

# UTILITY ALLOWANCE STUDY

**USDA**



**Prepared For:**

## **Collier County Housing Authority**

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# Table of Contents

1. Basis for Utility Allowance in USDA.....	2
2. Introduction.....	3
3. Utility Allowance Recommendations.....	4
4. Utility Cost.....	5
4.1. Electricity.....	5
4.1.1. Electric Rates.....	5
4.1.2. Monthly Energy Charge.....	5
4.2. Water.....	6
4.2.1. Water Rates.....	6
4.2.2. Monthly Water Charge.....	6
4.3. Sewer.....	7
4.3.1. Sewer Rates.....	7
4.3.2. Monthly Sewer Charge.....	7
5. Consumption Studies.....	8

# 1 Basis for Utility Allowance in USDA

The USDA Rural Development Program allows for utility allowances per 7 CFR 3560.202 and as outlined in USDA HB-2-3560, Multi Family Housing Asset Management Handbook. Borrowers must establish a utility allowance to determine the amount tenants pay toward rent.

Such allowances are estimates of the expenses associated with different types of utilities and different utility uses. The utilities for which allowances may be provided include electricity, natural gas, propane, fuel oil, wood or coal, and water and sewage service, as well as trash and garbage collection. The functions, or end-uses, covered by an allowance may include space heating, water heating, cooking, refrigeration, lighting, and appliances. Note that allowances are not provided for telephone or television cable service.

Whether a household receives an allowance for a given utility service generally depends on the way the utilities are metered. Utilities can be metered in one of three ways: master-meter, check-metered, or individually metered. Allowances are provided for check-metered and individually metered utilities, but not master-metered utilities. An allowance may also be provided to residents for some non-metered utilities, such as trash collect, because the residents pay for these services directly.

## 2 Introduction

The Collier Housing Authority maintains and operates 315 residential dwelling units, office space and storage areas at two different developments. The developments are Farm Workers Village and Collier Village.

This study uses Consumption-based methodology to establish utility allowances. This method is based on average consumption from sampling utility data and other technical information to estimate the amount of energy or water a household should reasonable require.

The tenants are responsible for individual-metered electric, water and sewer utilities. The units in these developments are very similar to one another, with the basic difference being the number of bedrooms. Therefore, this study recommends utility allowances for only those utilities based on the number of bedrooms for an individual unit

Non-metered utility services, such as trash collection, are paid for by the Housing Authority. No utility allowances are provided for these services.

### 3 Utility Allowance Recommendations

The following Utility Allowance recommendations are for residences of Collier Housing Authority (USDA):

#### Farm Workers Village

Monthly Utility Allowance	1 BR	2 BR	3 BR	4 BR
Electric	\$44	\$59	\$90	\$120
Water	\$16	\$19	\$24	\$31
Sewer	\$32	\$38	\$49	\$62
<b>Total</b>	<b>\$92</b>	<b>\$116</b>	<b>\$163</b>	<b>\$213</b>
Previous	\$95	\$122	\$172	\$207
<b>Decrease</b>	<b>-\$3</b>	<b>-\$6</b>	<b>-\$9</b>	<b>\$6</b>
<b>Percent Change</b>	<b>-3.2%</b>	<b>-4.9%</b>	<b>-5.2%</b>	<b>2.9%</b>

#### Collier Village

Monthly Utility Allowance	1 BR	2 BR
Electric	\$50	\$79
Water	\$16	\$22
Sewer	\$32	\$44
<b>Total</b>	<b>\$98</b>	<b>\$145</b>
Previous	\$109	\$143
<b>Increase</b>	<b>-\$11</b>	<b>\$2</b>
<b>Percent Change</b>	<b>-10.1%</b>	<b>1.4%</b>

## 4 Utilities Cost

### 4.1 Electricity

#### Monthly Electricity Cost (Farm Workers Village)

Monthly Electricity Cost	1 BR	2 BR	3 BR	4 BR
Customer Charge	\$15.38	\$15.38	\$15.38	\$15.38
Consumption	\$28.60	\$43.52	\$74.34	\$104.22
<b>Total Electric</b>	<b>\$43.98</b>	<b>\$58.90</b>	<b>\$89.72</b>	<b>\$119.60</b>

