

# Utility Allowances

October 2022

## NORTHERN ILLINOIS REGIONAL AFFORDABLE COMMUNITY HOUSING

*Rockford, Illinois*



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*UPDATE REPORT*

**PUBLIC HOUSING**

**UTILITY ALLOWANCE SURVEY AND STUDY**

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## **OBJECTIVES AND METHODOLOGY**

# OBJECTIVES AND METHODOLOGY

## PUBLIC HOUSING ANNUAL UPDATE 2022

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*This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities, and HUD's Utility Allowance Guidebook.*

### **Utility Rate Comparison**

Prior to beginning this update study for the **Northern Illinois Regional Affordable Community Housing, IL**, 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: October 2022**). This comparison indicated that Rock Energy Cooperative's electric rates increased 20%, and the monthly charges and taxes remained the same. (See "Comparison of Previous and Current Utility Rates" in Support Documentation section of this report.) Even though the utility provider's rates have not changed 10% or more, the Agency requested that we proceed and provide a 2021 Public Housing Utility Allowance study.

### **Objective**

The objective of this survey and study is to update utility allowances with current utility provider's rates and charges for electric for the **Northern Illinois Regional Affordable Community Housing, IL**. The Agency has 50 dwelling units at the **D'Agnolo Gardens** development where residents pay this utility. Additionally, the D'Agnolo Gardens development has energy efficient windows and insulation. These allowances are based upon a reasonable consumption, from a previous engineering method study 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.

## **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 and telephone inquiries.

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

### *2. Comparison of Utility Rates*

A rate specialist created charts comparing the previously applied electric rates and charges (December 2021) for each provider to the current utility rates and charges (October 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 (HUD regulations 24 CFR 965.507(b)). **The Agency chose to update allowances even though there was not a 10% or greater change in utility rates and charges.**

### *3. Data Gathering*

#### *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*

The consumption averages that were affected by weather conditions were climatically adjusted with a 30-year Heating Degree Day factor (see explanation of factor below).

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

*Note: 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.*

#### 4. *Utility Allowance Adjustments*

The following process was conducted by a utility allowance specialist:

Updated the **electric** Cost of Consumption calculation charts, from the previous study, for the **D'Agnolo Gardens** development and applicable bedroom size with **Rock Energy Cooperative's** current utility rates and charges.

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

The updated utility allowances were entered into Chart 1 – Proposed Monthly Utility Allowances, found in the Survey and Study Results section of this report.

#### 5. *Utility Allowance Schedule*

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 965.502(d)).

#### 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 2, found in the Survey and Study Results section of this report, for the comparison.)

#### 7. *Notification, Display and Comment Period*

Per HUD regulations (24 CFR 965.502(c)), "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).**"

## 8. *Support Documentation*

Per HUD 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 residents (24 CFR 965.502(c)).

This report contains a copy of all such supporting documentation.

## 9. *Annual Update*

HUD regulations (24 CFR 965.207) 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 rate 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<sup>®</sup> provides a quarterly Rate Monitoring Service.

## 10. *Individual Relief*

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

## PUBLIC HOUSING ANNUAL UPDATE 2022

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The HUD Regulation (24 CFR 965.507(a) & (b)) requirement of a comparison of the utility providers' rates and charges was conducted and indicated **there was not a 10% change in utility rates and charges** since the 2021 study was conducted. (Refer to page 2, Utility Rate Comparison, and/or Comparison of Previous and Current Utility Rates in the Support Documentation section of this report.) Therefore, the **Northern Illinois Regional Affordable Community Housing, IL** is updating utility allowances for electricity for their Public Housing (Conventional) developments where residents pay this utility. **Additionally, the D'Agnolo Gardens development has energy efficient windows and insulation.** The proposed utility allowances are shown in Chart 1 on the following page.

