

Utility Allowances

July 2025

HOUSING AUTHORITY OF THE CITY OF FREEPORT

Freeport, Illinois



UPDATE REPORT

PUBLIC HOUSING

UTILITY ALLOWANCE SURVEY AND STUDY

(WITH NEW CONSUMPTION ANALYSIS)

The **Nelrod** Company®

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September 25, 2025

Rachel Greenwood, Property Operations Manager
Housing Authority of the City of Freeport
1052 West Galena Avenue Suit A
Freeport, IL 61032

Re: Public Housing Utility Allowance Update Report (with New Consumption Analysis) - 2025

Dear Ms. Greenwood:

ResidentLife Utility Allowances® is pleased to enclose the Public Housing Utility Allowance Update Report - July 2025. A new consumption analysis was conducted. 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.

As a reminder, HUD regulations (24CFR965-502(c)) states that, "the Agency shall give notice to all residents of proposed allowances, scheduled surcharges, and revisions not less than 60 days before the proposed effective date of the allowances. The Agency should provide all residents an opportunity to submit written comments during a period expiring not less than 30 days before the proposed effective date of the allowances."

Please note that notice of the availability of relief from surcharges or payment of utility supplier billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission.

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 no changes are requested this report will serve as a final report. **Please see the attached Closure Acceptance Statement, sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 101 or cynthia@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Cynthia Ramirez

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

Closure Acceptance Statement

Re: Public Housing Utility Allowance Update Report (with New Consumption Analysis) - 2025

Upon signing this Closure Statement, I, _____, on behalf of the **Housing Authority of the City of Freeport, IL** 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 #2534-RU-006

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

PUBLIC HOUSING ANNUAL UPDATE - 2025

(WITH NEW CONSUMPTION ANALYSIS)

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities, and HUD's Utility Allowance Guidebook.

Objective

The objective of this survey and study is to develop new consumption and updated Public Housing utility allowances for resident-paid electric and natural gas utilities. The last consumption analysis was done in 2020 with climatic data from 2019. Therefore, it is time to complete **another consumption analysis**. The **Housing Authority of the City of Freeport, IL** has 178 dwelling units at 1 development where residents receive utility allowances. We will utilize an approved engineering-based methodology which takes into consideration structure type, unit size, and equipment. **Additionally, all units have energy efficient heaters and insulation.** These allowances are based upon a reasonable consumption of an energy conservative family of modest circumstances and to provide for the basic essentials needed for a living environment that is safe, sanitary and healthful.

Methodology

1. Obtain 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 **Commonwealth Edison (ComEd)** through their internet website and telephone inquiries.
- b. Documentation on current residential **natural gas** rates and charges from **Nicor Gas** through their internet website and telephone inquiries.

Residents do not pay for water, sewer, or trash collection utilities/services.

2. *Comparison of Utility Rates*

A rate specialist created charts comparing the previously applied electric and natural gas rates and charges (**dated: August 2024**) to the current utility rates and charges (**dated: July 2025**). These charts calculate a percentage difference in utility rates. Then the rate specialist analyzed the rate comparisons and emailed the draft charts to the Agency.

This comparison indicated that ComEd's electric rates increased 38% for summer, 43% for winter, the monthly charges increased 22% each, and the franchise cost percentages increased 0.1%. Nicor Gas' natural gas rates increased 41%, monthly charges decreased 5%, and taxes remained the same. (See "Comparison of Previous and Current Utility Rates" in Support Documentation section of this report.) This does not mean that **utility allowances** will change by the actual percentage values listed above.

3. *Data Gathering*

A utility allowance specialist updated ResidentLife Utility Allowance's **Customization & Energy Efficient Measures for Base Ekotrope Models** forms with criteria provided by the Agency at the last consumption analysis. These forms were emailed to the Agency to review, make changes where applicable, and return forms. **The Agency did not make changes.** These completed forms contain site-specific information, data, and characteristics which include, but are not limited to, building type, bedroom sizes, approximate age of development, fuel types, construction materials, window types, mechanicals, and energy efficiencies.

Also collected was a copy of the Agency's currently adopted utility allowances for Public Housing.

