

Utility Allowances

January 2024

OTTUMWA HOUSING AUTHORITY

Ottumwa, Iowa



UPDATE REPORT

SECTION 8 HCV

UTILITY ALLOWANCE SURVEY AND STUDY

The **Nelrod** Company®

3301 West Freeway 2nd Floor, Fort Worth, TX 76107
Tel: 817-922-9000 / Fax: 817-922-9100

Satellite Office: Washington D.C. Metro Area and Houston, Texas

E-Mail Address: ResidentLife@nelrod.com – Web Site: www.nelrod.com

© 2021 The Nelrod Company, Fort Worth, Texas



3301 West Freeway
Fort Worth, TX 76107



Phone: 817-922-9000
Fax: 817-922-9100

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

February 19, 2024

Meliha Cavkusic, Executive Director
Ottumwa Housing Authority
935 West Main Street
Ottumwa, IA 52501

Re: Section 8 HCV Program Utility Allowances Update Report - 2024

Dear Ms. Smith:

ResidentLife Utility Allowances® is pleased to enclose a copy of the Section 8 Housing Choice Voucher Program Utility Allowances Update Report – 2024. 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 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.

Please carefully review this 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 there are no changes requested to this report, then this report serves as the final report as well. **See attached Closure Acceptance Statement. Please sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 140 or amy@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Amy Garnica

Amy Garnica
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.

3301 West Freeway
Fort Worth, TX 76107



Phone: 817-922-9000
Fax: 817-922-9100

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

Closure Acceptance Statement

Re: Section 8 HCV Program Utility Allowances Update Report - 2024

Upon signing this Closure Statement, I, _____, on behalf of the **Ottumwa Housing Authority, IA** acknowledge receipt of the survey study report.

I, or a member of our agency staff, have reviewed this 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# 2352-RU-005

Z:\2024\2024 Utility Allowances\2024 Agency Studies\Ottumwa, IA\S8 Update 2024\0001b-Ottumwa, IA-S8 UA UPDATE Study Letter-2024.docx

TABLE OF CONTENTS

Objectives and Methodology	1
Survey and Study Results	8
Section 8 Utility Allowance Schedules (form HUD-52667)	10
Multi-Family (High-Rise/Low-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex).....	11
Single-Family (Detached House/Mobile Home)	12
Reasonable Accommodation Medical Equipment Allowances	13
Instructions for HUD Forms 52667 Utility Allowance Schedule	14
Explanation of Utility Provider Monthly Fixed Charges.....	15
Description of Unit (Structure/Building) Types	16
Section 8 HCV Consumption Sources and Adjustments	17
Section 8 HCV Consumptions	20
Apartment.....	21
Single-Family-Detached House	22
Utility Allowance Cost of Consumption Calculations	23
(Apartment & Detached House)	
Electric.....	24
Natural Gas	28
Bottle Gas/Propane.....	30
Water and Sewer.....	31
Support Documentation	32
Utility Provider Rates and Charges.....	33
Utility Provider Documentation	36
Comparison of Previous and Current Utility Rates.....	55
Currently Adopted Section 8 HCV Utility Allowances.....	58
Local Climatological Data	61

OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program

ANNUAL UPDATE 2024

Utility Rate Comparison

As required by HUD regulations 24 CFR 982.517, prior to beginning this update study for the **Ottumwa Housing Authority, IA**, a comparison (annual review) was made of the utility rates and charges (**January 2023**) utilized in the previous study and the current utility rates and charges (**January 2024**). This comparison indicated that Alliant Energy's electric summer rates increased 1%, winter tier-1 rates increased 2%, tier-2 rates increased 2%, and the monthly charges and taxes remained the same. MidAmerican Energy's natural gas rates decreased 25%, the monthly charge increased 7%, and taxes remained the same. The average propane fuel rate decreased 16%. Ottumwa Water & Hydro's water rates increased 14%, the monthly charges increased 9%, and taxes remained the same. The City of Ottumwa's sewer rates and charges remained the same. (See comparison in Support Documentation section of this report.) Since the utility providers' **rates and charges** have changed more than 10%, the current utility allowance schedule will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

Objective

The objective of this study is to update current Section 8 Housing Choice Voucher Program utility allowances for electricity, natural gas, bottle gas/propane, water, and sewer with current rates and charges for each utility provider. HUD's Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) will be used in this update study. This version automatically includes allowances under Electric Heating for Heat Pump in addition to Electric Resistance Heating. **Only one type of Heating should be chosen for determining the total utility allowances.**

This Section 8 Housing Choice Voucher Program update study will be conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule.

Methodology

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

1. Utility Rates and Charges

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

- a. Documentation on current residential **electric** summer and winter rates and charges from **Alliant Energy** through their internet website and telephone inquiries.
- b. Documentation on current residential **natural gas** rates and charges from **MidAmerican Energy** through their internet website and telephone inquiries.
- c. Documentation on current residential **bottle gas/propane** rates from **EIA** and **MFA Oil** through telephone inquiries.
- d. Documentation on current residential **water and sewer** rates and charges from the **Ottumwa Water & Hydro** and **City of Ottumwa** through their internet website and telephone inquiries.

Tenants do not pay for trash collection service.

2. Comparison of Utility Rates and Charges

A rate specialist created charts comparing the previously applied electric, natural gas, bottle gas/propane, fuel oil, water, and sewer rates and charges for each provider to their current utility rates and charges. These charts calculate a percentage difference.

A rate specialist then analyzed the comparison charts and emailed the draft charts to the Agency with the recommendation to adjust current utility allowances due to a greater than 10% change in utility rates (HUD Regulations 24 CFR 982.517(c)(1)).

3. Data Gathering

a. *Currently Adopted Utility Allowances*

A copy of the currently adopted Section 8 HCV Utility Allowance Schedules were requested and received from the Agency.

b. *Monthly Utility Consumption Averages and Climatic Adjustment*

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 engineering-methodology study the "**None**" (**standard**), choice was utilized. The Agency did not indicate a need for Energy Efficient Utility Allowances at this time.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

As the HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by a ResidentLife Utility Allowances® specialist, and is based on a conversion factor acquired via internet research. This factor converts natural gas usage to propane usage.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

There was no change in the consumption averages from the last study.

4. Utility Allowance Adjustments (Cost of Consumption)

The following steps were taken by a utility allowance specialist:

- a. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **electric** usage for each building type and each bedroom size.
- b. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **natural gas** usage for each building type and each bedroom size.
- c. Updated the Cost of Consumption charts from the previous study with the current **average** utility rate for **bottle gas/propane** usage for each building type and each bedroom size.
- d. Updated, where needed, the Cost of Consumption charts from the previous study with current utility rates and charges for **water and sewer** usage for each building type and each bedroom size.

Tenants do not pay for trash collection utility service.

These new utility allowances were entered into **2** forms HUD-52667 for applicable building types.

5. Section 8 Utility Allowance Schedules - Form HUD-52667

ResidentLife Utility Allowances[®] has provided **2** updated forms HUD-52667, one each for **Multi-Family (High-Rise/Low-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)** and **Single-Family (Detached House/Mobile Home)**.

NOTE 1: The **Natural Gas** and **Electric** utility providers each have a **monthly customer charge OR California Climate Credit** that is not based on consumption. These charges are shown in the "Other-Specify:" row of the form HUD-52667. These charges should be added for tenants utilizing these utilities but add them each only one time. (See Explanation...Monthly Fixed Charges following these HUD forms).

NOTE 2: If the owner/landlord does not provide a range or refrigerator with the leased unit, the agency must provide an allowance for the **tenant-provided range or refrigerator**, to supplement maintenance costs, and should be based on the lesser of the cost of leasing or installment purchasing of suitable equipment.

Microwave applies only to studio/efficiency units that do not have a range/stove cooking source. Who provided the range and refrigerator must be indicated on the Request for Tenancy Approval (RFTA) and dwelling unit lease.

NOTE 3: For your convenience, we have provided utility allowances for Reasonable Accommodations medical equipment.

NOTE 4: On December 20, 2018, HUD revised the Section 8 HCV utility allowance regulations (24 CFR §982.517) item (d) Use of Utility Allowances Schedule, to now specify "The PHA must use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the family unit size as determined under the PHA subsidy standards." See HUD regulations for the exceptions.

