



DIAMOND
Property Consultants, Inc.

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

 **aps**

Fox Hill
16222 North 123rd Ave.
Surprise, AZ 85374

June 7, 2011

RE: Utility Allowance Estimate

To Whom It May Concern:


In our opinion, as of this date, the monthly electricity charges listed below are reasonable estimates for the above noted property located within the service area of Arizona Public Service Company (APS):

ELECTRIC ONLY - Utility Allowances		
	3 BR	4 BR
TOTAL	\$ 129.00	\$ 144.00

NOTES:

1. The above utility allowances are only an estimate.
2. The estimated cost of electricity is for a unit of similar size and construction for the geographic area in which the building containing the unit is located.
3. Estimates are based on an "Energy Conservative Household" and other criteria as defined by the U.S. Department of Housing and Urban Development.
4. Estimates are for electric charges only and include costs for: heating, cooking, other electric (lighting, etc.), air conditioning, water heating, monthly customer charge, and current APS adjuster charges.
5. This letter serves as a renewal for the letter previously issued by Arizona Public Service Company dated 06/09/10.

If you have any questions regarding this information, please contact Hart McClain at (602) 250-4367

Sincerely,

Jennie Vega
N/hm
Arizona Public Service Company

JENNIE VEGA
Rate Administration Leader
Rates and Regulatory Strategy
Mail Station 9708
PO Box 53999
Phoenix, Arizona 85072-3999
tel 602-250-2038
Jennie.Vega@aps.com

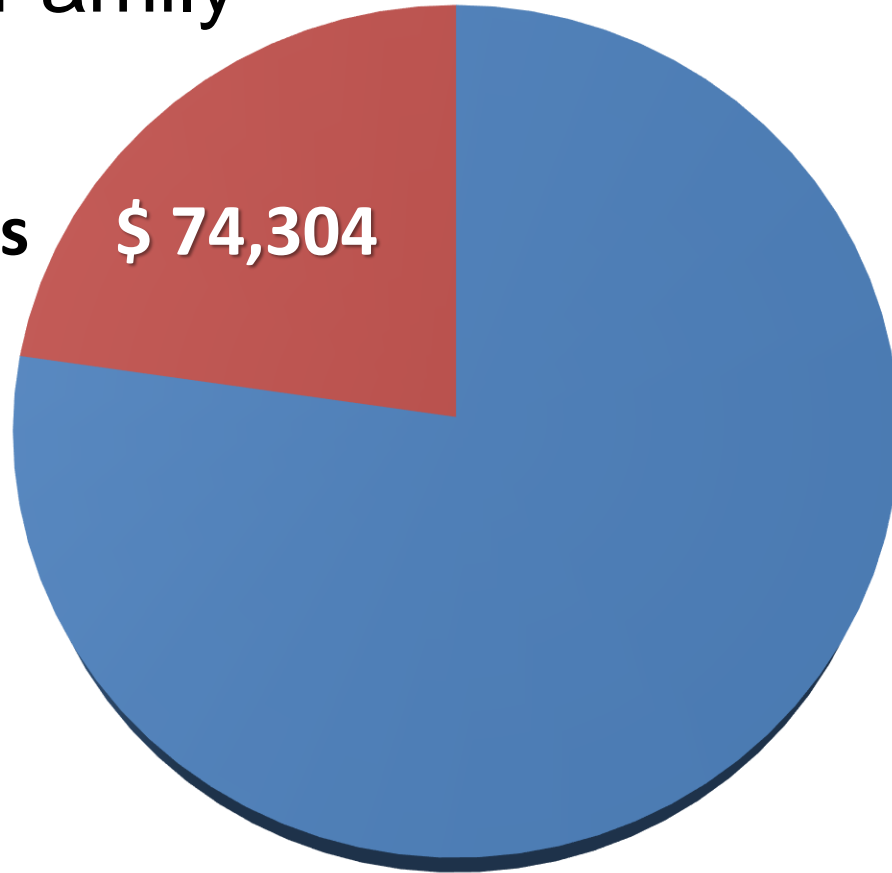
- ❑ Original Alternative to PHA Schedule
- ❑ Recognized by Compliance Agencies
- ❑ 3rd Party Calculations
- ❑ Secure Data Matrix
- ❑ Significant Credibility