Note: HUD regulations for Public Housing (24 CFR 965.505 (e)) do not allow for air conditioning in the utility allowances, therefore air conditioning consumptions were eliminated from the consumption totals.

4. *Consumption Adjustments*

Customized criteria for each development and bedroom size was input in the new Customization and Energy Efficient Measures for Base Ekotrope Models forms. Current criteria was gathered from the Agency for the existing Public Housing units. **The Agency did not make any changes to the criteria.** A ResidentLife utility allowance

specialist analyzed the criteria provided by the Agency, and input the site-specific criteria into the software database for the current year.

The natural gas base heating consumptions did change due to a new consumption analysis.

5. *Modeling Details*

The software program utilized to develop these building structure models is HUD compliant. Sources for developing these models include: HUD Regulations 24 CFR Part 965, Subpart E, Resident Allowances for Utilities, Ekotrope Home Energy Rating software program, Energy Conservation for Housing...A Workbook – 1998, IECC (International Energy Conservation Code) – 2000, Utility Allowance Guidebook – 2008, Calculating Consumptions and Utility Allowances – 1986, Mechanicals – 1992, and PIH Notice 90-8 T.D.C. For more information see Introduction Software Program in the Support Documentation section of this study.

Different models were created for each possible location and number of stories of the sample unit at each development (for example: inside unit, end unit, 1-story, 2-story, top floor, bottom floor, etc.).

HUD regulations for Public Housing (24 CFR 965.505 (e)) do not allow for air conditioning in the utility allowances, therefore air conditioning consumptions were eliminated from the consumption totals and/or models were built without air conditioning mechanicals.

6. *Computation of Average Monthly Consumption*

The following was performed by a utility allowance specialist to develop the allowances:

Electric and Natural Gas Consumptions

A utility allowance specialist exported and analyzed the reports generated by the software database. These reports contain consumption usage for **electric and natural gas** utilities for the Westview development, by building type, and for applicable bedroom sizes. The monthly average natural gas consumptions contained heating usage, thus consumptions were climatically adjusted in the software program. Generated reports are provided in the Support Documentation section at the back of the study.

Next, the utility allowance specialist entered these monthly electric consumptions and adjusted monthly natural gas consumptions into the **Monthly Utility Consumptions Totals** chart and into the **Cost of**

Consumption calculation forms, for Westview development and each utility.

7. Computation of Utility Allowances

The following process was conducted by a rate specialist: **(See Cost of Consumptions)**

- a. **ComEd's** current residential summer and winter rates and charges for **electricity** usage (kwh) were applied to the monthly average consumption figures to determine an average cost of consumption for each size unit at Westview development. A weighted average was then calculated and applied to the utility allowance totals.
- b. **Nicor Gas'** current residential rates and charges for **natural gas** usage were applied to the adjusted monthly average consumption figures to determine cost of consumption for each size unit at Westview development. A weighted average was then calculated and applied to the utility allowance totals.

Residents do not pay for water, sewer, or trash collection utilities/services.

See Chart 1 for Proposed Public Housing Monthly Utility found in the Survey and Study Results section of this report.

8. Comparison of Current and Proposed Utility Allowances

A comparison was performed of the Agency's currently adopted monthly utility allowances and the proposed monthly utility allowances from this study. See Chart 2 in the Survey and Study Results section of this report.

9. Utility Allowance Schedule

Utility Allowance and Consumption Allowance Schedules are not subject to approval by HUD before becoming effective, but will be reviewed in the course of audits or reviews of Agency operations (24 CFR 965.502(d)).

10. Notification, Display and Comment Period

Per HUD regulations (24 CFR 965.502(c)), the Agency shall give notice to all residents of proposed allowances, scheduled surcharges, and revisions not less than 60 days before the proposed effective date of the allowances. The Agency should provide all residents an opportunity to submit written comments during a period expiring not less than 30 days before the proposed effective date of the allowances.

Additionally, for your convenience we have provided a SAMPLE resident notice for the agency to adjust to their needs. See sample and instructions in the back of the study.

11. Support Documentation

Per HUD regulations (24 CFR 965.502(b)) the Agency must maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents (24 CFR 965.502(c)).