NOTE 5: According to HUD's instructions provided with form HUD-52667, this form shall be reproduced by the Agency and given to families with their Voucher or subsequently in connection with any revisions. This form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the family can compare gross rents and fair market rents. This form shall also be used by the Agency to record the actual allowance for each family and this form must be maintained in the tenant's file.

6. [Support Documentation](#)

Per HUD 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.

This report contains a copy of all such supporting documentation.

7. [Annual Update](#)

HUD regulations (24 CFR 982.517(c)(1)) state that housing authorities **must review its schedule of utility allowances each year**, and **must revise** its allowance for a utility category **if there has been a change of 10%** or more in the utility rate since the last time the utility allowance schedule was revised.

8. [Submission of Adopted Utility Allowance Schedule](#)

According to Section 8 Housing Choice Voucher Program HUD Regulations (24 CFR 982.517(a)(2)), a copy of the adopted utility allowance schedules (form HUD-52667) must be sent to your local HUD Field Office. At HUD's request, the Agency also must provide any information or procedures used in the preparation of the schedule.

9. Reasonable Accommodations

We have provided utility allowances for Reasonable Accommodations medical equipment.

If a family has a person with disabilities, and they need a higher utility allowance as a reasonable accommodation (in accordance with 24 CFR part 8, they may make a request to the housing agency. The housing agency must approve the higher utility allowance to make the program accessible to, and usable by, the family member with a disability (24 CFR 982.517(e)).

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

SECTION 8 HOUSING CHOICE VOUCHER

ANNUAL UPDATE 2024

The HUD Regulation (24 CFR 982.517) requirement of a comparison of the utility providers' rates and charges was conducted and indicated a greater than 10% change in utility rates and charges since the 2023 study was conducted (refer to page 2, first paragraph, and/or the Comparison of Previous and Current Utility Rates, in the Support Documentation section of this report). Therefore, the **Ottumwa Housing Authority, IA** is updating utility allowances (using HUSM, conversion factors, and national averages) for electricity, natural gas, bottle gas/propane, water, and sewer for a **Section 8 HCV Multi-Family (High-Rise/Low-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)** and **Single-Family (Detached House/Mobile Home)**.

This update study was conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule (Section 8 Housing Choice Voucher Program). HUSM-Ver13i_813_Summit-Update was used.

The proposed Section 8 HCV Utility Allowances are shown in the following section on 2 forms HUD-52667.

**SECTION 8 UTILITY ALLOWANCE SCHEDULES
(form HUD-52667)**

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Ottumwa Housing Authority, IA		Unit Type: Multi-Family (High-Rise/Low-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$21.00	\$24.00	\$28.00	\$32.00	\$36.00	\$40.00
	Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	Electric	\$31.00	\$36.00	\$49.00	\$62.00	\$75.00	\$88.00
	Electric Heat Pump	\$27.00	\$32.00	\$38.00	\$43.00	\$48.00	\$52.00
	Fuel Oil						
Cooking	Natural Gas	\$2.00	\$2.00	\$4.00	\$5.00	\$6.00	\$7.00
	Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	Electric	\$7.00	\$9.00	\$13.00	\$16.00	\$20.00	\$24.00
Other Electric		\$28.00	\$33.00	\$46.00	\$59.00	\$72.00	\$84.00
Air Conditioning		\$7.00	\$8.00	\$12.00	\$15.00	\$18.00	\$21.00
Water Heating	Natural Gas	\$6.00	\$6.00	\$10.00	\$12.00	\$15.00	\$18.00
	Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	Electric	\$19.00	\$23.00	\$29.00	\$35.00	\$42.00	\$48.00
	Fuel Oil						
Water		\$46.00	\$47.00	\$57.00	\$66.00	\$76.00	\$85.00
Sewer		\$47.00	\$48.00	\$60.00	\$72.00	\$84.00	\$96.00
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A
Other specify: Electric Charge \$13.91		\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Other specify: Natural Gas Charge \$12.24		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Head of Household Name		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Ottumwa Housing Authority, IA		Unit Type Single-Family (Detached House/Mobile Home)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$29.00	\$35.00	\$40.00	\$46.00	\$52.00	\$58.00
	Bottle Gas	\$71.00	\$86.00	\$100.00	\$113.00	\$127.00	\$144.00
	Electric	\$73.00	\$86.00	\$98.00	\$111.00	\$123.00	\$136.00
	Electric Heat Pump	\$39.00	\$46.00	\$54.00	\$61.00	\$68.00	\$75.00
	Fuel Oil						
Cooking	Natural Gas	\$2.00	\$2.00	\$4.00	\$5.00	\$6.00	\$7.00
	Bottle Gas	\$5.00	\$5.00	\$9.00	\$13.00	\$16.00	\$18.00
	Electric	\$7.00	\$9.00	\$13.00	\$16.00	\$20.00	\$24.00
Other Electric		\$41.00	\$48.00	\$67.00	\$86.00	\$104.00	\$121.00
Air Conditioning		\$6.00	\$7.00	\$15.00	\$23.00	\$31.00	\$39.00
Water Heating	Natural Gas	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$23.00
	Bottle Gas	\$18.00	\$20.00	\$29.00	\$38.00	\$47.00	\$56.00
	Electric	\$24.00	\$29.00	\$37.00	\$44.00	\$52.00	\$60.00
	Fuel Oil						
Water		\$46.00	\$47.00	\$57.00	\$66.00	\$76.00	\$85.00
Sewer		\$47.00	\$48.00	\$60.00	\$72.00	\$84.00	\$96.00
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A
Other specify: Electric Charge \$13.91		\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Other specify: Natural Gas Charge \$12.24		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Head of Household Name		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
Number of Bedrooms					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Reasonable Accommodation Medical Equipment Allowances

Electric Provider: Alliant Energy (wtd avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.16916	\$38.00
Nebulizer	2	75	5	0.16916	\$1.00
Electric Hospital Bed	0.2	200	1	0.16916	\$1.00
Alternating Pressure Pad	24	70	52	0.16916	\$9.00
Low Air-Loss Mattress	24	120	89	0.16916	\$15.00
Power Wheelchair/Scooter	3	360	33	0.16916	\$6.00
Feeding Tube Pump	24	120	89	0.16916	\$15.00
CPAP Machine	10	30	9	0.16916	\$2.00
Leg Compression Pump	24	30	22	0.16916	\$4.00
Dialysis Machine/Equipment	2	710	44	0.16916	\$7.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

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

Low Air-Loss Mattress

Takes the place of mattress - air-filled pressurized mattress. Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

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 (04/2023)

UTILITY ALLOWANCES MONTHLY FIXED CHARGES

Form HUD-52667

Explanation of Utility Provider Monthly Fixed Charges **(Monthly Customer Charge - See "Other-specify")**

- Fact 1: Utility providers do not separate consumption usage like that required for the form HUD-52667 (by end-uses: Space Heating is Natural Gas; Cooking is Natural Gas; Water Heating is Natural Gas; or Space Heating is Electric; etc.).
- Fact 2: Most utility providers bill their customers a service charge that is not based on usage. It is usually called a Monthly Customer Charge (e.g. Base Charge, Service Availability Charge, etc.). Some utility providers have an ongoing monthly (or Semi-Annual) credit. It is added to (or subtracted from) the customer's bill each month. Even if the client does not use any utilities during the month, they are still billed a monthly service charge.
- Fact 3: Per HUD regulations, Section 8 HCV Utility Allowances are based on the community as-a-whole. Your agency doesn't necessarily know in advance what utilities the tenant will have to pay, or whether the unit has natural gas appliances, bottle gas service, etc.

Service Fixed Charge (Monthly Customer Charge)

Therefore, since the service charge is not based on consumption usage, it cannot be divided equally between the end-uses on the form HUD-52667. That is why HUD supplied a row on the utility allowance schedule labeled "**Other-specify**". This row is to be used for **any monthly charges** that cannot be divided or combined with any other end-use. Some examples of customer charges: extermination charge for mosquito spraying (which is billed to tenant by the City even though the tenant themselves do not pay for water usage; fire protection charge; street lights; etc.).

Calculating Total Utility Allowances on form HUD-52667

Natural Gas Service Monthly Fixed Charge

When the total utility allowance is calculated for a particular unit which has natural gas appliances, if the tenant pays natural gas utilities, and the utility provider has a monthly service charge, **add the service charge amount once in the "per month cost" column on the form HUD-52667**. It does not matter how many appliances the tenant has that are fueled by natural gas.

