
</tr>
</tbody>
</table>
SUPPORT DOCUMENTATION
UTILITY PROVIDER RATES AND CHARGES
NORTHERN ILLINOIS REGIONAL AFFORDABLE COMMUNITY
HOUSING, IL
TAX CREDIT MIXED-FINANCE PROPERTY

Utility Providers Residential Rates and Charges
As of December 2022

ELECTRICITY
Source: Rock Energy Cooperative
866-752-4550 www.rceca.com

<table>
<thead>
<tr>
<th>Year Round</th>
<th>Facilities Charge</th>
<th>Per Month</th>
<th>$19.00</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tiers</td>
<td>All</td>
<td></td>
</tr>
<tr>
<td>Energy Charge</td>
<td>Per KWH</td>
<td>0.1089</td>
<td></td>
</tr>
<tr>
<td>Power Cost Adjustment</td>
<td>Per KWH</td>
<td>0.01936</td>
<td></td>
</tr>
<tr>
<td>Total Energy Charges</td>
<td>Per KWH</td>
<td>0.12826</td>
<td></td>
</tr>
<tr>
<td>Sales Tax</td>
<td>% of Total</td>
<td>5%</td>
<td></td>
</tr>
</tbody>
</table>

UPDATE 2022
UTILITY PROVIDER DOCUMENTATION
# Illinois Taxes

## Summary of Illinois Taxes

### Tax

<table>
<thead>
<tr>
<th>City add-on tax</th>
<th>$0.01</th>
</tr>
</thead>
</table>

### Sales

| 5% state/1.25-2% local |

### Electricity

State utility tax is based on kilowatt hours used. Rates are $0.00330 declining to $0.00202; 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 |
Good Morning Cynthia,

Our current residential Rate is as follows:

- Facility Charge: $19.00
- Energy Charge: $0.1089 Per kWh
- PCA: $0.01936 Per kWh

As well as applicable taxes.

Thanks for reaching out, let me know if there is anything else I can help you with.

Connor Pfeil
Assistant Energy Services Manager
Rock Energy Cooperative
Office: 866-752-4550
Fax: 815-389-9100
ConnorP@Rock.coop

---

Hello Connor,

My name is Cynthia, I am with the Nelrod Company. We are assisting the Northern Illinois Regional Affordable Community Housing, IL to develop their utility allowances. Could you please provide me with the current residential electric rates and charges, along with the power cost adjustment?

Cynthia Ramirez
Data Technician
Tel. 817-922-9000 ext. 101
Email. cynthia@nelrod.com

A Division of The Nelrod Company
3301 West Freeway
Fort Worth, Texas 76107
www.nelrod.com
COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES
Comparison of Previous and Current Utility Rates
Tax Credit Mixed-Finance Property - Robert Johnston Garden Apartments

NORTHERN ILLINOIS REGIONAL AFFORDABLE COMMUNITY HOUSING, IL

Note: Rates in bold text 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.)

<table>
<thead>
<tr>
<th>Rock Energy Cooperative Description</th>
<th>Measure</th>
<th>Rates</th>
<th>Difference</th>
<th>Amount</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>9/2020</td>
<td>12/2021</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Facilities Charge</td>
<td>per month</td>
<td>$19.00</td>
<td>$19.00</td>
<td>$0.00</td>
<td>0%</td>
</tr>
<tr>
<td>Total Energy Charges</td>
<td>per kWh</td>
<td>0.10900</td>
<td><strong>0.12826</strong></td>
<td>0.01926</td>
<td>18%</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>% of total</td>
<td>5%</td>
<td>5%</td>
<td>0.00</td>
<td>0%</td>
</tr>
</tbody>
</table>

UPDATE 2022
CURRENTLY ADOPTED UTILITY ALLOWANCES
## NORTHERN ILLINOIS REGIONAL AFFORDABLE COMMUNITY HOUSING, IL
TAX CREDIT MIXED-FINANCE PROPERTY
PUBLIC HOUSING UNITS

## PROPOSED MONTHLY UTILITY ALLOWANCES
**Chart 1**

**UPDATE 2021**

**Building Type: Apartment/Multi-Family**

<table>
<thead>
<tr>
<th>Robert Johnston Garden Apartments</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>5BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity (L&amp;A,C)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$46.00</strong></td>
</tr>
</tbody>
</table>

Does not include air conditioning

L&A = Lights & Appliances
C = Cooking

---

**Note:** Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers’ monthly charges are included in the calculations.
**NORTHERN ILLINOIS REGIONAL AFFORDABLE COMMUNITY HOUSING, IL**
**TAX CREDIT MIXED-FINANCE PROPERTY**
**PROJECT-BASED SECTION 8 UNITS**

**PROPOSED MONTHLY UTILITY ALLOWANCES**

**Chart 2**

**Update 2021**

<table>
<thead>
<tr>
<th>Building Type: Apartment/Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Johnston Garden Apartments</td>
</tr>
<tr>
<td>Electricity* (L&amp;A, A/C, C)</td>
</tr>
<tr>
<td>0BR</td>
</tr>
<tr>
<td>-----</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>$51.00</strong></td>
</tr>
</tbody>
</table>

*Includes air conditioning

L&A = Lights & Appliances  
A/C = Air Conditioning  
C = Cooking

**Note:** Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers’ monthly charges are included in the calculations.
LOCAL CLIMATOLOGICAL DATA
ANNUAL CLIMATIC DATA SUMMARY