#### Monthly Electricity Cost (Collier Village)

Monthly Electricity Cost	1 BR	2 BR
Customer Charge	\$15.38	\$15.38
Consumption	\$34.99	\$63.57
<b>Total Electric</b>	<b>\$50.38</b>	<b>\$78.95</b>

#### 4.1.1 Electric Rates

Lee County Electric Cooperative serves Collier County Housing Authority (USDA). Their web site is [www.lcec.net](http://www.lcec.net). Lee County Electric Cooperative rates are as follows:

Customer Charge: \$15.00 per month + Tax Adj. =	\$15.38
Energy Charge (First 1000kWh) =	\$0.08974
Energy Charge (All additional kWh) =	\$0.10605

#### 4.1.2 Monthly Energy Charge

##### Consumption (Farm Workers Village)

Total	1 BR	2 BR	3 BR	4 BR
Electric (kWh)	319	485	828	1136
Energy Charge <1000kWh (\$/kWh)	\$28.60	\$43.52	\$74.34	\$89.74
Energy Charge <1000kWh (\$/kWh)	\$0.00	\$0.00	\$0.00	\$14.47
Energy Cost	\$28.60	\$43.52	\$74.34	\$104.22

**Consumption (Collier Village )**

Total	1	2
Electric (kWh)	390	708
Energy Charge <1000kWh (\$/kWh)	\$34.99	\$63.57
Energy Cost	\$34.99	\$63.57

**4.2 Water**

**Monthly Water Cost (Farm Workers Village)**

Monthly Water Cost	1 BR	2 BR	3 BR	4 BR
Customer Charge	\$12.41	\$12.41	\$12.41	\$12.41
Consumption	\$3.53	\$6.78	\$11.86	\$18.27
<b>Total Water</b>	<b>\$15.94</b>	<b>\$19.19</b>	<b>\$24.27</b>	<b>\$30.68</b>

**Monthly Water Cost (Collier Village)**

Monthly Water Cost	1 BR	2 BR
Customer Charge	\$12.41	\$12.41
Consumption	\$3.72	\$9.41
<b>Total Water</b>	<b>\$16.13</b>	<b>\$21.82</b>

**4.2.1 Water Rates**

Immokalee Water and Sewer District serves residents of Collier County Housing Authority (USDA). Immokalee Water and Sewer District can be reached at [www.iw-sdcom](http://www.iw-sdcom). Their rates are as follows:

Customer Charge:	\$12.41
Water Charge, 0 gal to 10,000 gal (\$/1000 gal):	\$2.41
Water Charge, 10,001 gal to 15,000 gal (\$/1000 gal):	\$3.40

**4.2.2 Monthly Water Charge**

**Consumption (Farm Workers Village)**

Total	1 BR	2 BR	3 BR	4 BR
Water (Gal)	1467	2813	4920	7581
Water Charge <10,000gal	\$3.53	\$6.78	\$11.86	\$18.27
Consumption Cost	\$3.53	\$6.78	\$11.86	\$18.27

**Consumption (Collier Village )**

Total	1	2
Water (Gal)	1545	3903
Water Charge <10,000gal	\$3.72	\$9.41
Consumption Cost	\$3.72	\$9.41

**4.3 Sewer**

**Monthly Sewer Cost (Farm Workers Village)**

Monthly Sewer Cost	1 BR	2 BR	3 BR	4 BR
Customer Charge	\$24.65	\$24.65	\$24.65	\$24.65
Consumption	\$7.17	\$13.76	\$24.06	\$37.07
<b>Total Sewer</b>	<b>\$31.82</b>	<b>\$38.41</b>	<b>\$48.71</b>	<b>\$61.72</b>

**Monthly Sewer Cost (Collier Village)**

Monthly Sewer Cost	1 BR	2 BR
Customer Charge	\$24.65	\$24.65
Consumption	\$7.56	\$19.08
<b>Total Sewer</b>	<b>\$32.21</b>	<b>\$43.73</b>

**4.3.1 Sewer Rates**

Immokalee Water and Sewer District serves residents of Collier County Housing Authority (USDA). Immokalee Water and Sewer District can be reached at [www.iw-sdcom](http://www.iw-sdcom). Their rates are as follows:

Customer Charge: \$24.65

Sewer Charge, 0 gal to 15,000 gal (\$/1000 gal): \$4.89

**4.3.2 Monthly Sewer Charge**

**Consumption (Farm Workers Village)**

Total	1 BR	2 BR	3 BR	4 BR
Water (Gal)	1467	2813	4920	7581
Sewer Charge <15,000gal	\$7.17	\$13.76	\$24.06	\$37.07
Consumption Cost	\$7.17	\$13.76	\$24.06	\$37.07



**Consumption (Collier Village )**

Total	1	2
Water (Gal)	1545	3903
Sewer Charge <15,000gal	\$7.56	\$19.08
Consumption Cost	\$7.56	\$19.08

## 5 Consumption Studies

FWV Electric

Bedrooms	Jul-16	Jun-16	May-16	Apr-16	Mar-16	Feb-16	Jan-16	Dec-15	Nov-15	Oct-15	Sep-15	Aug-15	Average
1	267	210	150	149	152	155	146	181	182	192	198	229	184.3
1	379	380	332	425	358	335	380	320	294	310	21	248	315.2
1	213	202	221	236	244	231	237	223	202	216	214	238	223.1
1	196	186	189	185	180	188	176	204	214	242	302	310	214.3
1	1081	945	854	836	619	582	900	810	898	910	732	649	818.0
1	383	257	283	286	256	243	226	357	457	296	316	510	322.5
1	299	170	195	206	207	599	151	324	287	338	338	270	282.0
1	198	258	197	166	200	206	217	205	226	193	167	57	190.8
1	358	390	254	128	254	284	307	330	328	318	319	287	296.4
1	281	355	232	234	186	1221	222	221	196	228	365	339	340.0
Average													318.7
2	220	283	268	303	249	209	242	317	247	259	230	191	251.5
2	795	661	622	572	379	417	559	559	734	752	834	862	645.5
2	727	653	561	420	378	370	350	354	335	302	341	398	432.4
2	581	510	673	380	336	278	320	389	479	743	405	503	466.4
2	938	766	647	647	496	533	658	567	703	553			650.8
2	493	372	346	301	344	371	365	354	381	129			345.6
2	602	493	455	502	408	409	482	451	418	493	479	424	468.0
2	445	546	524	613	703	797	863	679	713	729	844		677.8
2	220	250	255	229	211	275	304	250	194	281	267	279	251.3
2		620	669	567	502	512	789	745	804	847	821	383	659.9
Average													484.9

FWV Electric

3	1329	1191	955	926	660	620	1118	1006	1090	1162	1260	1264	1,048.4
3	1079	837	729	702	475	521	715	799	913	1012	890	412	757.0
3	1189	959	945	1065	828	787	902	1023	1134	1291	1261	874	1,021.5
3	1252	1107	984	966	805	819	1092	994	1050	1080	1185	1263	1,049.8
3	1111	848	713	627	461	525	556	710	781	856	983	742	742.8
3	1635	1970	1485	1435	1004	913	1127	1381	1611	1529	1657	1788	1,461.3
3	540	559	676	716	666	625	669	626	599	589	479	528	606.0
3	930	777	563	614	471	378	621	517	702	665	516	537	607.6
3	427	576	456	491	462	453	472	367	372	325	347	443	432.6
3	937	792	719	768	671	628	714	653	730	846	846	961	772.1
3	493	514	553	565	457	499	493	475	471	425	486	472	491.9
3	1543	1320	1251	1245	884	774	1059	1142	1266	1039	1112	1313	1,162.3
3	137	182	508	523	487	337	1357	261	306	317	288	324	418.9
3	1400	1173	925	902	601	601	904	954	1042	1126	1163	1201	999.3
3	762	689	645	664	619	624	627	600	658	657	653	606	650.3
3	1383	1184	843	848	625	619	1034	1143	1164	1117	1139	1281	1,031.7
Average													828.3
4	1404	1479	1338	1343	915	928	1232	1470	1226	1045	1700	767	1,237.3
4	1409	1270	1122	1069	768	801	1031	1050	1172	1200	1236	1243	1,114.3
4	1583	1455	1446	1476	1104	1029	1538	1713	1628	1619	1550	1523	1,472.0
4	2005	1467	1446	1600	1322	1375	1807	1633	1695	1763	1858	1810	1,648.4
4	708	558	524	544	402	349	539	528	527	571	602	376	519.0
4	1493	1429	1201	1113	773	808	1152	1362	1440	1527	1434	1598	1,277.5
4	1454	1213	973	967	811	748	1106	1037	1172	1240	1370	1492	1,131.9
4	530	723	746	701	584	562	749	614	928	1064	1122	1008	777.6
4	841	806	1081	1094	947	950	1325	1509	1618	1376	1104	1159	1,150.8
4	1136	1090	932	880	581	481	232	579	825	993	1098	1187	834.5
4	1842	1556	1492	1425	1094	1179	1728	1471	1696	1483	1682	1800	1,537.3
4	1364	1263	1116	1026	742	819	982	1136	1276	1221	1209	1226	1,115.0
4	1062	878	833	923	589	712	1027	927	973	1093			901.7
4	1223	1050	867	739	706	714	955	953	937	1218	1168	1157	973.9
4	1262	1133	980	949	702	688	1058	1029	1054	1066	1100	1351	1,031.0
4	2430	1704	1569	1536	967	1051	1154	1163	1529	1681	1393	1358	1,461.3
Average													1,136.5