Electric Service Monthly Fixed Charge

All dwelling units are supplied with electricity. If the tenant pays for electric utilities and the electric utility provider has a monthly service charge, all allowances will include the service fixed charge amount, **but add it only once in the "per month cost" column on the form HUD-52667**.

Description of Unit (Structure/Building) Types (Grouped by use of Energy)

1. Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/Flat/Mid-Rise (Multi-Family) – 3 or More Units

Building with a group of individual units with 2 or more common walls; attached to other units; separate entrances, and may have common staircases.

- Each building may have an end unit, inside unit, top unit, bottom unit, etc.
- Usually, but not always, have units on both sides of building.
- Apartments usually have one owner while condominiums are usually individually owned.

2. High-Rise Apartment (Multi-Family) – 5 or More Units

A multi-unit building; 5 or more stories; sharing one or more common entrances (may have elevator).

3. Row House/Townhouse/Triplex/Fourplex/Multiplex (Multi-Family) - 3 or More Units

An individual unit attached to other individual units; 1 or more common walls; separate ground level entrances; 1 or 2 story units.

- Each building will have end units and inside units.
- Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- Triplex building can be V-shaped.

4. Semi-Detached/Duplex (Multi-Family)

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

5. Detached House (Single-Family)

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

6. Manufactured/Mobile Home (Single-Family)

A detached movable or portable housing structure; at least 32 feet in length and over 8 feet in width; constructed to be towed on its own chassis and designed to be installed with or without a permanent foundation.

- May be 2 or more units fitted together to make one residence.

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

We have utilized HUD's engineering-methodology tool for developing the base consumptions and utility allowances for the Section 8 Program. The Microsoft Excel spreadsheet HUD Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) is available on HUD User's website.

Note: HUSM-Ver13i_813_Summit-Update includes allowances for a Heat Pump for Electric space Heating. Only one type of Heating should be chosen for determining the total utility allowances for a unit.

HUSM is a tool provided by HUD for use in Section 8 HCV utility allowances. HUD realizes there may be errors or discrepancies in the database regarding consumptions and adjustments, and expects the user to correct them as needed.

The Nelrod Company and its ResidentLife Utility Allowance division assume no liability for discrepancies in the HUD HUSM Tool or from uses of the outcome data produced and utilized for utility allowances.

This tool provides for a choice of "None" (Standard), "Energy Star", "LEED", or "Significant Green Retrofit", utility allowances.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

As the HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by a ResidentLife Utility Allowances® specialist, and is based on a conversion factor acquired via internet research. This factor converts natural gas usage to propane usage.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

Since HUSM only provides export of the results of the calculations on the form HUD-52667, we have provided in this report Cost of Consumption charts showing how the allowances are calculated for each applicable building type, fuel type and bedroom size.

Tenant Purchased Refrigerator and/or Range:

Allowances for ranges and refrigerators must be based on the lesser of the cost of leasing or installment purchasing of suitable equipment (reference Instructions to Form HUD-52667). This allowance is not intended to cover the cost of purchase or lease of the appliance. The maintenance of a landlord-provided appliance is the responsibility and cost of the landlord. This allowance is provided to supplement the tenant-supplied appliance's maintenance cost.

This amount is added to the monthly utility allowance only if the dwelling unit was not furnished with a refrigerator, a range (stove), or for a SRO (Single Room Occupancy-studio unit) a microwave, and the tenant has had to purchase or lease the appliance(s). Note: An allowance cannot be given for both a range and a microwave.

Range or Microwave (for SRO or Studio Units) Purchase/Lease

\$450.00 (includes tax) @ 14.95% add-on interest for 60 months = \$11.00

Refrigerator Purchase/Lease

\$500.00 (includes tax) @ 14.95% add-on interest for 60 months = \$12.00

SECTION 8 CONSUMPTIONS

OTTUMWA HOUSING AUTHORITY, IA

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

February 19, 2024

Apartment - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	26	30	35	40	45	50
Heating with Electric Resistance	kWh	178	209	284	359	434	509
Heating with Electric Heat Pump	kWh	157	185	220	247	274	301
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	154	182	253	324	395	466
Air Conditioning	kWh	37	44	61	78	95	112
Water Heating with Natural Gas	therms	7	8	12	15	19	22
Water Heating with Electricity	kWh	107	126	161	196	231	266

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

OTTUMWA HOUSING AUTHORITY, IA

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

February 19, 2024

Single-Family Detached House - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	36	43	50	57	64	72
Heating with Electric Resistance	kWh	419	494	578	662	746	830
Heating with Electric Heat Pump	kWh	225	265	314	353	392	430
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	227	267	371	476	580	685
Air Conditioning	kWh	29	34	76	119	161	204
Water Heating with Natural Gas	therms	9	10	15	19	24	28
Water Heating with Electricity	kWh	134	158	202	245	289	332

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

Heating with Bottle Gas	gal	39	47	55	62	70	79
Cooking with Bottle Gas	gal	3	3	5	7	9	10
Water Heating with Bottle Gas	gal	10	11	16	21	26	31

Based on conversion factor from natural gas to propane

**UTILITY ALLOWANCE
COST OF CONSUMPTION
CALCULATIONS**

OTTUMWA HOUSING AUTHORITY, IA
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Alliant Energy (Interstate Power & Light)

UPDATE 2024

Building Type: Apartment

A Monthly Charge of \$13.00 plus taxes of \$0.91 are not included in these calculations.
(See form HUD-52667 - Other--Specify: \$13.91)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	178	209	284	359	434	509
Total Energy Charges (0-500) per kwh 0.16201	\$28.84	\$33.86	\$46.01	\$58.16	\$70.31	\$81.01
Total Energy Charges (501-1200) per kwh 0.13953						\$1.26
Subtotal	\$28.84	\$33.86	\$46.01	\$58.16	\$70.31	\$82.27
Total Taxes % of total 7%	\$2.02	\$2.37	\$3.22	\$4.07	\$4.92	\$5.76
Total Monthly Average Cost	\$30.86	\$36.23	\$49.23	\$62.23	\$75.23	\$88.03

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	157	185	220	247	274	301
Total Energy Charges (0-500) per kwh 0.16201	\$25.44	\$29.97	\$35.64	\$40.02	\$44.39	\$48.77
Total Taxes % of total 7%	\$1.78	\$2.10	\$2.49	\$2.80	\$3.11	\$3.41
Total Monthly Average Cost	\$27.22	\$32.07	\$38.13	\$42.82	\$47.50	\$52.18

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	37	44	61	78	95	112
Total Energy Charges per kwh 0.17917	\$6.63	\$7.88	\$10.93	\$13.98	\$17.02	\$20.07
Total Taxes % of total 7%	\$0.46	\$0.55	\$0.77	\$0.98	\$1.19	\$1.40
Total Monthly Average Cost	\$7.09	\$8.43	\$11.70	\$14.96	\$18.21	\$21.47

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500)(wtd avg) per kwh 0.16916	\$6.94	\$8.12	\$11.84	\$15.39	\$19.12	\$22.67
Total Taxes % of total 7%	\$0.49	\$0.57	\$0.83	\$1.08	\$1.34	\$1.59
Total Monthly Average Cost	\$7.43	\$8.69	\$12.67	\$16.47	\$20.46	\$24.26

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Total Energy Charges (0-500)(wtd avg) per kwh 0.16916	\$26.05	\$30.79	\$42.80	\$54.81	\$66.82	\$78.83
Total Taxes % of total 7%	\$1.82	\$2.16	\$3.00	\$3.84	\$4.68	\$5.52
Total Monthly Average Cost	\$27.87	\$32.95	\$45.80	\$58.65	\$71.50	\$84.35

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	107	126	161	196	231	266
Total Energy Charges (0-500)(wtd avg) per kwh 0.16916	\$18.10	\$21.31	\$27.23	\$33.16	\$39.08	\$45.00
Total Taxes % of total 7%	\$1.27	\$1.49	\$1.91	\$2.32	\$2.74	\$3.15
Total Monthly Average Cost	\$19.37	\$22.80	\$29.14	\$35.48	\$41.82	\$48.15

OTTUMWA HOUSING AUTHORITY, IA
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Alliant Energy (Interstate Power & Light)