This report contains a copy of all such supporting documentation, including a copy of HUD Regulations: 24CFR 965.501-508, Subpart E – Resident Allowances for Utilities.

12. Annual Update

HUD regulations (24 CFR 965.507) state that housing authorities **shall review allowances at least annually and revise allowances established if there has been a 10% increase or decrease in utility rates** and charges. If an annual adjustment is not made to the current utility allowances, the agency must monitor utility rates and charges to see if a rate has changed, by itself or together with prior rate change, not adjusted for, resulting in a change of 10% or more since the last utility allowance update. This interim adjustment helps Agencies avoid costly back charges and rent adjustments. ResidentLife Utility Allowances® provides a quarterly Rate Monitoring Service.

13. Individual Relief

We have included Individual Relief Medical Equipment Allowances in the Survey and Study Results section of this report.

Please note that notice of the availability of relief from surcharges or payment of utility provider billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission. Agencies should have written procedures regarding Individual Relief in their Admission and Continued Occupancy (ACOP) policies.

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

PUBLIC HOUSING

ANNUAL UPDATE 2025

(WITH NEW CONSUMPTION ANALYSIS)

The **Housing Authority of the City of Freeport, IL**, Public Housing (Conventional) utility allowances were calculated with updated **Customization & Energy Efficiency Measures criteria** and current utility rates and charges, for electric and natural gas utilities. New climate data did change from previous analysis. The Agency has 178 dwelling units at 1 development where utility allowances are developed by structure type and unit size, for resident-paid utilities. **Additionally, all of the units have energy efficient heaters and insulation.** The proposed utility allowances are shown in Chart 1 on the following pages.

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities.

Comparison of Utility Allowances

A comparison of the Agency's currently adopted Public Housing monthly utility allowances (effective date: January 1, 2025) and the proposed monthly utility allowances from this study are shown in Chart 2. The chart is broken down by bedroom size.

Results of Utility Allowance Comparison

Chart 2 shows increases in proposed utility allowances for all bedroom sizes. Increases range from \$37.00 to \$46.00 and are due to a rise in Commonwealth Edison's electric rates and charges and Nicor Gas' natural gas rates and charges. Changes are also due to a new consumption analysis.



HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL

PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES

Chart 1

UPDATE 2025

Building Type: Row House/Townhouse

Westview (EE Equip: H,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)	\$55.00	\$55.00	\$60.00	\$67.00	\$71.00	\$80.00
Natural Gas (H,WH,C)	\$62.00	\$62.00	\$66.00	\$71.00	\$76.00	\$83.00
Totals	\$117.00	\$117.00	\$126.00	\$138.00	\$147.00	\$163.00

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs.

L&A= Lights & Appliances

F= Fan Motor for Heating

H= Space Heating

WH= Water Heating

C= Cooking

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL

PUBLIC HOUSING

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES

Chart 2

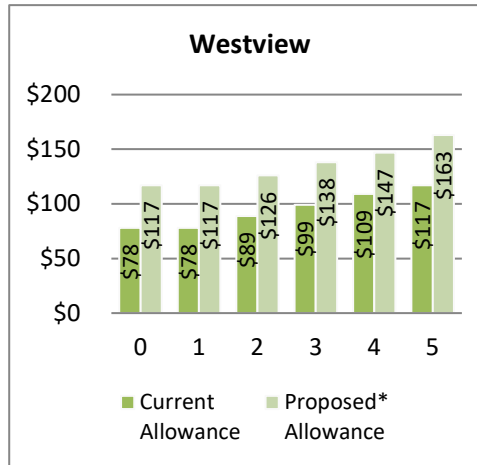
UPDATE 2025

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Westview	0	\$78.00	\$117.00	\$39.00
	1	\$78.00	\$117.00	\$39.00
	2	\$89.00	\$126.00	\$37.00
	3	\$99.00	\$138.00	\$39.00
	4	\$109.00	\$147.00	\$38.00
	5	\$117.00	\$163.00	\$46.00

Proposed allowances include the average for electric and natural gas summer and winter months.

*Proposed allowances were rounded to the nearest dollar.