Collier Village Electric

Bedrooms	Jun-16	May-16	Apr-16	Mar-16	Feb-16	Jan-16	Dec-15	Nov-15	Oct-15	Sep-15	Aug-15	Jul-15	Average
1	118	317	243	244	234	248	237	255	272	293	396	331	279.1
1	357	385	299	315	270	212	323	491	474	576	647	565	414.3
1	1062	1046	882	858	616	611	528	805	887	939	533		770.5
1	101	184	182	179	201	204	187	196	261	198	303	368	223.9
1	318	366	241	189	197	201	184	237	249	295	390	261	255.5
1	291	322	398	337	260	284	364	399	248	491	617	639	396.3
Average													389.9
2	941	831	521	551	508	568	601	703	725	810	850	904	688.4
2	517	538	557	487	486	418	424	481	522	544	542	641	512.7
2	1104	1062	833	602	765	721	593	607	628	633	695	529	697.1
2	1080	839	554	472	729	727	783	782	889	968	713	771	747.9
2	1386	636	526	438	305	400	453	501	566	560	654	841	534.5
2	520	716	633	577	387	486	460	417	514	733	892	327	558.4
2	1172	1137	975	865	725	744	881	929	993	1032	1138	1013	948.4
2	738	616	572	512	522	476	483	533	494	605	749	698	569.1
2	1193	1073	988	1051	908	900	1042	1018	1198	1307	1473	1344	1,118.4
Average													708.3

FWV Water

Bedrooms	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Average
1	3	2	1	1	2	1	1	1	1	2	2	1	1.5
1	2	1	2	2	2	2	2	2	1	2	3	2	1.9
1	1	2	1	1	1	1	1	1	1	1	1	2	1.2
1	1	1	2	2	2	1	2	2	2	2	2	2	1.8
1			1	1	1	1	1	1	1	1	1	1	1.0
1	2	1	1	3	2	1	1	1	1	1	1	2	1.4
1	1	1	1	2	1	4	1	1	0	1	1	2	1.3
1	2	2	2	2	3	2	2	2	4	4	4	2	2.6
1	0	1	1	1	1	1	0	1	1	1	1	0	0.8
1	1	2	1	1	1	1	1	2	1	1	2	1	1.3
Average													1.467
2	2	0	2	1	3	3	1	1	1				1.6
2	4	3	2	5	6	6	6	4	5	4	1	0	3.8
2	2	2	2	3	3	3	4	3	2	3	3	2	2.7
2	4	3	3	3	4	3	4	3	3	3	4	3	3.3
2	0	1	1	1	1	0	1	1	0	1	1	0	0.7
2	4	4	4	4	3	3	5	3	3	3	4	3	3.6
2	3	12	4	2	1	2	3	2	4	5	2	1	3.4
2	0	0	2	2	2	3	3	2	3	3	3	3	2.2
2	0	0	3	3	3	4	4	4	3	3	4	2	2.8
2						1	1	1	1	2	1	2	1.3
2	6	7	7	7	6	7	7	7	6	7	6	0	6.1
2	2	3	2	2	3	2	3	3	2	2	3	2	2.4
Average													2.813