### ***Comparison of Utility Allowances***

A comparison of the Agency's currently adopted Public Housing monthly utility allowances (effective date: December 2021) and the proposed monthly utility allowances from this study are shown in Chart 2. The chart is broken down by bedroom size.

*This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities.*

### ***Results of Utility Allowance Comparison***

Chart 2 shows a \$1.00 increase in the Proposed Utility Allowance Schedule due to the increase in Rock Energy Cooperative's electric rates.



**NORTHERN ILLINOIS REGIONAL  
AFFORDABLE COMMUNITY HOUSING, IL  
PUBLIC HOUSING**

**PROPOSED MONTHLY UTILITY ALLOWANCES  
Chart 1**

**UPDATE 2022**

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

<b>D'Agnolo Gardens IL-083-008 (Boiler H &amp; WH) (EE Equip: Win,Ins)</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
<b>Electricity (L&amp;A,C)</b>		<b>\$49.00</b>				

L&A= Lights & Appliances  
H= Space Heating  
WH= Water Heating  
C= Cooking

EE Equip= Energy Efficient Equipment  
Win= Windows  
Ins= Insulation

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

**NORTHERN ILLINOIS REGIONAL  
AFFORDABLE COMMUNITY HOUSING, IL  
PUBLIC HOUSING**

**COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES**

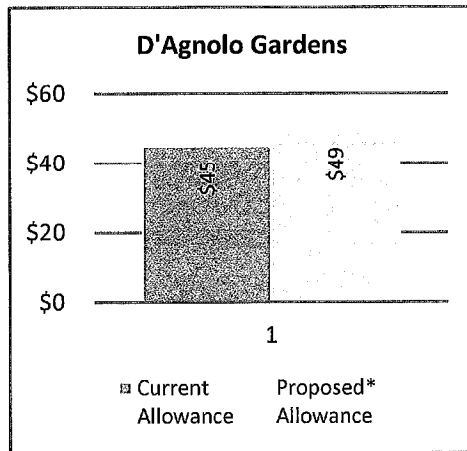
**Chart 2**

**UPDATE 2022**

<b>Development</b>	<b>Bedroom Size</b>	<b>Current Allowance</b>	<b>Proposed* Allowance</b>	<b>Difference**</b>
<b>D'Agnolo Gardens IL-083-008</b>	1	\$45.00	<b>\$49.00</b>	<b>\$4.00</b>

\*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	0.1303	\$29.00
Nebulizer	2	75	5	0.1303	\$1.00
Electric Hospital Bed	0.2	200	1	0.1303	\$1.00
Alternating Pressure Pad	24	70	52	0.1303	\$7.00
Low Air-Loss Mattress	24	120	89	0.1303	\$12.00
Power Wheelchair/Scooter	3	360	33	0.1303	\$4.00
Feeding Tube Pump	24	120	89	0.1303	\$12.00
CPAP Machine	10	30	9	0.1303	\$1.00
Leg Compression Pump	24	30	22	0.1303	\$3.00
Dialysis Machine/Equipment	2	710	44	0.1303	\$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  
PUBLIC HOUSING**

**MONTHLY UTILITY CONSUMPTION TOTALS**

Consumptions developed in a previous study using an engineering method - 2019

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

<b>D'Agnolo Gardens IL-083-008 (Boiler H &amp; WH) (EE Equip: Win,Ins)</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
Electricity (kWh) (L&A,C)		215				

L&A= Lights & Appliances  
H= Space Heating  
WH= Water Heating  
C= Cooking

EE Equip= Energy Efficient Equipment  
Win= Windows  
Ins= Insulation

## 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  
PUBLIC HOUSING**

**UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS**

**ELECTRICITY - Rock Energy Cooperative**

**UPDATE 2022**

**D'Agnolo Gardens IL-083-008**

**(Boiler H & WH)**

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

	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
Monthly Average Unit Consumption kWh for all bedroom types - <b>Year Round</b>		215				
Facilities Charge Per Month \$19.00		\$19.00				
Total Energy Charges Per KWH 0.1303		\$28.01				
<i>Subtotal</i>		\$47.01				
Sales Tax % of Total 5%		\$2.35				
<b>Total Monthly Average Cost</b>		<b>\$49.36</b>				

