



Managing Utility Allowance Expenses



Regulations & Compliance



IRS Tax Code

- 1.42-10



Arizona Department of Housing

Approved Methodologies



- Local PHA Schedule
- Utility Company Estimate
- Energy Consumption Model
- HUD Utility Schedule Model
- Actual Use

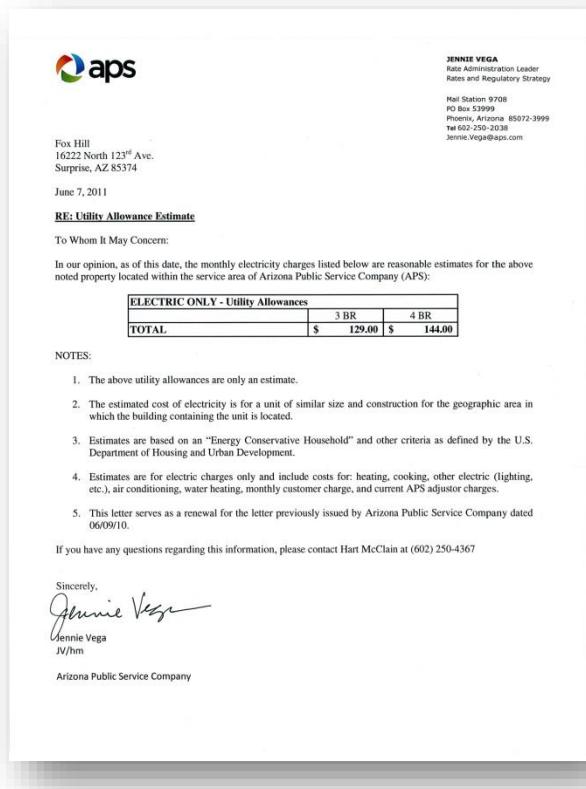
About Us



- Multi-family industry since 1999
- Principals & Staff Experience
- Utility Allowances since 2005
- Completed over 2000 Utility Allowance Projects
- Experience with LIHTC Properties, Utility Providers, Compliance Agencies



Utility Company Estimate



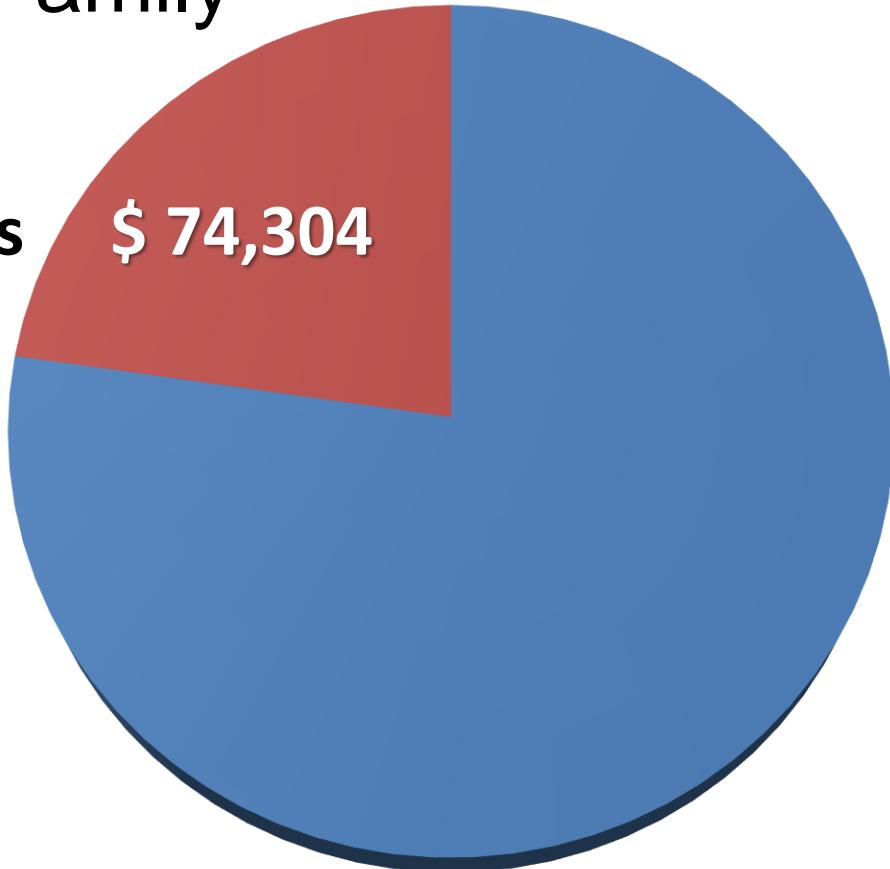
- Original Alternative to PHA Schedule
- Recognized by Compliance Agencies
- 3rd Party Calculations
- Secure Data Matrix
- Significant Credibility

Maricopa County (APS)

98 Units-Single Family

Electric, W/S, Trash

Annual Savings **\$ 74,304**



Maricopa County (APS)

