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Marcia Davis, Executive Director

December 19, 2022

NOTICE OF PROPOSED UTILITY ALLOWANCES

TO: ALL HOUSING CHOICE VOUCHER CLIENTS, PUBLIC HOUSING RESIDENTS, APPLICANTS AND PUBLIC

HACFM has completed its annual review of the HCV Utility Allowances and encourages clients to review the proposed utility allowances and support documentation. HCV Clients may also provide written comments.

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

DATES AVAILABLE FOR REVIEW: DECEMBER 19, 2022 TO FEBRUARY 17, 2023

HACFM 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:

- HACFM's main administrative office, 4224 Renaissance Preserve Way, Fort Myers, FL 33916
- Other: HACFM website, www.hacfm.org

REVISIONS TO: **UTILITY ALLOWANCES**

HACFM will gather all comments and review them at the close of the comment period. The HACFM will respond to comments within 10 days of the close of the comment period. Such written comments will be retained by HACFM and shall be available for inspection by residents.

Please refer to attached studies for rate comparisons.

PROPOSED EFFECTIVE DATE OF IMPLEMENTATION: MARCH 1, 2023



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Housing Authority of the City of Fort Myers, FL**

Unit Type: **High-Rise/Low-Rise/Townhouse/Garden Apartment**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$16.00	\$18.00	\$18.00	\$20.00	\$20.00	\$20.00
b. Bottle Gas/Propane	\$43.00	\$48.00	\$48.00	\$53.00	\$53.00	\$53.00
c. Electric (avg)	\$6.00	\$7.00	\$8.00	\$8.00	\$9.00	\$9.00
d. Electric Heat Pump (avg)	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00
e. Oil						
Cooking						
a. Natural Gas (avg)	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$24.00	\$34.00	\$43.00	\$48.00
c. Electric (avg)	\$6.00	\$7.00	\$10.00	\$12.00	\$15.00	\$18.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$21.00	\$25.00	\$35.00	\$44.00	\$54.00	\$64.00
Air Conditioning (avg)	\$22.00	\$26.00	\$36.00	\$46.00	\$55.00	\$65.00
Water Heating						
a. Natural Gas (avg)	\$12.00	\$14.00	\$20.00	\$27.00	\$31.00	\$37.00
b. Bottle Gas/Propane	\$34.00	\$38.00	\$53.00	\$67.00	\$77.00	\$96.00
c. Electric (avg)	\$12.00	\$14.00	\$18.00	\$22.00	\$26.00	\$30.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$29.00	\$30.00	\$36.00	\$44.00	\$52.00	\$59.00
Sewer (avg)	\$43.00	\$43.00	\$52.00	\$61.00	\$69.00	\$77.00
Trash Collection (avg)	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$23.08 (avg)	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Natural Gas Charge \$14.29 (avg)	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Actual Family Allowances						
To be used by the family to compute allowance. Complete below for the actual unit rented.			Utility or Service		per month cost	
Name of Family			Heating		\$	
			Cooking		\$	
			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
Address of Unit			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
Number of Bedrooms			Other		\$	
			Other		\$	
			Total		\$	



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OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Housing Authority of the City of Fort Myers, FL**

Unit Type: **Duplex**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$24.00	\$29.00	\$29.00	\$29.00	\$29.00	\$31.00
b. Bottle Gas/Propane	\$62.00	\$72.00	\$72.00	\$72.00	\$72.00	\$77.00
c. Electric (avg)	\$9.00	\$11.00	\$12.00	\$12.00	\$13.00	\$13.00
d. Electric Heat Pump (avg)	\$6.00	\$7.00	\$8.00	\$10.00	\$11.00	\$12.00
e. Oil						
Cooking						
a. Natural Gas (avg)	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$24.00	\$34.00	\$43.00	\$48.00
c. Electric (avg)	\$6.00	\$7.00	\$10.00	\$12.00	\$15.00	\$18.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$27.00	\$31.00	\$44.00	\$56.00	\$68.00	\$81.00
Air Conditioning (avg)	\$22.00	\$25.00	\$43.00	\$61.00	\$80.00	\$98.00
Water Heating						
a. Natural Gas (avg)	\$14.00	\$16.00	\$24.00	\$33.00	\$39.00	\$47.00
b. Bottle Gas/Propane	\$38.00	\$43.00	\$62.00	\$81.00	\$100.00	\$120.00
c. Electric (avg)	\$15.00	\$18.00	\$23.00	\$28.00	\$32.00	\$37.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$29.00	\$30.00	\$36.00	\$44.00	\$52.00	\$59.00
Sewer (avg)	\$43.00	\$43.00	\$52.00	\$61.00	\$69.00	\$77.00
Trash Collection (avg)	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$23.08 (avg)	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Natural Gas Charge \$14.29 (avg)	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Actual Family Allowances						
To be used by the family to compute allowance. Complete below for the actual unit rented.			Utility or Service		per month cost	
			Heating		\$	
Name of Family			Cooking		\$	
			Other Electric		\$	
Address of Unit			Air Conditioning		\$	
			Water Heating		\$	
Number of Bedrooms			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
			Total		\$	



