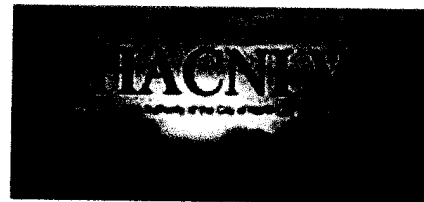


Utility Allowance Update

Conventional and Section 8 Housing



**North Las Vegas Housing Authority
North Las Vegas, Nevada**

May, 2007

PHA PARTNERS, LLC

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Executive Summary

The purpose of this report is to present the updated utility allowances for the Conventional and Section 8 dwelling units of the Housing Authority of the City of North Las Vegas (NLVHA). The scope of this study includes all calculations and preparations necessary to develop the utility allowance estimates for each of the unit types in its current condition, under the current rate schedules.

These allowances as presented are proposed to replace the existing utility allowances. This will provide a more quantifiable position for the NLVHA and more equitable consideration for all of the residents affected.

The utility allowances include electric, natural gas, and water/sewer allowances where appropriate for the units. This study was prepared in accordance with 24 CFR Part 965.476, subpart E of the federal register rules and regulations which states that allowances should be “based upon the reasonable consumption of utilities by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.” The establishment of these utility allowances are based on accepted engineering calculation methods which recognize the design characteristics of each unit type, and load and use of appliances.

The NLVHA is required to establish a utility allowance for each resident in its housing program. The utility allowance is intended to provide each resident with a reasonable level of “luxury” that is appropriate in the area while still encouraging energy conservation by the residents.

The utility consumption for a residential dwelling unit is composed of several components including:

- Heating

- Domestic Hot Water
- Cooking
- Lighting
- Refrigeration
- Non-essential uses (appliances)

We recommend the revised utility allowances be implemented by the North Las Vegas Housing Authority. These allowances reflect the higher utility rates for Electricity as provided by Nevada Power.

Housing Authority of the City of North Las Vegas
Section 8 Utility Allowance Update
Utility Rate Comparison - 2007

Utility	Provider	Type of Charge	June, 2005 Rate	June, 2006 Rate	May, 2007 Rate
Natural Gas	Southwest Gas Corp	Customer Charge	\$8.50	\$8.50	\$8.50
		Consumption Charge	\$0.93476	\$1.11415	\$1.11385
Electricity	Nevada Power Co	Customer Charge	\$6.00	\$6.00	\$6.00
		All kWh used	0.09315	0.0975	0.10478
Water	Las Vegas Valley Water District	Customer Charge	\$3.72	\$3.72	\$4.10
		0 - 5,000 gallons	\$1.05	\$1.05	\$1.10
		Next 10,000 gallons	\$1.75	\$1.75	\$1.89
		Next 25,000 gallons	\$2.38	\$2.38	\$2.62
Water	Henderson Water District	Customer Charge	\$7.45	\$7.45	\$7.45
		0 - 6,000 gallons	\$1.38	\$1.38	\$1.38
		6,001 - 20,000 gallons	\$1.79	\$1.79	\$1.79
Water	North Las Vegas Water District	Customer Charge	\$7.60	\$7.60	\$7.60
		0-10,000 gallons	\$1.24	\$1.37	\$1.37
		Next 10,000 gallons	\$1.61	\$1.78	\$1.78
		Next 20,000 gallons	\$2.09	\$2.31	\$2.31
Sewer	City of Las Vegas	Flat Rate	\$17.00	\$17.00	\$17.88
Sewer	Henderson Water District	Flat Rate	\$17.81	\$17.81	\$17.81
Sewer	North Las Vegas Water District	Flat Rate	\$13.34	\$13.34	\$13.34
Sanitation	Republic Services	Quarterly Charge	\$33.65	\$34.53	\$34.53

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0169 (exp. 9/30/2002)

Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0169), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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locality:		Unit Type:					Date:
Housing Authority of the City of North Las Vegas, Nevada		High Rise					Sept 1, 2007
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$19	\$20	\$21	\$23		
	b. Electric resistance	\$12	\$14	\$16	\$18		
	c. Electric - Heat pump	\$7	\$8	\$9	\$10		
Air Conditioning	a. window unit	\$11	\$13	\$15	\$20		
	b. evaporative cooler	\$10	\$10	\$10	\$10		
Cooking	a. Natural Gas	\$7	\$7	\$8	\$9		
	b. Electric	\$9	\$10	\$12	\$13		
Water	a. Natural Gas	\$13	\$17	\$20	\$27		
Heating	b. Electric	\$14	\$22	\$29	\$44		
Range		\$4	\$4	\$4	\$4		
Refrigerator		\$5	\$5	\$5	\$5		
Water	Average	\$9	\$11	\$14	\$21		
Sewer	Average	\$16	\$16	\$16	\$16		
Trash Collection		\$12	\$12	\$12	\$12		
Other - specify: (electric lighting, appliances, refrigeration, etc.)		\$51	\$53	\$58	\$63		
Actual Family Allowances To be used by the family to compute allowance.						Utility or Service	per month cost
Compute below for the actual unit rented.						Heating	\$
Name of Family:						Air Conditioning	
Address of Unit:						Cooking	
						Water Heating	
						Refrigerator	
						Stove	
						Water	
						Sewer	
						Other (Elec.)	
Number of Bedrooms:							
						Total	\$

Allowances for Tenant-Furnished Utilities and Other Services

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locality:		Unit Type:						Date:
Housing Authority of the City of North Las Vegas, Nevada		Single Family						Sept 1, 2007
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating	a. Natural Gas	\$29	\$33	\$37	\$42	\$46	\$55	\$66
	b. Electric resistance	\$27	\$34	\$42	\$48	\$58	\$73	\$79
	c. Electric - Heat pump	\$18	\$22	\$27	\$32	\$38	\$47	\$53
Air Conditioning	a. window unit	\$16	\$20	\$27	\$36	\$45	\$60	\$59
	b. evaporative cooler	\$10	\$10	\$10	\$10	\$10	\$10	\$9
Cooking	a. Natural Gas	\$7	\$7	\$8	\$9	\$10	\$10	\$11
	b. Electric	\$9	\$10	\$12	\$13	\$14	\$14	\$14
Water	a. Natural Gas	\$13	\$17	\$20	\$27	\$36	\$43	\$49
Heating	b. Electric	\$14	\$22	\$29	\$44	\$61	\$77	\$88
Range		\$4	\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5	\$5
Water	Average	\$9	\$11	\$14	\$21	\$28	\$35	\$42
Sewer	Average	\$16	\$16	\$16	\$16	\$16	\$16	\$16
Trash Collection		\$12	\$12	\$12	\$12	\$12	\$12	\$12
Other - specify: (electric lighting, appliances, refrigeration, etc.)		\$51	\$53	\$58	\$63	\$66	\$77	\$82
Name of Family:							Air Conditioning	
Address of Unit:							Cooking	
							Water Heating	
							Refrigerator	
							Stove	
							Water	
							Sewer	
							Other (Elec.)	
Number of Bedrooms:							Total	\$

**Allowances for Tenant-Furnished
Utilities and Other Services**

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and Urban Development**

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locality: Housing Authority of the City of North Las Vegas, Nevada			Unit Type: Multi-Family Apartments				Date: Sept 1, 2007
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$23	\$26	\$30	\$33	\$37	\$44
	b. Electric resistance	\$16	\$21	\$27	\$32	\$39	\$50
	c. Electric - Heat pump	\$11	\$14	\$18	\$21	\$26	\$33
Air Conditioning	a. window unit	\$14	\$19	\$24	\$32	\$42	\$54
	b. evaporative cooler	\$10	\$10	\$10	\$10	\$10	\$10
Cooking	a. Natural Gas	\$7	\$7	\$8	\$9	\$10	\$10
	b. Electric	\$9	\$10	\$12	\$13	\$14	\$14
Water Heating	a. Natural Gas	\$13	\$17	\$20	\$27	\$36	\$43
	b. Electric	\$14	\$22	\$29	\$44	\$61	\$77
Range		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Water	Average	\$9	\$11	\$14	\$21	\$28	\$35
Sewer	Average	\$16	\$16	\$16	\$16	\$16	\$16
Trash Collection		\$12	\$12	\$12	\$12	\$12	\$12
Other - specify: (electric lighting, appliances, refrigeration, etc.)		\$51	\$53	\$58	\$63	\$66	\$77
Name of Family:						Air Conditioning	
Address of Unit:						Cooking	
						Water Heating	
						Refrigerator	
						Stove	
						Water	
						Sewer	
						Other (Elec.)	
Number of Bedrooms:						Total	\$

Casa Rosa Apartments

Casa Rosa Apartments is a family housing development with units. All of the units are individually metered for electricity and natural gas by the local utility supplier.