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

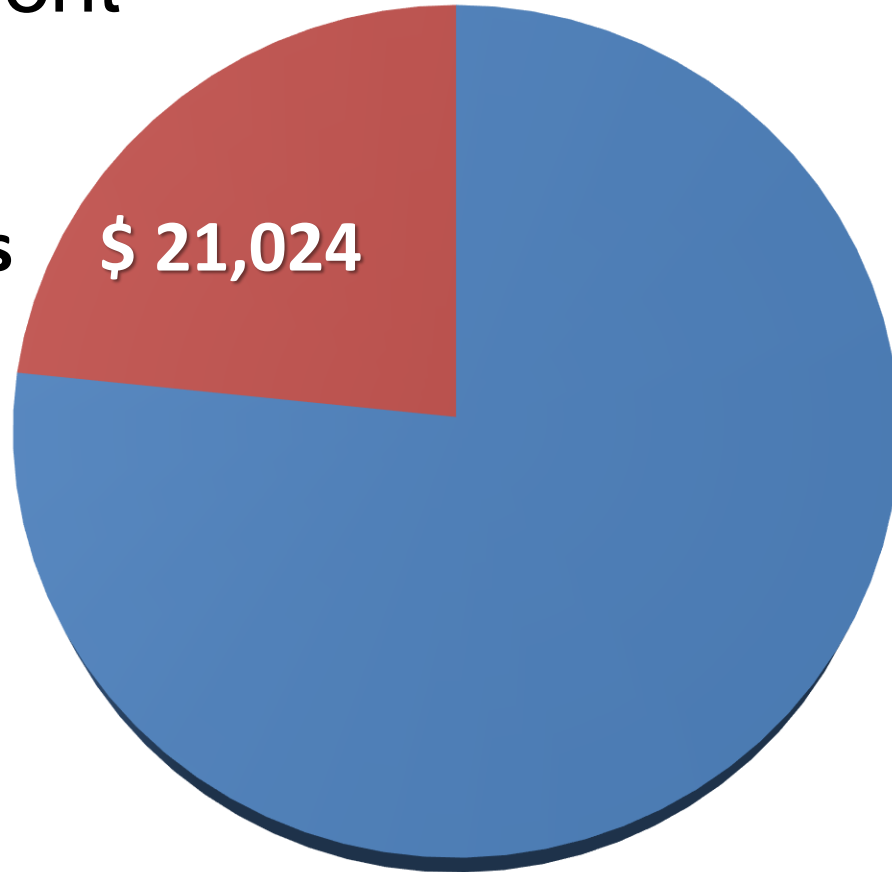


City of Phoenix (SRP)