The Nelrod Company 11/2022 Initial

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Housing Authority of the City of Fort Myers, FL**

Unit Type: **Single-Family (Detached House)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$22.00	\$27.00	\$27.00	\$29.00	\$29.00	\$29.00
b. Bottle Gas/Propane	\$57.00	\$67.00	\$67.00	\$72.00	\$72.00	\$72.00
c. Electric (avg)	\$9.00	\$11.00	\$11.00	\$12.00	\$13.00	\$13.00
d. Electric Heat Pump (avg)	\$7.00	\$8.00	\$10.00	\$11.00	\$13.00	\$14.00
e. Oil						
Cooking						
a. Natural Gas (avg)	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$24.00	\$34.00	\$43.00	\$48.00
c. Electric (avg)	\$6.00	\$7.00	\$10.00	\$12.00	\$15.00	\$18.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$31.00	\$37.00	\$51.00	\$65.00	\$80.00	\$94.00
Air Conditioning (avg)	\$17.00	\$20.00	\$45.00	\$70.00	\$95.00	\$120.00
Water Heating						
a. Natural Gas (avg)	\$14.00	\$16.00	\$24.00	\$33.00	\$39.00	\$47.00
b. Bottle Gas/Propane	\$38.00	\$43.00	\$62.00	\$81.00	\$100.00	\$120.00
c. Electric (avg)	\$15.00	\$18.00	\$23.00	\$28.00	\$32.00	\$37.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$29.00	\$30.00	\$36.00	\$44.00	\$52.00	\$59.00
Sewer (avg)	\$43.00	\$43.00	\$52.00	\$61.00	\$69.00	\$77.00
Trash Collection (avg)	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$23.08 (avg)	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Natural Gas Charge \$14.29 (avg)	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Actual Family Allowances						
To be used by the family to compute allowance. Complete below for the actual unit rented.			Utility or Service		per month cost	
Name of Family			Heating		\$	
			Cooking		\$	
			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
Address of Unit			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
Number of Bedrooms			Other		\$	
			Other		\$	
			Total		\$	



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No. 25577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Housing Authority of the City of Fort Myers, FL**

Unit Type: **Mobile Home**

Utility or Service:

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

Monthly Dollar Allowances

Heating

a. Natural Gas (avg)	\$18.00	\$22.00	\$22.00	\$24.00	\$24.00	\$24.00
b. Bottle Gas/Propane	\$48.00	\$57.00	\$57.00	\$62.00	\$62.00	\$62.00
c. Electric (avg)	\$11.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
d. Electric Heat Pump (avg)	\$6.00	\$7.00	\$8.00	\$10.00	\$11.00	\$12.00
e. Oil						

Cooking

a. Natural Gas (avg)	\$6.00	\$6.00	\$10.00	\$12.00	\$16.00	\$18.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$24.00	\$34.00	\$43.00	\$48.00
c. Electric (avg)	\$6.00	\$7.00	\$10.00	\$12.00	\$15.00	\$18.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (avg)	\$31.00	\$37.00	\$51.00	\$65.00	\$80.00	\$94.00
Air Conditioning (avg)	\$21.00	\$24.00	\$41.00	\$59.00	\$76.00	\$93.00

Water Heating

a. Natural Gas (avg)	\$14.00	\$16.00	\$24.00	\$33.00	\$39.00	\$47.00
b. Bottle Gas/Propane	\$38.00	\$43.00	\$62.00	\$81.00	\$100.00	\$120.00
c. Electric (avg)	\$15.00	\$18.00	\$23.00	\$28.00	\$32.00	\$37.00
d. Oil						

Water, Sewer, Trash Collection

Water (avg)	\$29.00	\$30.00	\$36.00	\$44.00	\$52.00	\$59.00
Sewer (avg)	\$43.00	\$43.00	\$52.00	\$61.00	\$69.00	\$77.00
Trash Collection (avg)	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00

Tenant-supplied Appliances

Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges

Electric Charge \$23.08 (avg)	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Natural Gas Charge \$14.29 (avg)	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service

per month cost

Heating	\$
Cooking	\$
Other Electric	\$
Air Conditioning	\$
Water Heating	\$
Water	\$
Sewer	\$
Trash Collection	\$
Range / Microwave	\$
Refrigerator	\$
Other	\$
Other	\$
Total	\$



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(7/2019)

Utility Allowance Schedule

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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No. 25577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Housing Authority of the City of Fort Myers, FL**