98 Units - Single Family

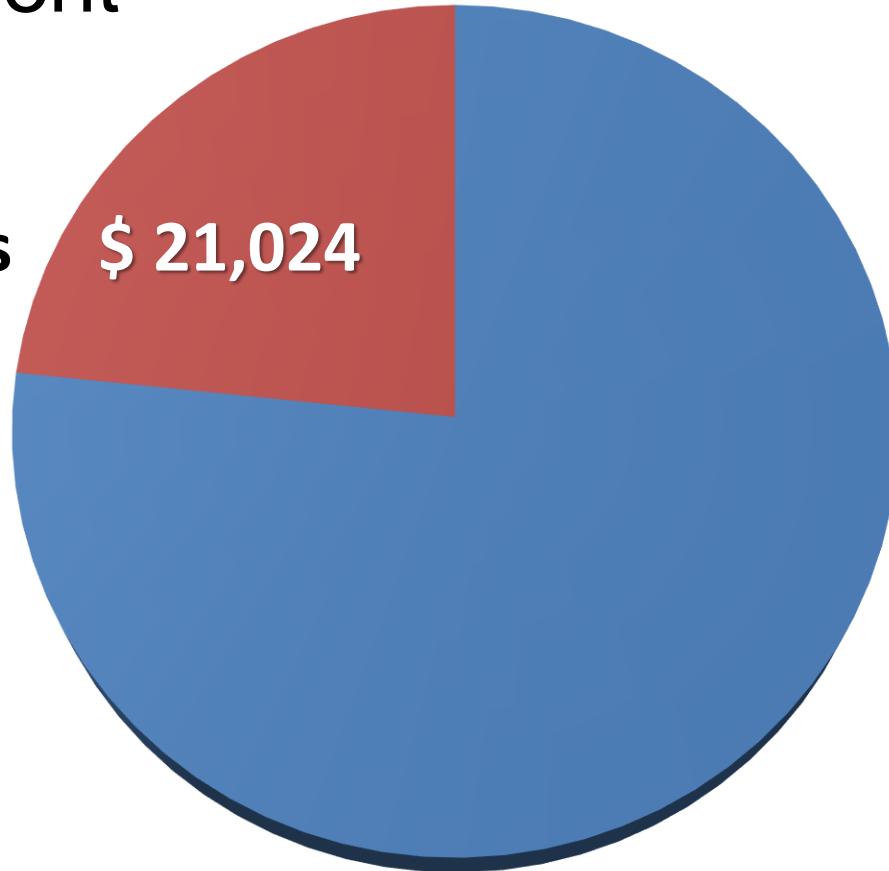
<u>BR Size</u>	<u>3</u>	<u>4</u>	<u>Monthly Total</u>	<u>Yearly Total</u>
# of Units (98)	50	48		
Current Allowance	\$ 251	\$ 306	27,238	\$ 326,856
New Allowance	203	227	21,046	252,552
			ANNUAL SAVINGS:	\$ 74,304

City of Phoenix (SRP)

72 Units-Apartment

Electric Only

Annual Savings **\$ 21,024**



City of Phoenix (SRP)

72 Units - Apartment

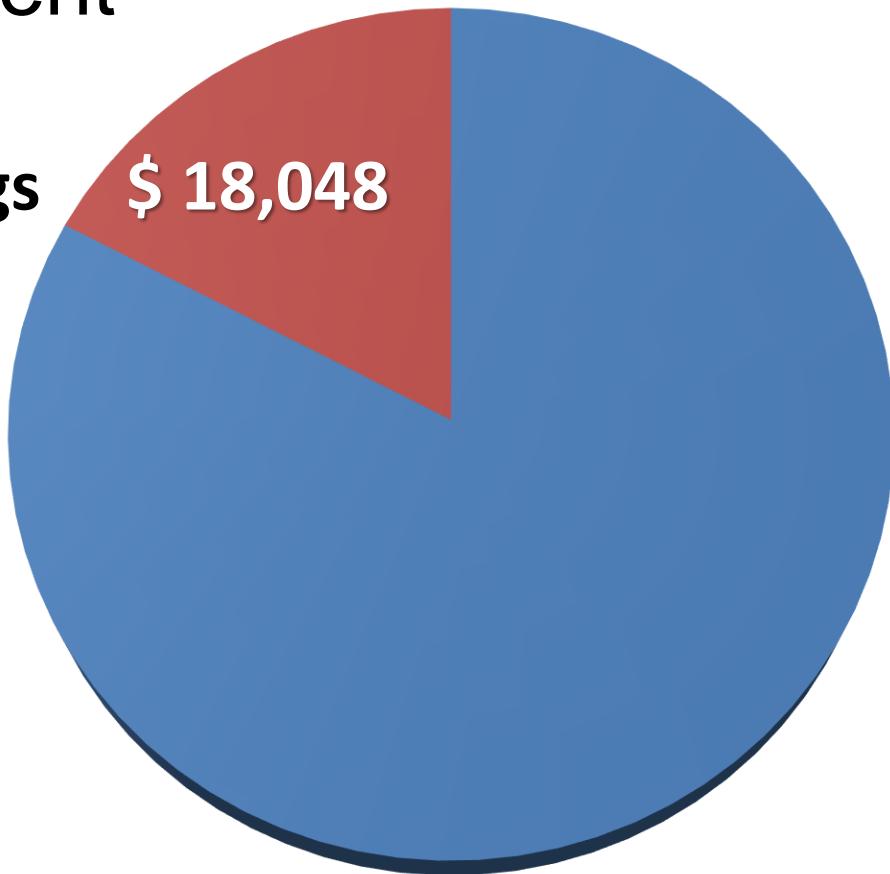
<u>BR Size</u>	<u>2</u>	<u>3</u>	<u>Monthly Total</u>	<u>Yearly Total</u>
# of Units (72)	48	24		
Current Allowance	\$ 98	\$ 117	\$ 7,512	\$ 90,144
New Allowance	76	88	4,104	69,120
			ANNUAL SAVINGS:	\$ 21,024