**After rounding.



Individual Relief
Medical Equipment Allowances
Electric Provider: ComED (wtd avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.167373	\$37.00
Nebulizer	2	75	5	0.167373	\$1.00
Electric Hospital Bed	0.2	200	1	0.167373	\$1.00
Alternating Pressure Pad	24	70	52	0.167373	\$9.00
Low Air-Loss Mattress	24	120	89	0.167373	\$15.00
Power Wheelchair/Scooter	3	360	33	0.167373	\$6.00
Feeding Tube Pump	24	120	89	0.167373	\$15.00
CPAP Machine	10	30	9	0.167373	\$2.00
Leg Compression Pump	24	30	22	0.167373	\$4.00
Dialysis Machine/Equipment	2	710	44	0.167373	\$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

Used for Sleep Apnea. Machines run 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.

MONTHLY CONSUMPTION TOTALS & BUILDING TYPE DESCRIPTIONS

HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL

PUBLIC HOUSING

MONTHLY UTILITY CONSUMPTION TOTALS

Consumptions updated using an engineering method - 2025

Building Type: Row House/Townhouse

Westview (EE Equip: H,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) (L&A,F)	218	218	251	290	312	367
Natural Gas (ccfs) S(WH,C)	14	14	16	19	22	24
Natural Gas (ccfs) W(H,WH,C)	62	62	68	75	82	93

L&A= Lights & Appliances

F= Fan Motor for Heating

H= Space Heating

WH= Water Heating

C= Cooking

S= Summer

W= Winter

Ekotrope Software provides only annual consumptions, thus the annual consumptions were divided by 12 months to determine a monthly consumption.

Ekotrope energy modeling software, provides annual consumptions for electric fan motor for heating when the heating source is natural gas, thus the annual fan motor consumptions were added in the lights & appliances usage totals to be distributed year round.

Ekotrope Software's Fuel Summary report combines the electric cooking usage with the lights & appliances usage total. Ekotrope Lights & Appliances report shows the annual usage for a oven/range (cooking).

Summer: June - September (4), Winter: October - May (8)

Seasons based on ComEd's electric summer & winter months.

Building Type (Structure) Descriptions

1. **Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/Flat (Apt)**

- a. Building with a group of 3 individual **units** with common walls; attached to other units; separate entrances, and may have common staircases.
- b. Each **building** may have an end unit, inside unit, top unit, bottom unit, etc. **Building** will have 2 or more stories.
- c. Usually, but not always, there will be units on both sides of building.

2. **High Rise Apartment (H-R)**

A multi-unit building; 5 or more stories; sharing one or more common entrances. May have an elevator.

3. **Row House/Townhouse/Triplex/Fourplex/Multiplex (RH)**

- a. An individual unit attached to other individual units; 2 or more common walls; separate ground level entrances; 1 or 2 story **units**.
- b. Each building will have end units and inside units.
- c. Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- d. Triplex building can be V-shaped.

4. **Semi-Detached/Duplex (S-D or SD)**

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

5. **Detached House (DH)**

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL

PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - ComEd (Commonwealth Edison)

UPDATE 2025

Westview

Building Type: Row House/Townhouse

Monthly Average Unit Consumption kWh for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	218	218	251	290	312	367
Total Monthly Charges Per Month \$17.16	\$17.16	\$17.16	\$17.16	\$17.16	\$17.16	\$17.16
Total Energy Charges Per KWH 0.166553	\$36.31	\$36.31	\$41.80	\$48.30	\$51.96	\$61.12
<i>Subtotal</i>	<i>\$53.47</i>	<i>\$53.47</i>	<i>\$58.96</i>	<i>\$65.46</i>	<i>\$69.12</i>	<i>\$78.28</i>
Franchise Cost Percentage % of Total 1.934%	\$1.03	\$1.03	\$1.14	\$1.27	\$1.34	\$1.51
Total Monthly Cost - Summer	\$54.50	\$54.50	\$60.10	\$66.73	\$70.46	\$79.79