UPDATE 2024

Building Type: Detached House

A Monthly Charge of \$13.00 plus taxes of \$0.91 are not included in these calculations.
(See form HUD-52667 - Other--Specify: \$13.91)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	419	494	578	662	746	830
Total Energy Charges (0-500) per kwh 0.16201	\$67.88	\$80.03	\$81.01	\$81.01	\$81.01	\$81.01
Total Energy Charges (501-1200) per kwh 0.13953			\$10.88	\$22.60	\$34.32	\$46.04
<i>Subtotal</i>	\$67.88	\$80.03	\$91.89	\$103.61	\$115.33	\$127.05
Total Taxes % of total 7%	\$4.75	\$5.60	\$6.43	\$7.25	\$8.07	\$8.89
Total Monthly Average Cost	\$72.63	\$85.63	\$98.32	\$110.86	\$123.40	\$135.94

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	225	265	314	353	392	430
Total Energy Charges (0-500) per kwh 0.16201	\$36.45	\$42.93	\$50.87	\$57.19	\$63.51	\$69.66
Total Taxes % of total 7%	\$2.55	\$3.01	\$3.56	\$4.00	\$4.45	\$4.88
Total Monthly Average Cost	\$39.00	\$45.94	\$54.43	\$61.19	\$67.96	\$74.54

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	29	34	76	119	161	204
Total Energy Charges per kwh 0.17917	\$5.20	\$6.09	\$13.62	\$21.32	\$28.85	\$36.55
Total Taxes % of total 7%	\$0.36	\$0.43	\$0.95	\$1.49	\$2.02	\$2.56
Total Monthly Average Cost	\$5.56	\$6.52	\$14.57	\$22.81	\$30.87	\$39.11

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	OBR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500)(wtd avg) per kwh 0.16916	\$6.94	\$8.12	\$11.84	\$15.39	\$19.12	\$22.67
Total Taxes % of total 7%	\$0.49	\$0.57	\$0.83	\$1.08	\$1.34	\$1.59
Total Monthly Average Cost	\$7.43	\$8.69	\$12.67	\$16.47	\$20.46	\$24.26

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	OBR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Total Energy Charges (0-500)(wtd avg) per kwh 0.16916	\$38.40	\$45.17	\$62.76	\$80.52	\$84.58	\$84.58
Total Energy Charges (501-1200)(wtd avg) per kwh 0.156047					\$12.48	\$28.87
<i>Subtotal</i>	<i>\$38.40</i>	<i>\$45.17</i>	<i>\$62.76</i>	<i>\$80.52</i>	<i>\$97.06</i>	<i>\$113.45</i>
Total Taxes % of total 7%	\$2.69	\$3.16	\$4.39	\$5.64	\$6.79	\$7.94
Total Monthly Average Cost	\$41.09	\$48.33	\$67.15	\$86.16	\$103.85	\$121.39

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	OBR	1BR	2BR	3BR	4BR	5BR
	134	158	202	245	289	332
Total Energy Charges (0-500)(wtd avg) per kwh 0.16916	\$22.67	\$26.73	\$34.17	\$41.44	\$48.89	\$56.16
Total Taxes % of total 7%	\$1.59	\$1.87	\$2.39	\$2.90	\$3.42	\$3.93
Total Monthly Average Cost	\$24.26	\$28.60	\$36.56	\$44.34	\$52.31	\$60.09

OTTUMWA HOUSING AUTHORITY, IA
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - MidAmerican Energy

UPDATE 2024

Building Type: Apartment

Total Monthly Charges of \$11.44 plus taxes of \$0.80 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$12.24)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	26	30	35	40	45	50
Total Energy Charges per ccf 0.75208	\$19.55	\$22.56	\$26.32	\$30.08	\$33.84	\$37.60
Total Taxes % of Total 7%	\$1.37	\$1.58	\$1.84	\$2.11	\$2.37	\$2.63
Total Monthly Average Cost	\$20.92	\$24.14	\$28.16	\$32.19	\$36.21	\$40.23

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.75208	\$2.26	\$2.26	\$3.76	\$4.51	\$6.02	\$6.77
Total Taxes % of Total 7%	\$0.16	\$0.16	\$0.26	\$0.32	\$0.42	\$0.47
Total Monthly Average Cost	\$2.42	\$2.42	\$4.02	\$4.83	\$6.44	\$7.24

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	7	8	12	15	19	22
Total Energy Charges per ccf 0.75208	\$5.26	\$6.02	\$9.02	\$11.28	\$14.29	\$16.55
Total Taxes % of Total 7%	\$0.37	\$0.42	\$0.63	\$0.79	\$1.00	\$1.16
Total Monthly Average Cost	\$5.63	\$6.44	\$9.65	\$12.07	\$15.29	\$17.71

OTTUMWA HOUSING AUTHORITY, IA
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - MidAmerican Energy

UPDATE 2024

Building Type: Detached House

Total Monthly Charges of \$11.44 plus taxes of \$0.80 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$12.24)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	36	43	50	57	64	72
Total Energy Charges per ccf 0.75208	\$27.07	\$32.34	\$37.60	\$42.87	\$48.13	\$54.15
Total Taxes % of Total 7%	\$1.89	\$2.26	\$2.63	\$3.00	\$3.37	\$3.79
Total Monthly Average Cost	\$28.96	\$34.60	\$40.23	\$45.87	\$51.50	\$57.94

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.75208	\$2.26	\$2.26	\$3.76	\$4.51	\$6.02	\$6.77
Total Taxes % of Total 7%	\$0.16	\$0.16	\$0.26	\$0.32	\$0.42	\$0.47
Total Monthly Average Cost	\$2.42	\$2.42	\$4.02	\$4.83	\$6.44	\$7.24

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	9	10	15	19	24	28
Total Energy Charges per ccf 0.75208	\$6.77	\$7.52	\$11.28	\$14.29	\$18.05	\$21.06
Total Taxes % of Total 7%	\$0.47	\$0.53	\$0.79	\$1.00	\$1.26	\$1.47
Total Monthly Average Cost	\$7.24	\$8.05	\$12.07	\$15.29	\$19.31	\$22.53

OTTUMWA HOUSING AUTHORITY, IA
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

BOTTLE GAS - EIA & MFA Oil (Average)

UPDATE 2024

Building Type: Detached House

HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types - Winter	39	47	55	62	70	79
Average Fuel Rate per gallon \$1.82	\$70.98	\$85.54	\$100.10	\$112.84	\$127.40	\$143.78
Total Monthly Average Cost	\$70.98	\$85.54	\$100.10	\$112.84	\$127.40	\$143.78

COOKING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types - Year Round	3	3	5	7	9	10
Average Fuel Rate per gallon \$1.82	\$5.46	\$5.46	\$9.10	\$12.74	\$16.38	\$18.20
Total Monthly Average Cost	\$5.46	\$5.46	\$9.10	\$12.74	\$16.38	\$18.20

WATER HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types - Year Round	10	11	16	21	26	31
Average Fuel Rate per gallon \$1.82	\$18.20	\$20.02	\$29.12	\$38.22	\$47.32	\$56.42
Total Monthly Average Cost	\$18.20	\$20.02	\$29.12	\$38.22	\$47.32	\$56.42

OTTUMWA HOUSING AUTHORITY, IA
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER & SEWER - Ottumwa Water & Hydro
TRASH COLLECTION - City of Ottumwa

UPDATE 2024

Building Type: All Building Types

WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Convert to CCF	4.81	5.01	7.02	9.02	11.03	13.03
Water Minimum Charge per month \$21.60	\$21.60	\$21.60	\$21.60	\$21.60	\$21.60	\$21.60
Water Rate (0-500) per ccf \$4.45	\$21.40	\$22.29	\$31.24	\$40.14	\$49.08	\$57.98
<i>Subtotal</i>	<i>\$43.00</i>	<i>\$43.89</i>	<i>\$52.84</i>	<i>\$61.74</i>	<i>\$70.68</i>	<i>\$79.58</i>
Total Taxes % of total 7%	\$3.01	\$3.07	\$3.70	\$4.32	\$4.95	\$5.57
Total Monthly Average Cost	\$46.01	\$46.96	\$56.54	\$66.06	\$75.63	\$85.15

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Convert to CCF	4.81	5.01	7.02	9.02	11.03	13.03
Sewer Base Charge per month \$18.25	\$18.25	\$18.25	\$18.25	\$18.25	\$18.25	\$18.25
Sewer Rate per ccf \$6.00	\$28.86	\$30.06	\$42.12	\$54.12	\$66.18	\$78.18
Total Monthly Average Cost	\$47.11	\$48.31	\$60.37	\$72.37	\$84.43	\$96.43