## **SUPPORT DOCUMENTATION**

## **UTILITY PROVIDER RATES AND CHARGES**

**NORTHERN ILLINOIS REGIONAL  
AFFORDABLE COMMUNITY HOUSING, IL  
PUBLIC HOUSING**

**Utility Providers Residential Rates and Charges  
As of October 2022**

**ELECTRICITY**

**UPDATE 2022**

**Source: Rock Energy Cooperative**

866-752-4550

www.rock.coop

Email

<b>Year Round</b>		
<b>Facilities Charge</b>	Per Month	<b>\$19.00</b>
	<b>Tiers*</b>	<b>All</b>
Energy Charge	Per KWH	0.1089
Power Cost Adjustment	Per KWH	0.0214
<b>Total Energy Charges</b>	Per KWH	<b>0.1303</b>
<b>Sales Tax</b>	% of Total	<b>5%</b>

# 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

## Angel Rutland

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**From:** Connor Pfeil <connorp@rock.coop>  
**Sent:** Wednesday, October 5, 2022 4:01 PM  
**To:** Angel Rutland  
**Subject:** RE: [EXTERNAL]Rock Energy Cooperative PCA Rate

Good Afternoon Angel,

Our current residential Rate is as follows:

Facility Charge	\$19.00
Energy Charge	\$0.1089 Per kWh
PCA	\$0.0214 Per kWh

As well as applicable taxes.

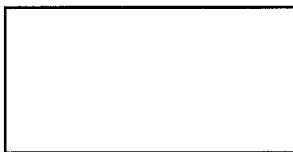
Thanks for reaching out, let me know if there is anything else I can help you with.

Connor Pfeil  
*Assistant Energy Services Manager*  
Rock Energy Cooperative  
Office: 866-752-4550  
Fax: 815-389-9100  
[ConnorP@Rock.coop](mailto:ConnorP@Rock.coop)



**From:** Angel Rutland <angel@nelrod.com>  
**Sent:** Wednesday, October 5, 2022 3:19 PM  
**To:** Connor Pfeil <connorp@rock.coop>  
**Subject:** [EXTERNAL]Rock Energy Cooperative PCA Rate

Hello, my name is Angel of the Nelrod Company, and we are currently assisting Winnebago County Housing Authority to develop their utility allowances. Could you please provide your current residential **power cost adjustment** rates and charges? Thank you in advance for your assistance.



**Angel Rutland**  
**Data Technician**  
Tel. 817-922-9000 ext. 122  
Email. [angel@nelrod.com](mailto:angel@nelrod.com)

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[https://us01.z.antigena.com/l/wQqwa7K3y3m-Gd\\_Thb1WVSuzqZRhuz8AxBsE6-a3COdC6Cquvrrx7Vo6fd1NOAN~m](https://us01.z.antigena.com/l/wQqwa7K3y3m-Gd_Thb1WVSuzqZRhuz8AxBsE6-a3COdC6Cquvrrx7Vo6fd1NOAN~m)

[EXTERNAL SENDER - Do not click on links or open attachments that are not expected, do not give out usernames/passwords, do not give out financial information, and do not reply to requests for information from unconfirmed email addresses.]