Monthly Average Unit Consumption kWh for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	218	218	251	290	312	367
Total Monthly Charges Per Month \$17.16	\$17.16	\$17.16	\$17.16	\$17.16	\$17.16	\$17.16
Total Energy Charges Per KWH 0.167783	\$36.58	\$36.58	\$42.11	\$48.66	\$52.35	\$61.58
<i>Subtotal</i>	<i>\$53.74</i>	<i>\$53.74</i>	<i>\$59.27</i>	<i>\$65.82</i>	<i>\$69.51</i>	<i>\$78.74</i>
Franchise Cost Percentage % of Total 1.934%	\$1.04	\$1.04	\$1.15	\$1.27	\$1.34	\$1.52
Total Monthly Cost - Winter	\$54.78	\$54.78	\$60.42	\$67.09	\$70.85	\$80.26

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 4	\$218.00	\$218.00	\$240.40	\$266.92	\$281.84	\$319.16
Winter Annual Avg 8	\$438.24	\$438.24	\$483.36	\$536.72	\$566.80	\$642.08
Total Monthly Cost (Based on Annual Average)	\$54.69	\$54.69	\$60.31	\$66.97	\$70.72	\$80.10

Summer: June - September (4), Winter: October - May (8)
Seasons based on ComEd's electric summer & winter months.

HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL

PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

NATURAL GAS - Nicor Gas

UPDATE 2025

Westview

Building Type: Row House/Townhouse

Monthly Average Unit Consumption ccf for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	14	14	16	19	22	24
Total Monthly Charges Per Month \$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28
Total Energy Charges Per CCF 0.8859	\$12.40	\$12.40	\$14.17	\$16.83	\$19.49	\$21.26
<i>Subtotal</i>	<i>\$33.68</i>	<i>\$33.68</i>	<i>\$35.45</i>	<i>\$38.11</i>	<i>\$40.77</i>	<i>\$42.54</i>
Public Utility Fund % of Total 0.1%	\$0.03	\$0.03	\$0.04	\$0.04	\$0.04	\$0.04
Total Monthly Cost - Summer	\$33.71	\$33.71	\$35.49	\$38.15	\$40.81	\$42.58

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	62	62	68	75	82	93
Total Monthly Charges Per Month \$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28
Total Energy Charges Per CCF 0.8859	\$54.93	\$54.93	\$60.24	\$66.44	\$72.64	\$82.39
<i>Subtotal</i>	<i>\$76.21</i>	<i>\$76.21</i>	<i>\$81.52</i>	<i>\$87.72</i>	<i>\$93.92</i>	<i>\$103.67</i>
Public Utility Fund % of Total 0.1%	\$0.08	\$0.08	\$0.08	\$0.09	\$0.09	\$0.10
Total Monthly Cost - Winter	\$76.29	\$76.29	\$81.60	\$87.81	\$94.01	\$103.77

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 4	\$134.84	\$134.84	\$141.96	\$152.60	\$163.24	\$170.32
Winter Annual Avg 8	\$610.32	\$610.32	\$652.80	\$702.48	\$752.08	\$830.16
Total Monthly Cost (Based on Annual Average)	\$62.10	\$62.10	\$66.23	\$71.26	\$76.28	\$83.37

Summer: June - September (4), Winter: October - May (8)
Seasons based on ComEd's electric summer & winter months.

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL

PUBLIC HOUSING

Utility Providers Residential Rates and Charges As of July 2025

ELECTRICITY

UPDATE 2025

Source: ComEd (Commonwealth Edison)