FWV Water

3	7	6	9	6	8	10	10	6	8	7	8		7.7
3				5	4	5	6	5	8	7	8	8	6.2
3	2	4	4	5	3	4	3	4	4	4	5	6	4.0
3	6	8	6	8	6	6	7	6	6	5	6	5	6.3
3	8	7	8	8	7	8	9	9	9	11	10	10	8.7
3	4	6	3	3	4	3	4	4	4	4	5	4	4.0
3			2	4	3	5	4	3	5	4	5	2	3.7
3	8	7	7	8	7	7	7	7	8	10	10	7	7.8
3	1	1	2	2	3	4	4	4	5	4	2	2	2.8
3	3	3	3	4	2	3	3	5	3	4	3	4	3.3
3	0	2	1	1	2	2	4	2	2	1	3	1	1.8
3	0	1	1	1	1	2	2	2	2	2	1	1	1.3
3	4	4	7	6	6	8	9	7	11	14	8	5	7.4
3	6	5	5	6	6	6	6	5	7	6	5	5	5.7
3	4	3	5	4	3	5	4	4	4	3	4	3	3.8
3	2	0	3	1	3	2	2	3	3	3	0	0	1.8
3	5	5	5	5	5	5	5	5	6	6	6	5	5.3
3	7	6	7	8	5	5	5	5	6	6	6	5	5.9
3	6	4	6	5	6	6	5	5	6	5	9	9	6.0
Average													4.920

FWV Water

4	8	9	10	10	9	13	10	11	13	13	14	9	10.8
4	14	14	14	13	13	14	14	14	15	15	15	13	14.0
4	6	5	7	6	6	4	5	6	8	7	8	5	6.1
4	21	13	13	12	12	15	13	12	14	11	12	16	13.7
4	9	11	12	13	11	10	11	10	12	12	9	10	10.8
4	2	3	2	3	4	3	2	3	3	4	3	3	2.9
4	9	8	14	10	10	7	7	6	7	6	8	3	7.9
4	9	8	8	8	8	9	9	8	10	10	10	9	8.8
4	3	6	5	5	4	5	5	4	6	5	4	2	4.5
4	4	5	6	7	7	7	8	7	7	6	4	3	5.9
4	7	5	6	2	2	1	3	5	4	5	5	4	4.1
4					6	7	6	7	7	7	7	2	6.1
4	12	13	12	12	10	13	12	11	12	13	13	12	12.1
4	5	6	6	6	5	5	5	4	5	4	5	3	4.9
4	0	4	8	8	9	10	8	7	10	7	7	7	7.1
4	5	5	4	3	3	4	3	3	3	4	4	4	3.8
4	7	6	5	5	4	7	6	4	6	5	6	4	5.4
4	5	7	8	7	6	7	6	7	10	10	10	8	7.6
Average													7.581



Collier Village Water

Bedrooms	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Average
1	2	0	1	1	1	1	1	1	1	2	0	1.0
1	1	2	1	2	1	1	1	1	1	2	2	1.4
1	2	1	2	2	1	0	1	1	2	2	1	1.4
1	3	3	3	3	2	4	4	5	5	4	5	3.7
1	2	1	1	2	2	1	2	2	2	0	1	1.5
1	1	0	0	1	0	1	0	0	0	1	0	0.4
Average												1.545
2	3	2	2	3	3	3	2	3	3	4	7	3.2
2	2	2	1	1	1	2	1	2	1	1	1	1.4
2	2	2	2	3	5	8	6	5	7	7	5	4.7
2	2	2	3	4	3	3	3	2	2	4	3	2.8
2	4	3	3	3	4	3	3	4	3	4	7	3.7
2	4	3	2	2	3	3	2	4	3	4	0	2.7
2	8	6	9	8	9	10	9	9	9	9	10	8.7
2	3	3	2	2	3	3	3	3	4	3	4	3.0
2	2	2	1	3	2	2	2	2	2	5		2.3
2	8	9	8	7	5	6	6	6	5	6	5	6.5
Average												3.903