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

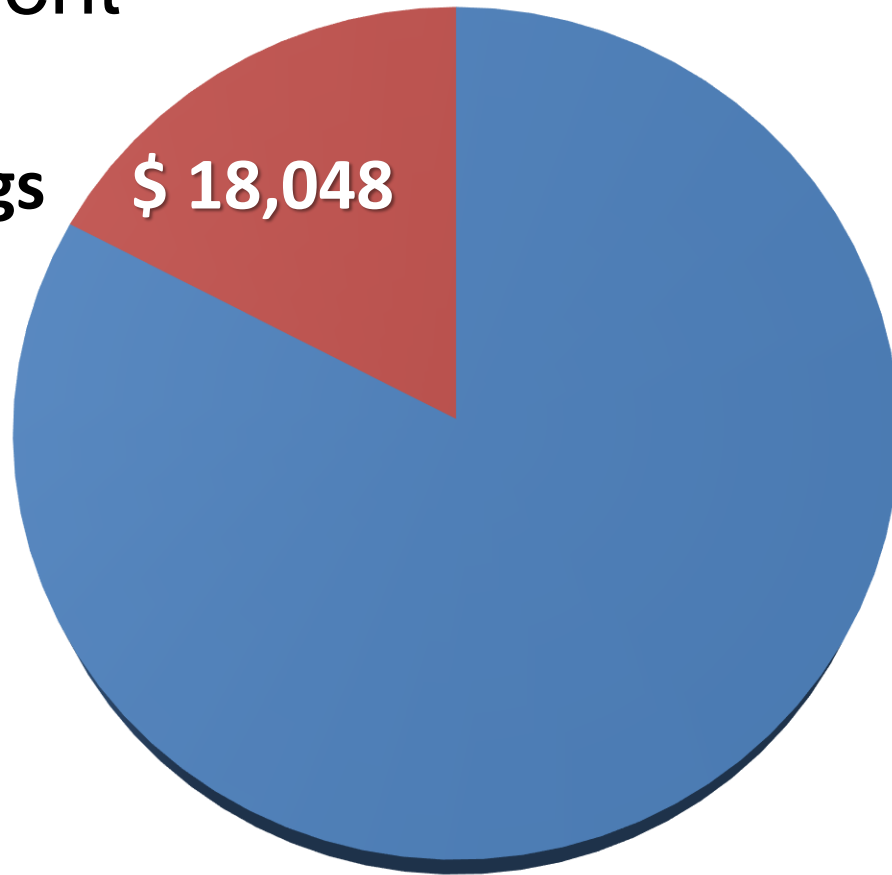


Winslow (APS)

80 Units-Apartment

Electric Only

Annual Savings **\$ 18,048**



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

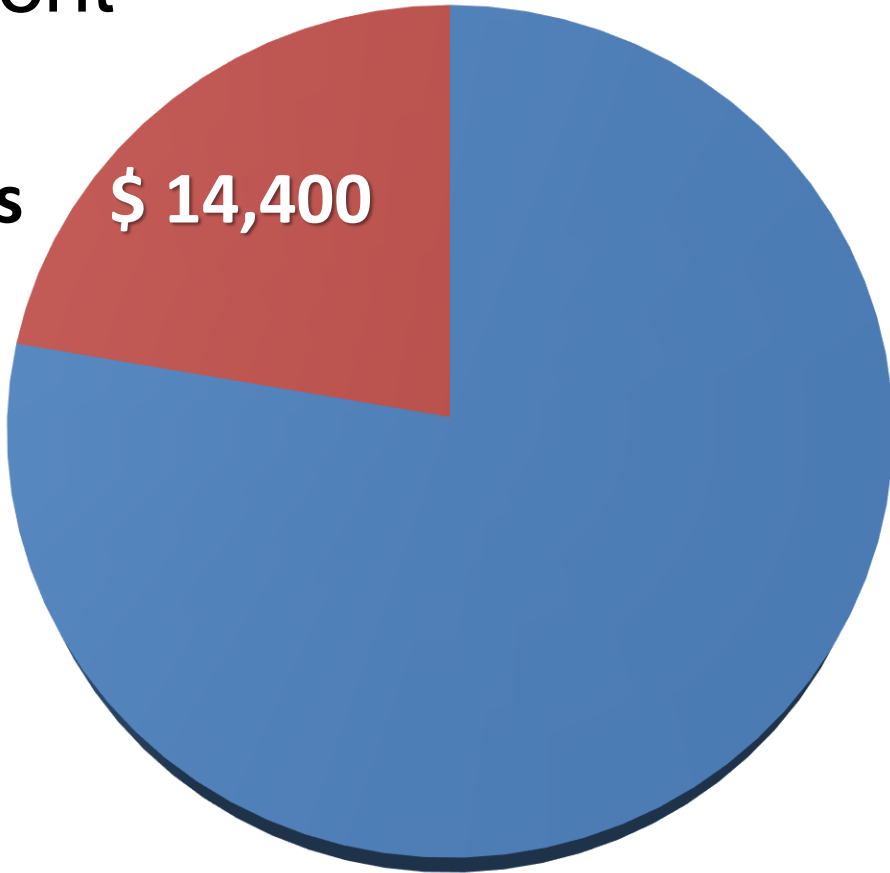


Winslow (Navopache)

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

972 475 9977 ext. 105

rex@dpcservices.net