800-334-7661

comed.com*

Summer (June - September) (4)		
Winter (October - May) (8)		
Customer Charge (CC)*	Per Month	\$13.08
Standard Meter Service Charge (SMSC)*	Per Month	\$3.55
Renewable Energy Resources Charge (RCA)	Per Month	\$0.05
Base Energy Assistance Charge (BEAC)	Per Month	\$0.48
Total Monthly Charges	Per Month	\$17.16
Tiers		All
Distribution Facilities Charge (DFC)*	Per KWH	0.053133
Illinois Electric Distribution Tax Chg (IEDT)*	Per KWH	0.00125
Purchased Electricity Charge (<i>Summer</i>)	Per KWH	0.08261
Purchased Electricity Charge (<i>Winter</i>)	Per KWH	0.08384
Purchased Electricity Adjustment (PEA)	Per KWH	-0.00029
PJM Services Charge	Per KWH	0.01767
Environmental Cost Recovery (ECR)	Per KWH	0.0001
Energy Efficiency Adjustment (EE)	Per KWH	0.00376
Renewable Energy Adjustments	Per KWH	0.00502
State Utility Tax (Excise)	Per KWH	0.0033
Total Energy Charges (<i>Summer</i>)	Per KWH	0.166553
Total Energy Charges (<i>Winter</i>)	Per KWH	0.167783
Franchise Cost Percentage	% of Total	1.934%
Year Round Weighted Average		
Tiers		All
Total Energy Charges (wtd avg)	Per KWH	0.167373

*Includes IDUFR 1.0084

Continue...

HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL

PUBLIC HOUSING

NATURAL GAS

Source: Nicor Gas

888-642-6748

nicor.com*

Year Round		(Rate 1)
Customer Charge	Per Month	\$19.48
Uncollectible Expense Adjustment (Rider 26)	Per Month	\$0.27
Renewable Energy Resources Chg (Rider 1)	Per Month	\$0.05
Base Energy Assistance Charge (Rider 1)	Per Month	\$0.48
Public Utility Assesment (Rider 1)	Per Month	\$0.03
Low Income Discount Adjustment (Rider 42)	Per Month	\$0.87
Franchise Cost Adjustment (Rider 2)	Per Month	\$0.10
Total Monthly Charges	Per Month	\$21.28
Tiers		All
Distribution Charge	Per Therm	0.2134
Storage Service Cost Recovery (Rider 5)	Per Therm	0.0014
Gas Supply Cost (Rider 6)	Per Therm	0.54
Environmental Cost Recovery (Rider 12)	Per Therm	0.0098
Energy Efficiency Cost Recvry (Rider 30)	Per Therm	0.0094
TotalGreen (Rider 40)	Per Therm	0.0892
Investment Capital Tax Adjustment	Per Therm	-0.0013
State Utility Tax (Excise) (Rider 8)	Per Therm	0.024
Total Energy Charges	Per KWH	0.8859
Public Utility Fund (Rider 8)	% of Total	0.1%

*Percent of Base Charges

UTILITY PROVIDER DOCUMENTATION



UTILITY PROVIDER LIST

Housing Agency/Property: Housing Authority of the City of Freeport, IL

Please Specify ALL Applicable Resident-Paid Utility Types Below:

E = Electric, NG = Natural Gas, BG = Bottled Gas/Propane, F = Fuel Oil, W = Water, S = Sewer, T = Trash

For Tenant-Paid Utilities Only

RESIDENT-PAID PUBLIC HOUSING

Number of Units:

Utility Type	Utility Provider Name	Optional: Phone #	Optional: Website
E	ComEd	800-334-7661	
E	City of Freeport		Created By: Rane
NG	Nicor Gas	888-642-6748	Sourced By: Agency

Fax: 817-922-9100

Email: ResidentLife@nelrod.com

Supplement to Rider UF (1)

Incremental Distribution Uncollectible Cost Factors (IDUFs) (2)		
	IDUFs Applicable Beginning with the January 2025 Monthly Billing Period and Extending Through the May 2025 Monthly Billing Period (5)	IDUFs Applicable Beginning with the June 2025 Monthly Billing Period And Extending Through the May 2026 Monthly Billing Period (5)
IDUF _R	1.0056	1.0084
IDUF _N	1.0017	1.0041
IDUF _A	1.0005	1.0003
Incremental Supply Uncollectible Cost Factors (ISUFs)		
	ISUFs Applicable Beginning with the January 2025 Monthly Billing Period and Extending Through the May 2025 Monthly Billing Period (6)	ISUFs Applicable Beginning with the June 2025 Monthly Billing Period and Extending Through the May 2026 Monthly Billing Period (6)
ISUF _R (3)	1.0053	1.0017
ISUF _N (3)	1.0041	1.0008
ISUF _A (3)	0.9490	0.9977
ISUF _{SYS} (4)	1.0033	1.0014