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

OTTUMWA HOUSING AUTHORITY, IA

SECTION 8 HCV PROGRAM

Utility Providers Residential Rates and Charges As of January 2024

UPDATE 2024

ELECTRICITY

Source: Alliant Energy (Interstate Power & Light)

1-800-255-4268

www.alliantenergy.com*

Summer (May - September) (5)			Rate 400	
Winter (October - April) (7)			Rate 400	
Service Charge	Per Month	\$13.00		
<i>Summer</i>		Tiers*	All	
<i>Winter</i>		Tiers*	0 - 500	501 - 1200
Energy Charge (<i>Summer</i>)	Per KWH	0.11685		
Energy Charge* (<i>Winter</i>)	Per KWH	0.09969	0.07721	
Energy Adjustment Clause (EAC)	Per KWH	0.0211	0.0211	
Energy Efficiency Cost Recovery (EECR)	Per KWH	0.0021	0.0021	
Reg. Transmission Service Clause (RTS)	Per KWH	0.03912	0.03912	
Total Energy Charges (<i>Summer</i>)		Per KWH	0.17917	
Total Energy Charges (<i>Winter</i>)		Per KWH	0.16201	0.13953
State Sales Tax	% of Total	6%		
Local Option Sales Tax	% of Total	1%		
Total Taxes		% of Total	7%	
Year Round Weighted Average			Rate 400	
		Tiers*	0 - 500	501 - 1200
Total Energy Charges (wtd avg)		Per KWH	0.16916	0.156047

NATURAL GAS

Source: MidAmerican Energy

888-427-5632

www.midamericanenergy.com*

Year Round			Small Volume Firm (SVF)	
Service Charge	Per Month	\$11.44		
		Tiers*	All	
Non-Gas Commodity Charge	Per Therm	0.20583		
Balance	Per Therm	0.10877		
Purchased Gas Adjustment	Per Therm	0.42592		
Energy Efficiency Cost Recovery	Per Therm	0.01156		
Total Energy Charges		Per Therm	0.75208	
State Sales Tax	% of Total	6%		
Local Option Sales Tax	% of Total	1%		
Total Taxes		% of Total	7%	

BOTTLE GAS/PROPANE

Source: EIA (U.S. Energy Information Administration)

www.eia.gov*

Year Round		
Fuel Rate	Per Gallon	\$1.58

Source: MFA Oil

641-437-4188

Call

Year Round		
Fuel Rate	Per Gallon	\$2.05

Average Bottle Gas/Propane Providers

Year Round		
Average Fuel Rate	Per Gallon	\$1.82

WATER & SEWER

Source: Ottumwa Water & Hydro

641-684-4606

www.ottumwawaterworks.com*

Water		
Water Minimum Charge	Per Month	\$21.60
	Tiers*	0 - 500
Water Volume Charge*	Per CCF	\$4.45
State Sales Tax	% of Total	6%
Local Option Sales Tax	% of Total	1%
Total Taxes	% of Total	7%

Source: City of Ottumwa

641-684-4606

www.ottumwa.us

Call

Sewer		
Sewer Base Charge	Per Month	\$18.25
Sewer Rate	Per CCF	\$6.00

UTILITY PROVIDER DOCUMENTATION

Iowa State Sales Tax

State Sales and Use Tax

The state sales tax rate and use tax rate are the same. The rate is 6%.

<https://tax.iowa.gov/iowa-sales-and-use-tax-guide#taxes>

Iowa Local Option Sales Tax

Local Option Sales Tax

In addition to the state tax, most local jurisdictions impose the local option sales tax. The rate is 1%. Within a county, some cities may have the local option tax, some may not. Also, the unincorporated rural area of a county may or may not have the tax. A jurisdiction may enact the tax on January 1 or July

Q. Is the local option sales tax imposed on the same items as state sales/excise tax?

Yes, except on:

- Room rentals, in a hotel, motel, or other similar facility
- Sales of equipment by the State Department of Transportation
- Sales of natural gas or electric energy subject to a city- or county-imposed franchise fee or users fee
- The sale of direct-to-home satellite pay television service
- Self-propelled building equipment, pile drivers, motorized scaffolding, or attachments customarily drawn or attached to them, including auxiliary attachments which improve their performance, safety, operation, or efficiency and including replacement parts used by contractors, subcontractors and builders for new construction, reconstruction, alterations, expansion or remodeling of real property or structures

Q. How are utility payments taxed?

Delivery of gas and water occurs and the services of electricity, heat, communication, and pay television are rendered, furnished, or performed at the address of the subscriber who is billed for the purchase of this property or services. If that billing address is located in a local option taxing jurisdiction, the tax will apply.

<https://tax.iowa.gov/iowa-local-option-sales-tax-lost-questions-and-answers#imposed>

Distribution of Funds: To local sales and service tax fund with disbursement to local jurisdictions monthly

<u>County</u>	<u>City</u>	<u>Local Rate</u>	<u>Total Rate</u>
---------------	-------------	-------------------	-------------------

Interstate Power and Light ELECTRIC TARIFF

Filed with the I.U.B.

ORIGINAL TARIFF NO. 1

Fourteenth Revised Sheet No. 20
Canceling Thirteenth Revised Sheet No. 20

Electric Residential Service

Rate Codes: 400, 407

D

Applicable:

To residential customers in single family dwellings or individually metered apartments for all domestic use. No resale of electric service is permitted hereunder. Service hereunder is also subject to Company's Rules and Regulations.

Character of Service:

60 Hertz alternating current, 120/240 volts, single-phase, through one meter and one point of delivery. Three phase service available in accordance with the Rules and Regulations and Excess Facilities Charge.

Billing Provisions

Service Charge:

Rate Code	Per day per meter	For comparison per month
Rate 400	\$0.4274	\$13.00

Energy Charge:

Rate 400	Winter	Summer
First 16.438 kWh/Day or first 500 kWh/Mo.	9.969¢/kWh	11.685¢/kWh
Next 23.014 kWh/Day or next 700 kWh/Mo.	7.721¢/kWh	11.685¢/kWh
Over 39.452 kWh/Day or over 1,200 kWh/Mo.	3.932¢/kWh	11.685¢/kWh

Note: For the average kWh in a billing period, there are 30.4167 days assumed in a month.

Summer Period:

From May 16 to September 15.

Optional Time of Day:

Rate Code: 407. The Customer may choose to have electric service metered and billed on a time-of-day basis. On-Peak/Off-Peak Definition: On-peak hours shall be from 7 a.m. to 8 p.m. CST, Monday through Friday. Off-peak hours are all other times (including the holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Off-peak kilowatt-hours will be billed at 50% of the above energy charges plus all other kilowatt-hours will be billed at 140% of the above energy charges. A minimum term of one year is required.

Interstate Power and Light ELECTRIC TARIFF

Filed with the I.U.B.

ORIGINAL TARIFF NO. 1

Thirty-Fifth Revised Sheet No. 21

Canceling Thirty-Fourth Revised Sheet No. 21

Electric Residential Service

Rate Codes: 400, 407

D

Second Nature Program:

A voluntary program, which allows customers to support generation technologies that rely on renewable energy resources. Initiation and termination of a customer's participation shall be effective with the next practicable meter reading date after the Company is notified by the customer.

The following charges shall be billed, based on customer selected support level, in addition to the charges shown above under **Energy Charge**, or the charges under the **Optional Time of Day** provision, if applicable:

Second Nature Support Level	Additional Charge
100%	1.00¢/kWh
50%	0.50¢/kWh
25%	0.25¢/kWh

D

D

D

D

Energy Cost Adjustment:

Billing under this schedule will include an adjustment per kWh, computed monthly, to compensate for changes in the cost of fuel as described in the Energy Adjustment Clause, Rider EAC.

Excess Facilities Charge:

Any standard facilities required to provide non standard service, in excess of that permitted under this Schedule or the Company's Rules and Regulations, shall be provided at a monthly amount equal to 1.6% of the Company's investment in such facilities.

Tax Adjustment Clause:

This price is subject to a Tax Adjustment, see Rider TAX.

Energy Efficiency Bill Credit:

See Rider EEBC.

Energy Efficiency Cost Recovery Clause:

See Rider EECR.