The buildings are 2-story stucco construction with insulated wood frame walls and a drywall interior. The roofs are insulated and have drywall ceilings. There are double paned windows and metal doors in all of the units.

The lighting in the units is provided by a mixture of fluorescent and incandescent fixtures. The heating is provided by natural gas, and hot water is provided by electric hot water heaters. The cooking facilities in the units are gas, and the refrigerators are frost free models.

	1BR	2BR	3BR	4BR
Electrical Allowance:	\$55	\$67	\$86	\$105
Gas Allowance:	\$20	\$21	\$22	\$24
Total:	\$75	\$88	\$108	\$129

Natural Gas Utility Allowances

The natural gas utility allowance provides energy for all necessary natural gas items. The details of the items included as necessary and non-essential are listed in this report

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION

Unit Type	Heating	Hot Water	Cooking	Other	Total	
1 Br APT EN	100			23	0	123
2 Br APT EN	110			26	0	136
3 Br APT EN	120			29	0	149
4 Br APT EN	130			33	0	163

MONTHLY NATURAL GAS CONSUMPTION

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1 Br APT END	28	19	13	6	3	2	2	2	2	4	16	27
2 Br APT END	30	21	14	7	3	2	2	2	2	5	18	30
3 Br APT END	33	22	15	7	3	2	2	2	2	5	19	33
4 Br APT END	36	24	17	8	4	3	3	3	3	6	21	36

MONTHLY NATURAL GAS COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1 Br APT END	\$40	\$30	\$23	\$15	\$12	\$11	\$11	\$11	\$11	\$13	\$26	\$39
2 Br APT END	\$42	\$32	\$24	\$16	\$12	\$11	\$11	\$11	\$11	\$14	\$29	\$42
3 Br APT END	\$45	\$33	\$25	\$16	\$12	\$11	\$11	\$11	\$11	\$14	\$30	\$45
4 Br APT END	\$49	\$35	\$27	\$17	\$13	\$12	\$12	\$12	\$12	\$15	\$32	\$49

Rose Gardens Apartments

Casa Rosa Apartments is a senior housing development. All of the units are individually metered for electricity and natural gas by the local utility supplier.

The buildings are 2-story stucco construction with insulated wood frame walls and a drywall interior. The roofs are insulated and have drywall ceilings. There are double paned windows and metal doors in all of the units.

The lighting in the units is provided by a mixture of fluorescent and incandescent fixtures. The heating is provided by natural gas, and hot water is provided by natural gas hot water heaters. The cooking facilities in the units are electric, and the refrigerators are frost free models.

	1BR	2BR	3BR	4BR
Electrical Allowance:	\$38	\$44	\$51	\$57
Gas Allowance:	\$33	\$38	\$45	\$53
Total:	\$71	\$82	\$96	\$110

Natural Gas Utility Allowances

The natural gas utility allowance provides energy for all necessary natural gas items. The details of the items included as necessary and non-essential are listed in this report

ANNUAL NATURAL GAS CONSUMPTION ITEMIZAT

Unit Type	Heating	Hot Water	Cooking	Other	Total
1 Br APT EN	100	164		0	264
2 Br APT EN	110	201		0	311
3 Br APT EN	120	274		0	394
4 Br APT EN	130	348		0	478

MONTHLY NATURAL GAS CONSUMPTION

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1 Br APT END	39	30	25	18	14	14	14	14	14	16	28	39
2 Br APT END	45	35	29	21	18	17	17	17	17	20	32	45
3 Br APT END	54	43	36	28	24	23	23	23	23	26	40	53
4 Br APT END	62	51	43	34	30	29	29	29	29	32	47	62

MONTHLY NATURAL GAS COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1 Br APT END	\$52	\$42	\$36	\$29	\$24	\$24	\$24	\$24	\$24	\$26	\$40	\$52
2 Br APT END	\$59	\$47	\$41	\$32	\$29	\$27	\$27	\$27	\$27	\$31	\$44	\$59
3 Br APT END	\$69	\$56	\$49	\$40	\$35	\$34	\$34	\$34	\$34	\$37	\$53	\$68
4 Br APT END	\$78	\$65	\$56	\$46	\$42	\$41	\$41	\$41	\$41	\$44	\$61	\$78