NOTES:

- (1) This informational sheet is supplemental to Rider UF - Uncollectible Factors (Rider UF).
- (2) IDUFs are applied as shown in the Delivery Service Charges Informational Sheets (Informational Sheet No. 64 through Informational Sheet No. 64.18) and in accordance with the provisions of the Zero Standard Credit subsection of the Monthly Credit and Charge section of Rider ZSS - Zero Standard Service (Rider ZSS).
- (3) ISUFs are applied in accordance with the provisions of the Monthly Charges section of Rate BES - Basic Electric Service (Rate BES).
- (4) ISUF_{SYS} is applied in accordance with the provisions of the Monthly Charges section of Rate BESH - Basic Electric Service Hourly Pricing (Rate BESH).
- (5) IDUFs incorporate a Distribution Balancing Factor (DBF) in accordance with the provisions in Rider UF.
- (6) ISUFs incorporate a Supply Balancing Factor (SBF) in accordance with the provisions in Rider UF.

Supplement to Rate MRPP (1)(2)(3)(4)

RESIDENTIAL DELIVERY SERVICE CHARGES (CONTINUED).

	Applicable for the Monthly Billing Periods In		
	2025	2026	2027
Residential Single Family Without Electric Space Heat Delivery Class			
CC	\$12.97 & ADJ	\$13.26 & ADJ	\$13.48 & ADJ
SMSC	\$3.52 & ADJ	\$3.52 & ADJ	\$3.50 & ADJ
DFC (\$/kWh)	\$0.05269 & ADJ	\$0.05698 & ADJ	\$0.05906 & ADJ
IEDT (\$/kWh)	\$0.00124 & ADJ	\$0.00124 & ADJ	\$0.00124 & ADJ
Residential Multi Family Without Electric Space Heat Delivery Class			
CC	\$9.61 & ADJ	\$9.76 & ADJ	\$9.90 & ADJ
SMSC	\$3.52 & ADJ	\$3.52 & ADJ	\$3.50 & ADJ
DFC (\$/kWh)	\$0.04025 & ADJ	\$0.04354 & ADJ	\$0.04510 & ADJ
IEDT (\$/kWh)	\$0.00124 & ADJ	\$0.00124 & ADJ	\$0.00124 & ADJ
Residential Single Family With Electric Space Heat Delivery Class			
CC	\$14.84 & ADJ	\$15.09 & ADJ	\$15.23 & ADJ
SMSC	\$3.52 & ADJ	\$3.52 & ADJ	\$3.50 & ADJ
DFC (\$/kWh)	\$0.02523 & ADJ	\$0.02712 & ADJ	\$0.02811 & ADJ
IEDT (\$/kWh)	\$0.00124 & ADJ	\$0.00124 & ADJ	\$0.00124 & ADJ
Residential Multi Family With Electric Space Heat Delivery Class			
CC	\$10.44 & ADJ	\$10.57 & ADJ	\$10.66 & ADJ
SMSC	\$3.52 & ADJ	\$3.52 & ADJ	\$3.50 & ADJ
DFC (\$/kWh)	\$0.02399 & ADJ	\$0.02576 & ADJ	\$0.02668 & ADJ
IEDT (\$/kWh)	\$0.00124 & ADJ	\$0.00124 & ADJ	\$0.00124 & ADJ

**RIDER RCA
RETAIL CUSTOMER ASSESSMENTS**

Applicable to Rate BES, Rate BESH, and Rate RDS

**RENEWABLE ENERGY RESOURCES AND
COAL TECHNOLOGY DEVELOPMENT ASSISTANCE CHARGE.**

Pursuant to the provisions of the Renewable Energy, Energy Efficiency, and Coal Resources Development Law of 1997, enacted on December 16, 1997, authorizing the assessment of charges for renewable energy resources and coal technology development assistance on retail customers' monthly bills for electric service, and as amended on August 20, 2021, the Company includes the following Renewable Energy Resources and Coal Technology Development Assistance Charge, as applicable, on each retail customer's monthly bill:

For a residential retail customer	\$0.05
For any other retail customer	
If such retail customer's highest demand during the previous calendar year was less than 10,000 kilowatts (kW)	\$0.50
If such retail customer's highest demand during the previous calendar year was at least 10,000 kW	\$37.50

The Renewable Energy Resources and Coal Technology Development Assistance Charge is assessed through December 31, 2025, in accordance with Illinois Public Act 102-0444.