Regional Transmission Service Clause:

Billing under this schedule will include an adjustment per kWh, computed annually, to compensate for changes in the cost of transmission service as described in the Regional Transmission Service Clause, Rider RTS.

Renewable Energy Rider:

See Rider RER.

Rate Case Expense Rider:

See Rider RCE.

Prompt Payment Provision:

After 20 days, add 1 1/2% on the past-due amount.

Interstate Power and Light Company

ELECTRIC TARIFF

Filed with the I.U.B.

Two Hundred-Eleventh Revised Sheet No. 57

Canceling Two Hundred-Tenth Revised Sheet No. 57

ORIGINAL TARIFF NO. 1

Rider EAC – Energy Adjustment Clause

RESIDENTIAL SERVICE ENERGY ADJUSTMENT CLAUSE FACTORS

Billing Month	Billed EAC \$/kWh (A=B+C+D+E) (A)	Rider AEP – Alternate Energy Production Clause Factor \$/kWh (B)	Rider TBR - Tax Benefit Rider \$/kWh (C)	Energy (fuel) Cost Only \$/kWh (D)	Rider RCE- Rate Case Expense \$/kWh (E)
January 2023	\$0.02017	\$0.0089	-	\$0.0112	\$0.00007
February	\$0.00527	\$0.0051	-	\$0.0001	\$0.00007
March	\$0.01067	\$0.0053	-	\$0.0053	\$0.00007
April	\$0.01610	\$0.0079	-	\$0.0082	-
May	\$0.01740	\$0.0071	-	\$0.0103	-
June	\$0.02120	\$0.0020	-	\$0.0192	-
July	\$0.02240	\$0.0026	-	\$0.0198	-
August	\$0.02450	\$0.0025	-	\$0.0220	-
September	\$0.02600	\$0.0039	-	\$0.0221	-
October	\$0.02320	\$0.0047	-	\$0.0185	-
November	\$0.01970	\$0.0065	-	\$0.0132	-
December	\$0.01780	\$0.0059	-	\$0.0119	-
January 2024	\$0.02110	\$0.0054	-	\$0.0157	-
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					

Interstate Power and Light Company

ELECTRIC TARIFF

Filed with the I.U.B.

ORIGINAL TARIFF NO. 1

Twenty-Eighth Revised Sheet No. 60

Canceling Twenty-Seventh Revised Sheet No. 60

Rider EECR – Energy Efficiency Cost Recovery

The Energy Efficiency Cost Recovery Clause provides a mechanism to recover the amount of expenditures and related costs approved by the Iowa Utilities Board for the recovery through the application of cost recovery factors.

Cost Recovery Factors to be applied effective June 1, 2023.

<u>Class</u>	<u>Price Codes</u>	<u>\$/kWh</u>	
Residential Service	400, 407, 507	0.0021	R
Non-Residential General Service	600, 607, 707	0.0018	I
Large General Service	440, 447, 480, 487	0.0008	I
Large General Service - Supplementary Power	800, 807, 810, 817	0.0008	I
Large General Service - High Load Factor/ Large Volume	760	0.0008	I
Area and Street Lighting Service	620, 630, 640	0.0036	I
Standby Power Service	790, 840	0.0008	I

Interstate Power and Light Company

ELECTRIC TARIFF

Filed with the I.U.B.

Second Substitute Twenty-First Revised Sheet No. 86

Canceling Third Sub. Twentieth Revised Sheet No. 86

ORIGINAL TARIFF NO. 1

Rider RTS – Regional Transmission Service Clause

The Regional Transmission Service (RTS) Clause provides a mechanism to recover costs related to transmission incurred by or charged to the Company consistent with a tariff or agreement that is subject to the jurisdiction of the Federal Energy Regulatory Commission through retail rates as approved by the Iowa Utilities Board (Board) through the application of cost recovery factors.

Applicable:

To all rate classes. The RTS will be applied to all kW or kWh sales, depending upon rate class, under retail electric rate schedules. The cost recovery factors are applied on a monthly basis to either base kilo-Watt-hours (energy) or base kilo-Watt (demand) units, depending upon customer class, for the purpose of billing. The RTS factor shall be applied as a separate charge. The cost recovery factors shall be determined per the formulae below and shall apply monthly to bills. All provisions of the customer's current applicable rate schedule will apply in addition to this charge.

RTS factors to be applied effective January 1, 2024:

C

<u>Class</u>	<u>Price Codes</u>	<u>RTS \$/kWh</u>	<u>RTS \$/kW</u>	
Residential Service	400, 407, 507	\$0.03912	n/a	R
Non-Residential General Service	600, 607, 707	\$0.03079	n/a	R
Large General Service*	440, 447, 480, 487	n/a	\$9.81	R
Large General Service – Supplementary Power*	800, 807, 810, 817	n/a	\$6.92	R
Large General Service - High Load Factor / Large Volume*	760	n/a	\$11.19	I
Area and Street Lighting Service	620, 630, 640	\$0.03528	n/a	I
Standby Power Service	790, 840	n/a	\$7.33	I

* Large General Service RTS charges shall be included with base rate demand charges in the application of primary service and power factor provisions of the Large General Service tariff.



DESIGNATION: Small Volume Firm (SVF)
CLASS OF SERVICE: Residential, Commercial and Industrial

Application

Available in all service areas in Iowa.

Applicable to all firm natural gas service normally supplied through one (1) meter at a single point of delivery for all residential, commercial, and industrial customers having peak day requirements of less than 500 therms. Not applicable for resale, standby or supplemental service. The Company's Gas Policies shall apply.

Monthly Rate

	<u>SVF</u>	
Service Charge per Meter:	\$ 11.44	
Non-Gas Commodity Charge:		
First 250 therms per therm:	\$ 0.20583	
Balance per therm:	\$ 0.10877	

Clauses and Riders

Above rate subject to: Btu Adjustment Clause (Sheet No. W-1).
Cost of Purchased Gas Adjustment Clause 1,
(Sheet Nos. W-2, W-4).
Gas Energy Efficiency Cost Recovery (Sheet No. W-3).
Tax Adjustment Clause (Sheet No. W-7).
Capital Investment Charge (Sheet No. A-1).
Tax Expense Revision Mechanism (Sheet No. B-9).

Bill Payment Provision

The rate is net. A late payment charge of one and one-half percent (1.5%) per month shall be added to the past due amount if the bill is not paid by the due date.

Minimum Charge

The minimum charge is the service charge plus the capital investment charge and the commodity charge plus any applicable clauses and riders for all therms used.



MIDAMERICAN ENERGY COMPANY
 Gas Tariff No. 1
 Filed with the Iowa Utilities Board

3rd Revised Sheet No. vii
 Canceling 2nd Revised Sheet No. vii

<u>Communities</u>	<u>Pricing Zone**</u>	<u>Communities</u>	<u>Pricing Zone**</u>	T
Minburn	W	Parkersburg	W	T
Minden	W	Perry	W	T
Mingo	W	Persia	W	T
Missouri Valley	W	Plainfield	W	T
Mitchellville	W	Pleasant Hill	W	T
Monona County	W	Pleasantville	W	T
Monroe	W	Plymouth County	W	T
Monroe County	W	Polk City	W	T
Montgomery County	W	Polk County	W	T
Moorland	E	Port Neal	W	T
Moville	W	Portsmouth	W	T
Muscatine County	E	Pottawattamie County	W	T
		Prairie City	W	T
Nashua	W	Princeton	E	T
Neola	W			T
New Hartford	W	Raymond	W	T
New Sharon	W	Red Oak	W	T
Newell	W	Redfield	W	T
North Liberty	E	Ringsted	W	T
Norwalk	W	Riverdale	E	T
		Riverside	E	T
Oakland	W	Robins	E	T
O'Brien County	W	Rock Valley	W	T
Odebolt	W	Rockwell	W	T
Oskaloosa	W	Rockwell City	W	T
Otho	E	Runnells	W	T
Ottumwa	E	Ruthven	W	T
Oxford	E			T
		Sac County	W	T
Pacific Junction	W	Saint Charles	W	T
Page County	W	Saint Marys	W	T
Palo Alto County	W	Salix	W	T
Panora	W	Schaller	W	T
Panorama Park	E			T

**Pricing Zone: East System (E) West System (W) T

Issued: August 19, 2016
 Issued by: Rob Berntsen
 Senior V.P. & General Counsel

Effective: September 19, 2016



MIDAMERICAN ENERGY COMPANY
Gas Tariff No. 1
Filed with the Iowa Utilities Board

363rd Revised Sheet No. W-4
Canceling 362nd Revised Sheet No. W-4

RATE DESIGNATION: Statement of Purchased Gas Adjustment
CLASS OF SERVICE: All Customer Classes

<u>Clause</u>	<u>Rate Schedule</u>		<u>Billing Rate per Therm</u>	
1	Small and Medium Volume Firm:			
	Gas Supply Charge	\$ 0.31107		R
	Pipeline Transport Charge	<u>0.11485</u>		
			\$ 0.42592	R
2	Large Volume Firm:			
	Demand		\$ 0.98104	
	Gas Supply Charge		\$ 0.33900	I

Issued: December 4, 2023
Issued by: Arick R. Sears
Vice President, Regulation

Effective: For Usage on and After
December 7, 2023



DESIGNATION: Gas Energy Efficiency Cost Recovery
 CLASS OF SERVICE: All Schedules So Designated

The following factors per therm are added to the non-gas rates per therm for the rate schedules so designated for the recovery of the Company's gas energy efficiency expenditures made and approved for recovery pursuant to Iowa Admin. Code 199-35.