## **COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES**

## Comparison of Previous and Current Utility Rates Public Housing

### NI REACH (WINNEBAGO) COUNTY HOUSING AUTHORITY, IL

**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**

<b>Rock Energy Cooperative</b>		Rates		Difference	
Description	Measure	12/2021	10/2022	Amount	Percent
Facilities Charge	per month	\$19.00	\$19.00	\$0.00	<b>0%</b>
Total Energy Charges	per kWh	0.10889	<b>0.13030</b>	0.02141	<b>20%</b>
Sales Tax	% of total	5%	5%	0.00	<b>0%</b>

## **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.: **D'Agnolo Gardens IL-083-008**

Building: Year Built: **1984** 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:  0BR  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  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)

7 Stove/Range:  Electric  Natural Gas

8 Air Conditioning:  Yes:  Window  Central  No

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

Notes/Comments:

## **DEVELOPMENT REPORTS**



Current Study

Type: Low-Rent Utility Study - [New]

Date: November 25, 2019

Agency: Winnebago County Housing Authority, IL

Home

ResidentLife Utility Allowance® Calculator

Logout

Administration

Choose Agency

New Agency

Edit Agency

Users

Climate Regions

Utility Study

Developments

Utility Companies

Utility Rates

Calculate

Cost of Consumption

Average Costs

Proposed Allowances

Compare Allowances

Export

Utility Rates

Cost of Consumption

Average Costs

Total Consumptions

Proposed Allowances

Compared Allowances

Low-Rent Study

New

Open/Edit

Section 8 Study

New

Open/Edit

Developments / AMPs

INSTRUCTIONS

Use the Development Characteristics Chart and the Energy Customization Charts for reference.

- Click on tabs below in number order and answer questions. Don't [SAVE] until tabs 1 - 4 have been completed. [SAVE] will take you back to this screen.
- To start click on [ADD DEVELOPMENT] button below.
- After all development information has been input, click [HOME] and go to 2. Utility Companies.

Details

What is the development's name? D'Agnolo Gardens

What is the development's extension number? 083-008 (EE Equip: Win-V,In)

What is the development's building type? Apartment/Multi-Family Walk-Up

Click here for **HELP** with building type descriptions.

What type of residents occupy the development? Family

Are water saving devices used? NO

Do the units have air conditioning? NO

How old is the development? 11 - 15 years

Utilities

What utility is used for space heating? Central Boiler

What utility is used for domestic hot water? Central Water Heater

What utility is used for cooking stove? Electricity

Do the Residents pay for natural gas? NO

Do the Residents pay for electricity? YES

Do the Residents pay for water or sewer? NO

Do the Residents pay for trash pickup? NO

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	0	1	0	0	0	0	0
Is there a pier beam foundation (Crawlspace)?	NO	NO	NO	NO	NO	NO	NO
Are there double-pane or Low-E windows?	NO	NO	NO	NO	NO	NO	NO
Is there an electric base board?	NO	NO	NO	NO	NO	NO	NO
Is there a heat pump?	NO	NO	NO	NO	NO	NO	NO
Is there a space heater in unconditioned space?	NO	NO	NO	NO	NO	NO	NO
Is there domestic hot water in unconditioned space?	NO	NO	NO	NO	NO	NO	NO
Are there ducts in the attic?	NO	YES	NO	NO	NO	NO	NO
Is this a 2-story unit?	NO	NO	NO	NO	NO	NO	NO

Energy improvements (Natural Gas) - HIDE

Space Heating

Gas Furnace (48k/94 AFUE)

Water Heating

Gas Tank (0.62 EF)





## **CURRENTLY ADOPTED UTILITY ALLOWANCES**



**NORTHERN ILLINOIS REGIONAL  
AFFORDABLE COMMUNITY HOUSING, IL  
PUBLIC HOUSING**

**PROPOSED MONTHLY UTILITY ALLOWANCES  
Chart 1**

**UPDATE 2021**

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

<b>D'Agnolo Gardens IL-083-008 (Boiler H &amp; WH) (EE Equip: Win,Ins)</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
<b>Electricity (L&amp;A,C)</b>		<b>\$45.00</b>				

L&A= Lights & Appliances  
H= Space Heating  
WH= Water Heating  
C= Cooking

EE Equip= Energy Efficient Equipment  
Win= Windows  
Ins= Insulation