Unit Type: **Multi-Family Energy Efficient**

Utility or Service: Fort Myers County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric (avg)	\$4.00	\$4.00	\$5.00	\$5.00	\$5.00	\$5.00
d. Electric Heat Pump (avg)	\$3.00	\$4.00	\$4.00	\$5.00	\$5.00	\$6.00
e. Oil						
Cooking						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric (avg)	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$12.00	\$15.00	\$20.00	\$26.00	\$32.00	\$37.00
Air Conditioning (avg)	\$13.00	\$15.00	\$21.00	\$27.00	\$32.00	\$38.00
Water Heating						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric (avg)	\$7.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00
d. Oil						
Water, Sewer, Trash Collection						
Water (Fort Myers)	\$30.00	\$31.00	\$40.00	\$57.00	\$73.00	\$90.00
Sewer (Fort Myers)	\$67.00	\$69.00	\$90.00	\$112.00	\$133.00	\$154.00
Trash Collection	Paid Through Property Taxes					
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$13.28 (avg)	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Natural Gas Charge \$14.29 (avg)	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family			Heating		\$	
			Cooking		\$	
			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
Address of Unit			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
Number of Bedrooms			Other		\$	
			Other		\$	
			Total		\$	



The Nelrod Company 11/2022 Initial

adapted from form HUD-52667
(7/2019)

Reasonable Accommodation Medical Equipment Allowances

**Electric Provider: Florida Power and Light, Duke Energy, Glades Electric
Cooperative, & Lee County Electric Cooperative**

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.12037	\$27.00
Nebulizer	2	75	5	0.12037	\$1.00
Electric Hospital Bed	0.2	200	1	0.12037	\$1.00
Alternating Pressure Pad	24	70	52	0.12037	\$6.00
Low Air-Loss Mattress	24	120	89	0.12037	\$11.00
Power Wheelchair/Scooter	3	360	33	0.12037	\$4.00
Feeding Tube Pump	24	120	89	0.12037	\$11.00
CPAP Machine	10	30	9	0.12037	\$1.00
Leg Compression Pump	24	30	22	0.12037	\$3.00
Dialysis Machine/Equipment	2	710	44	0.12037	\$5.00

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.

0.10858

0.1389

0.1025

Alternating Pressure Pad

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

0.1315

0.12037

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

For Sleep Apnea. Runs 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.

INSTRUCTIONS FOR HUD FORMS-52667 UTILITY ALLOWANCE SCHEDULE

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally airconditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on [HUDUser.gov](#) provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on [HUDUser.org](#) to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

Previous versions are obsolete.

Form HUD-52667 (7/2019)



HOUSING AUTHORITY OF THE CITY OF FORT MYERS, FL

PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES

Chart 1

UPDATE 2022

Building Type: High Rise Apartment

Bonair Towers FL-47-02 (All Electric) (EE Equip: Win,HP)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$66.00	\$78.00			

Building Type: High Rise Apartment

Royal Palm Towers FL-47-04 (All Electric) (EE Equip: HP)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$66.00	\$79.00			

Building Type: Apartment/Multi-Family

Horizons Apartments FL-47 (All Electric) (EE Equip: Win,HP,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$50.00	\$59.00	\$69.00		

Building Type: Apartment/Multi-Family

East Pointe Place Phase II FL-47 (All Electric) (EE Equip: Win,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$51.00	\$60.00	\$70.00		
Water		\$21.00	\$29.00	\$38.00		
Sewer		\$44.00	\$66.00	\$88.00		
Totals		\$116.00	\$155.00	\$196.00		

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

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

HP= Heat Pump

Ins= Insulation

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 Program), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.



RENAISSANCE PRESERVE SENIOR & FAMILY - FORT MYERS, FL
MIXED-FINANCE TAX CREDIT PROPERTY
PUBLIC HOUSING UNITS

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2022

Building Type: High Rise Apartment

Renaissance Preserve Senior (All Electric) (EE Equip: Win,HP,WH,Ins,WS,LED)						
	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$58.00	\$68.00			

Building Type: Row House/Townhouse

Renaissance Preserve Family (All Electric) (EE Equip: Win,HP,WH,Ins,WS,LED)						
	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$55.00	\$65.00	\$76.00	\$87.00	\$97.00
Water		\$21.00	\$29.00	\$38.00	\$55.00	\$72.00
Sewer		\$44.00	\$66.00	\$88.00	\$109.00	\$131.00
Totals		\$120.00	\$160.00	\$202.00	\$251.00	\$300.00

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

Does not include air conditioning per HUD regulations 24 CFR §965.505(e).

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

HP= Heat Pump

Ins= Insulation

WS= Water Saving Appliances

LED= LED Lighting

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.