Energy efficiency charges are a separate line item on customer bills.

Energy Efficiency Cost Recovery Factors:

<u>Rate Designation</u>	<u>On-going MidAmerican Costs Rate Per Therm</u>	
Residential SVF, MVF	\$0.01156	R
Non-Residential SVF, STM, ST*	\$0.00168	R
MVF, MTM, MT*	\$0.00168	R
LVF, LT*, LGTS*	\$0.00168	R
INT	\$0.00168	R
SGS, SGTS*	\$0.00168	R
CPS*	\$0.00168	R

RECONCILIATION: A reconciliation will be filed annually. The energy efficiency costs recovered from customers during the prior period will be compared to those which were allowed to be recovered. Any over/under collection, any ongoing costs, and any change in forecast sales, will be used to adjust the current energy efficiency cost recovery factors.

* Gas Energy Efficiency Cost Recovery, applies to customers taking service under daily transportation rates when, while taking company-supplied gas or monthly metered transportation service, the customer had received a single benefit of \$5,000 or more from a MidAmerican energy efficiency program.



RATE ADJUSTMENT CLAUSE
Gas Tax Adjustment

Applicable: To All Gas Rates

When any franchise, occupation, sales, license, excise, privilege or similar tax or fee of any kind is imposed upon the Company by any governmental authority based upon (i) the sale of gas service to customers, (ii) the amount of gas energy sold to customers, (iii) the gross receipts, net receipts or revenues to the Company therefrom, such tax or fee or value of service shall, insofar as practical, be charged on a pro rata basis to all customers receiving gas service from the Company within the boundaries of such taxing authority. Any such charge shall continue in effect only for the duration of such tax, assessment or service period.

Current Applicable Requirements

Iowa Sales Tax:

A state sales tax, as set forth in Section 423.2 of the Iowa Code, shall be applied to all billings for gas service, unless exempted under the provisions of Section 423.3, Iowa Code, and regulations applicable thereto.

T

Local Option Sales Tax:

Where a local option tax, as set forth in Section 423B.1 and 423B.5 of the Iowa Code, has been imposed in a county, it shall be applied to all billings for gas service to customers within the designated area(s) of application, unless exempted under the provisions of Section 423.3, Iowa Code, and regulations applicable thereto or where such billings are subject to a franchise or user fee and therefore exempt.

N
N
N/D

D

L



RIDER CIC – CAPITAL INVESTMENT CHARGE
(Applicable to Sales Service and Gas Transportation)

The following fixed monthly surcharge shall be applied to Sales and Transportation Customers from the effective date of this tariff until the Company’s next general rate case, or until this tariff is updated and approved by the Iowa Utilities Board:

<u>Class</u>	<u>Applicable Rates</u>	<u>Monthly Surcharge</u>	
Residential	60 & SVF-Residential	\$0.00	R
General Service	70, 70M, 70T, SVF-Non-residential, MVF, LVF, INT, ST, MT, LT, STM & MTM	\$0.00	R
Large General Service	90, 90T, LGT	\$0.00	R
Seasonal	87, 87T, SGS, SGT	\$0.00	R



CLAUSE TERM – TAX EXPENSE REVISION MECHANISM (continued)
 (Applicable to Sales Service and Gas Transportation)

The adjustment of gas charges under the provisions of Clause TERM – Tax Expense Revision Mechanism to be effective with bills rendered beginning June 22, 2023, shall be as follows:

<u>Class</u>	<u>Rates</u>	<u>Price per therm</u>	
Residential - Sales	60 & SVF-Residential	\$ 0.00000	I
General Service - Sales	SVF-Non-residential, 70, 70M, LVF, MTM, MVF, STM & INT	\$ 0.00000	I
Large General Service - Sales	90	\$ 0.00000	I
Seasonal - Sales	87 & SGS	\$ 0.00000	I
General Service – Transport	70T, MT, ST, LT	\$ 0.00000	I
Large General Service - Transport	90T, LGT, 95* & CPS*	\$ 0.00000	I
Seasonal - Transport	87T & SGT	\$ 0.00000	I

* Depending on the terms of each individual contract.



PETROLEUM & OTHER LIQUIDS

OVERVIEW DATA ANALYSIS & PROJECTIONS

[GLOSSARY >](#) [FAQS >](#)

Weekly Heating Oil and Propane Prices (October - March)

(Dollars per Gallon Excluding Taxes)

Area: Period: Weekly

Show Data By:		Graph							View History
<input checked="" type="radio"/> Data Series	<input type="radio"/> Area	Clear	11/27/23	12/04/23	12/11/23	12/18/23	12/25/23	01/01/24	
Residential Heating Oil	<input type="checkbox"/>		3.431	3.326	3.153	3.116	3.149	3.035	1990-2024
Wholesale Heating Oil	<input type="checkbox"/>		2.716	2.557	2.401	2.583	2.569	2.374	2013-2024
Residential Propane	<input type="checkbox"/>		1.572	1.580	1.583	1.581	1.576	1.583	1990-2024
Wholesale Propane	<input type="checkbox"/>		0.764	0.824	0.803	0.755	0.777	0.860	2013-2024

Click on the source key icon to learn how to download series into Excel, or to embed a chart or map on your website.

- = No Data Reported; -- = Not Applicable; NA = Not Available; W = Withheld to avoid disclosure of individual company data.

Notes: Weekly heating oil and propane prices are only collected during the heating season which extends from October through March. Due to updated weighting methodology, national and regional residential heating oil and propane prices from October 2009 to March 2013 have been revised since they were first published. See [Excel spreadsheet](#) for changes to published data. Values shown for the previous week may be revised to account for late submissions and corrections. See Definitions, Sources, and Notes link above for more information on this table.

Release Date: 1/4/2024

Next Release Date: 1/10/2024

Section VIII – Rate Schedule

8.1 Metered Rates for Residential and Commercial Accounts Billing Monthly

EFFECTIVE July 1, 2023

Base Charge

Meter Size	City Rates	Suburban Rates
Meters with Pits (5/8 & 3/4)	\$21.60 Minimum	\$32.40 Minimum
5/8”	\$16.04 “ “	\$20.05 “ “
3/4”	17.87 “ “	22.35 “ “
1”	23.36 “ “	29.20 “ “
1 1/2”	34.31 “ “	42.89 “ “
2”	46.49 “ “	58.12 “ “
<u>Volume Charge</u>		
First 50,000 Cu. Ft.	\$ 4.45 Per 100 Cu. Ft.	\$5.56 Per 100 Cu. Ft.
Next 50,000 Cu. Ft.	3.25 “ “ “ “	4.06 “ “ “ “
Over 100,000 Cu. Ft.	2.37 “ “ “ “	2.96 “ “ “ “

8.2 Commercial Accounts Billing Monthly

EFFECTIVE SAME AS ABOVE

Base Charge

Meter Size	City Rates	Suburban Rate
Meters with Pits (5/8 & 3/4)	\$ 21.60 Minimum	\$32.40 Minimum
5/8”	\$ 16.04 “ “	\$ 20.05 “ “
3/4”	17.87 “ “	22.35 “ “
1”	23.36 “ “	29.20 “ “
1 1/2 “	34.31 “ “	42.89 “ “
2”	46.49 “ “	58.12 “ “
3”	89.10 “ “	111.38 “ “
4”	140.30 “ “	175.38 “ “
6”	318.35 “ “	397.94 “ “
8”	556.69 “ “	695.86 “ “
10”	846.81 “ “	1,058.51 “ “
12”	1169.59 “ “	1,461.99 “ “
<u>Volume Charge</u>		
First 50,000 Cu. Ft.	\$ 4.45 per 100 Cu. Ft.	\$5.56 per 100 Cu. Ft.
Next 50,000 Cu. Ft.	3.25 “ “ “ “	4.06 per 100 Cu. Ft.
Over 100,000 Cu. Ft.	2.37 “ “ “ “	2.96 per 100 Cu. Ft.