Winslow (APS)

80 Units-Apartment

Electric Only

Annual Savings



Winslow (APS)

80 Units - Apartment

<u>BR Size</u>	<u>2</u>	<u>3</u>	<u>Monthly Total</u>	<u>Yearly Total</u>
# of Units (80)	48	32		
Current Allowance	\$ 102	\$ 119	\$ 8,704	\$ 104,448
New Allowance	84	99	7,200	86,400
			ANNUAL SAVINGS:	\$ 18,048

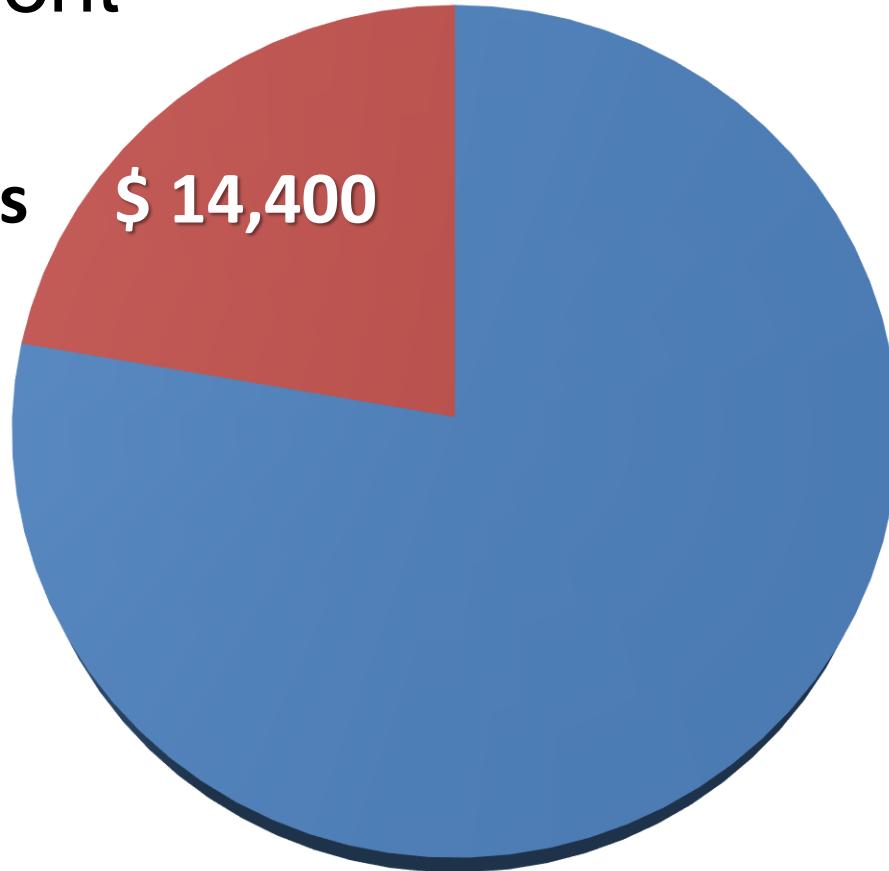
Winslow (Navopache)

48 Units-Apartment

Electric Only

Annual Savings

\$ 14,400



Winslow (Navopache)

48 Units - Apartment

<u>BR Size</u>	<u>2</u>	<u>3</u>	<u>Monthly Total</u>	<u>Yearly Total</u>
# of Units (48)	24	24		
Current Allowance	\$ 102	\$ 119	\$ 5,304	\$ 63,648
New Allowance	79	92	4,104	49,248
			ANNUAL SAVINGS:	\$ 14,400

Types of Properties



Existing Properties

Properties Under
Construction

Application Process

The DPC Process

1. Property Information
2. Preliminary Analysis
3. Written Proposal/Acceptance
4. Final Utility Allowance Calculation
5. Written Estimate from Local Utility Provider
6. Written Report for State Agency
7. Annual Renewal



QUESTIONS

Thank You!!

Contact Us

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