

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)

The **Nelrod** Company®

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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.



Email: ResidentLife@nelrod.com – Website: www.nelrod.com

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

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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.

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 ZipCodeToDegree Days 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

SURVEY AND STUDY RESULTS

TAX CREDIT MIXED-FINANCE PROPERTY

PUBLIC HOUSING & PROJECT-BASED SECTION 8

ANNUAL UPDATE 2022

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)

UNIT SIZE	1 BR
Robert Johnston Garden Apartments	\$51.00

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

UNIT SIZE	1 BR
Robert Johnston Garden Apartments	\$56.00

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

Building Type: Apartment/Multi-Family

Robert Johnston Garden Apartments	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)		\$51.00				

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 2022

Building Type: Apartment/Multi-Family

Robert Johnston Garden Apartments	0BR	1BR	2BR	3BR	4BR	5BR
Electricity* (L&A,A/C,C)		\$56.00				

*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.

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

**COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES
Chart 3**

PUBLIC HOUSING UNITS

UPDATE 2022

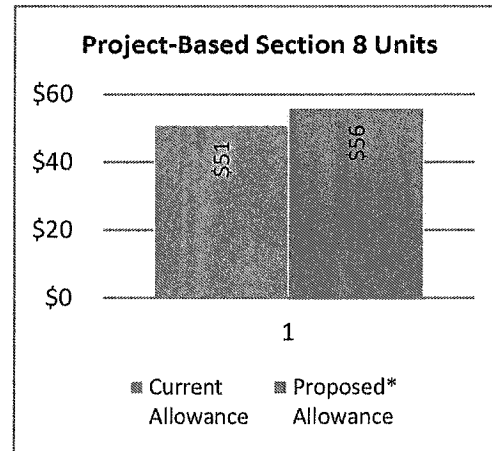
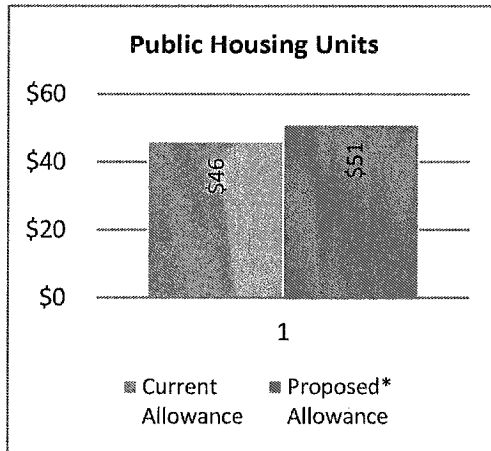
Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Robert Johnston Garden Apartments	1	\$46.00	\$51.00	\$5.00

PROJECT-BASED SECTION 8 UNITS

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Robert Johnston Garden Apartments	1	\$51.00	\$56.00	\$5.00

*Proposed allowances were rounded to the nearest dollar.

**After rounding.



**Individual Relief
Medical Equipment Allowances**

Electric Provider: Rock Energy Cooperative

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

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 AFFORDABLE COMMUNITY HOUSING, IL
TAX CREDIT MIXED-FINANCE PROPERTY**

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		Building Type: Apartment/Multi-Family				
Robert Johnston Garden						
Apartments	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) (L&A,C)		230				

Project-Based Section 8 Units		Building Type: Apartment/Multi-Family				
Robert Johnston Garden						
Apartments	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) (L&A,A/C,C)		268				

L&A= Lights & Appliances

A/C= Air Conditioning

C= Cooking

**Monthly Air Conditioning Consumptions
(Project-Based Section 8 Units only)**

		Building Type: Apartment/Multi-Family				
Robert Johnston Garden						
Apartments	0BR	1BR	2BR	3BR	4BR	5BR
Electricity A/C (kWh)		38				

NORTHERN ILLINOIS REGIONAL AFFORDABLE COMMUNITY HOUSING, IL *Standard Schedule*

Resource: HUSM 13i

December 21, 2022

Apartment - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Cooking with Electricity	kWh		48				
Other Electric	kWh		182				
Air Conditioning	kWh		38				

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

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Rock Energy Cooperative

UPDATE 2022

Robert Johnston Garden

Apartments

Building Type: Apartment/Multi-Family

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption kWh for all bedroom types - Year Round		230				
Facilities Charge Per Month \$19.00		\$19.00				
Total Energy Charges Per KWH 0.12826		\$29.50				
<i>Subtotal</i>		\$48.50				
Sales Tax % of Total 5%		\$2.43				
Total Monthly Average Cost		\$50.93				

**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

Apartments

Building Type: Apartment/Multi-Family

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Year Round		268				
Facilities Charge Per Month \$19.00		\$19.00				
Total Energy Charges Per KWH 0.12826		\$34.37				
<i>Subtotal</i>		\$53.37				
Sales Tax % of Total 5%		\$2.67				
Total Monthly Average Cost		\$56.04				

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

UPDATE 2022

Source: Rock Energy Cooperative

866-752-4550

www.rceca.com

Email

Year Round		
Facilities Charge	Per Month	\$19.00
Tiers		All
Energy Charge	Per KWH	0.1089
Power Cost Adjustment	Per KWH	0.01936
Total Energy Charges	Per KWH	0.12826
Sales Tax	% of Total	5%

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

Cynthia Ramirez

From: Connor Pfeil <connorp@rock.coop>
Sent: Monday, December 12, 2022 9:40 AM
To: Cynthia Ramirez
Subject: RE: [EXTERNAL]Rock Energy Cooperative PCA Rate

Good Morning Cynthia,

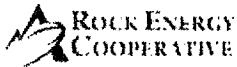
Our current residential Rate is as follows:

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



From: Cynthia Ramirez <cynthia@nelrod.com>
Sent: Monday, December 12, 2022 9:37 AM
To: Connor Pfeil <connorp@rock.coop>
Subject: [EXTERNAL]Rock Energy Cooperative PCA Rate

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.)

ELECTRIC

UPDATE 2022

Rock Energy Cooperative		Rates		Difference	
Description	Measure	9/2020	12/2021	Amount	Percent
Facilities Charge	per month	\$19.00	\$19.00	\$0.00	0%
Total Energy Charges	per kWh	0.10900	0.12826	0.01926	18%
Sales Tax	% of total	5%	5%	0.00	0%

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

Robert Johnston Garden Apartments	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)		\$46.00				

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

Building Type: Apartment/Multi-Family

Robert Johnston Garden Apartments	0BR	1BR	2BR	3BR	4BR	5BR
Electricity* (L&A,A/C,C)		\$51.00				

*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**