Bulk Water Sales –\$8.18 per 100 Cu. Ft.
 City Rate (Excess Usage) \$1.17 per Cu. Ft.

COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates SECTION 8 HCV PROGRAM

OTTUMWA HOUSING AUTHORITY, IA

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 2024

Alliant Energy (Interstate Power & Light)		Summer Rates		Winter Rates		Difference		Percentage	
		1/2023	1/2024	1/2023	1/2024	Summer	Winter	Summer	Winter
Description	Measure								
Service Charge	per month	\$13.00	\$13.00	\$13.00	\$13.00	\$0.00	\$0.00	0%	0%
Tier-1 Total Energy Charges (All) (0-500)	per kwh	0.17740	0.17917	0.16024	0.16201	0.00177	0.00177	1%	2%
Tier-2 Total Energy Charges (501-1200)	per kwh			0.13776	0.13953		0.00177		2%
Total Taxes	% of total	7%	7%	7%	7%	0.00	0.00	0%	0%

Summer rates are single ticed. Summer: May - September (5), Winter: October - April (7)

NATURAL GAS

MidAmerican Energy		Rates		Difference	
Description	Measure	1/2023	1/2024	Amount	Percent
Total Monthly Charges	per month	\$10.73	\$11.44	\$0.71	7%
Total Energy Charges	per therm	0.99903	0.75208	-0.24695	-25%
Total Taxes	% of total	7%	7%	0.00	0%

BOTTLE GAS/PROPANE

EIA (U.S. Energy Information Administration)		Rates		Difference	
Description	Measure	1/2023	1/2024	Amount	Percent
Fuel Rate	per gallon	\$1.94	\$1.58	-\$0.36	-19%

MFA Oil		Rates		Difference	
Description	Measure	1/2023	1/2024	Amount	Percent
Fuel Rate	per gallon	\$2.35	\$2.05	-\$0.30	-13%

Average Propane Fuel Rate	per gallon	\$2.14	\$1.82	-\$0.33	-16%
----------------------------------	------------	--------	---------------	---------	------

Comparison of Previous and Current Utility Rates
SECTION 8 HCV PROGRAM

OTTUMWA HOUSING AUTHORITY, IA

WATER & SEWER

Ottumwa Water & Hydro Description - Water	Measure	Rates		Difference	
		1/2023	1/2024	Amount	Percent
Water Minimum Charge	per month	\$20.00	\$21.60	\$1.60	9%
Water Volume Charge (0-500)	per ccf	\$3.92	\$4.45	\$0.53	14%
Total Taxes	% of total	7%	7%	0.00	0%

City of Ottumwa Description - Sewer	Measure	Rates		Difference	
		1/2023	1/2024	Amount	Percent
Sewer Base Charge	per month	\$18.25	\$18.25	\$0.00	0%
Sewer Rate	per ccf	\$6.00	\$6.00	\$0.00	0%

CURRENTLY ADOPTED SECTION 8 UTILITY ALLOWANCES

Utility Allowance Schedule

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

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

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy):

Locality: Ottumwa Housing Authority, IA		Unit Type: Multi-Family (High-Rise/Low-Rise/ Apartment/Row House/Townhouse/Semi-Detached /Duplex)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$28.00	\$32.00	\$37.00	\$43.00	\$48.00	\$53.00
b. Bottle Gas/Propane	N/A	N/A	N/A	N/A	N/A	N/A
c. Electric	\$31.00	\$36.00	\$49.00	\$62.00	\$74.00	\$87.00
d. Electric Heat Pump	\$27.00	\$32.00	\$38.00	\$42.00	\$47.00	\$52.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$9.00	\$10.00
b. Bottle Gas/Propane	N/A	N/A	N/A	N/A	N/A	N/A
c. Electric	\$7.00	\$9.00	\$13.00	\$16.00	\$20.00	\$24.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)	\$28.00	\$33.00	\$45.00	\$58.00	\$71.00	\$83.00
Air Conditioning	\$7.00	\$8.00	\$12.00	\$15.00	\$18.00	\$21.00
Water Heating						
a. Natural Gas	\$7.00	\$9.00	\$13.00	\$16.00	\$20.00	\$24.00
b. Bottle Gas/Propane	N/A	N/A	N/A	N/A	N/A	N/A
c. Electric	\$19.00	\$23.00	\$29.00	\$35.00	\$41.00	\$48.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$42.00	\$42.00	\$51.00	\$59.00	\$68.00	\$76.00
Sewer	\$47.00	\$48.00	\$60.00	\$72.00	\$84.00	\$96.00
Trash Collection	N/A	N/A	N/A	N/A	N/A	N/A
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 \$13.91	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Natural Gas Charge \$11.48	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Other		\$		
		Total		\$		



Utility Allowance Schedule

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

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

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy):

Locality: Ottumwa Housing Authority, IA		Unit Type: Single-Family (Detached House/Mobile Home)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$38.00	\$46.00	\$53.00	\$61.00	\$68.00	\$77.00
b. Bottle Gas/Propane	\$83.00	\$101.00	\$118.00	\$133.00	\$150.00	\$169.00
c. Electric	\$72.00	\$85.00	\$97.00	\$110.00	\$122.00	\$134.00
d. Electric Heat Pump	\$39.00	\$45.00	\$54.00	\$61.00	\$67.00	\$74.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$9.00	\$10.00
b. Bottle Gas/Propane	\$6.00	\$6.00	\$11.00	\$15.00	\$19.00	\$21.00
c. Electric	\$7.00	\$9.00	\$13.00	\$16.00	\$20.00	\$24.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)	\$41.00	\$48.00	\$66.00	\$85.00	\$103.00	\$120.00
Air Conditioning	\$6.00	\$6.00	\$14.00	\$23.00	\$31.00	\$39.00
Water Heating						
a. Natural Gas	\$10.00	\$11.00	\$16.00	\$20.00	\$26.00	\$30.00
b. Bottle Gas/Propane	\$21.00	\$24.00	\$34.00	\$45.00	\$56.00	\$66.00
c. Electric	\$24.00	\$28.00	\$36.00	\$44.00	\$52.00	\$59.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$42.00	\$42.00	\$51.00	\$59.00	\$68.00	\$76.00
Sewer	\$47.00	\$48.00	\$60.00	\$72.00	\$84.00	\$96.00
Trash Collection	N/A	N/A	N/A	N/A	N/A	N/A
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 \$13.91	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Natural Gas Charge \$11.48	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
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.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



LOCAL CLIMATOLOGICAL DATA

General Information

HUSM-Ver13i_813_Summit-Update

OTTUMWA HOUSING AUTHORITY, IA

Study Date:

PHA/Zip Code* Lookup:

*If zip code is unavailable, choose adjacent zip code.

Name/City of HA:

State:

Building Types		#BR	Grouping
Apartment	Yes	0-5	Multi-Family
Row House/Townhouse		0-5	
Semi-Detached/Duplex			
Detached House	Yes	0-5	Single-Family
Mobile/Manufactured Home		0-5	Family

Average	
Electric	No
Natural Gas	No
Water	No
Sewer	No
Trash	N/A

MF (H-R/L-R/Apt/RH/TH/S-D/D) & SF (DH/MH)
Bottle Gas for Single-Family Only

Standard Schedule

Climate Data (Degree Days)

HEATING

January	1317
February	1063
March	811
April	434
May	166
Jun	21
July	2
August	9
September	110
October	403
November	774
December	1207
Annual	6317

COOLING

January	0
February	0
March	1
April	10
May	53
Jun	201
July	314
August	255
September	93
October	11
November	0
December	0
Annual	938

Typical Low Temp