*

(Continued on Sheet No. 256.1)

Filed with the Illinois Commerce Commission on
January 7, 2022. Issued pursuant to the
Illinois Commerce Commission Order dated
January 5, 2022, in Docket No. 21-0868.
Asterisk (*) indicates change.

Date Effective: January 8, 2022
Issued by T. R. Donnelly, President and COO
Post Office Box 805379
Chicago, Illinois 60680-5379

**RIDER RCA
RETAIL CUSTOMER ASSESSMENTS**

(Continued from Sheet No. 256)

*** ENERGY ASSISTANCE CHARGE
FOR THE SUPPLEMENTAL LOW-INCOME ENERGY ASSISTANCE FUND.**

Pursuant to the provisions of Section 13 of the Energy Assistance Act of 1989, as amended on November 30, 2021, authorizing the assessment of charges for the Supplemental Low-Income Energy Assistance Fund (305 ILCS 20/13) on retail customers' monthly bills for electric service, the Company includes the Energy Assistance Charge for the Supplemental Low-Income Energy Assistance Fund, as applicable, on each retail customer's monthly bill determined in accordance with the following formulas:

For a residential retail customer	BEAC x 1
For any other retail customer	
If such retail customer's highest demand during the previous calendar year was less than 10,000 kW	BEAC x 10
If such retail customer's highest demand during the previous calendar year was at least 10,000 kW	BEAC x 375

Where BEAC is the Base Energy Assistance Charge as specified in 305 ILCS 20/13. The initial BEAC shall be \$0.48 per month. Subsequent BEACs shall increase by \$0.16 per month for any calendar year, provided that at least 80% of the previous State fiscal year's available Supplemental Low Income Energy Assistance Fund funding has been exhausted, not to exceed \$0.96 per month for any calendar year. The effective Energy Assistance Charges can be found in Informational Sheet No. 41.

Pursuant to the provisions of Section 8-105 of the Public Utilities Act (Act), in 2011 the Company must offer programs originally authorized pursuant to the provisions of Section 16-111.5A(e) of the Act for retail customers in need, including a percentage of income payment plan. The Company is reimbursed for costs it incurs in offering such programs from the Supplemental Low-Income Energy Assistance Fund pursuant to the provisions of Section 8-105 of the Act.

The Energy Assistance Charge for the Supplemental Low-Income Energy Assistance Fund is assessed and updated on the Company's monthly billing period cycle through December 31, 2025, in accordance with Illinois Public Act 102-0673.

(Continued on Sheet No. 257)

Supplement to Rate BES and Rider PE (1)

Customer Group or Subgroup	Units	Purchased Electricity Charges (PECs) Applicable for the January 2025 Monthly Billing Period and Extending Through the May 2025 Monthly Billing Period (2) (3) (4) (6)	
		Summer PEC (5)	Nonsummer PEC
Residential	¢/kWh	5.445	5.015
Watt-hour Non-Electric Space Heating	¢/kWh	5.486	5.046
Demand Non-Electric Space Heating	¢/kWh	5.585	5.096
Nonresidential Electric Space Heating	¢/kWh	4.714	4.922
Dusk to Dawn Lighting	¢/kWh	1.913	2.284
General Lighting	¢/kWh	4.457	4.668

Customer Group or Subgroup	Units	PECs Applicable Beginning with the June 2025 Monthly Billing Period and Extending Through the May 2026 Monthly Billing Period (2) (3) (4) (7)	
		Summer PEC (5)	Nonsummer PEC
Residential	¢/kWh	8.261	8.384
Watt-hour Non-Electric Space Heating	¢/kWh	8.304	8.435
Demand Non-Electric Space Heating	¢/kWh	8.416	8.472
Nonresidential Electric Space Heating	¢/kWh	7.578	7.913
Dusk to Dawn Lighting	¢/kWh	3.246	3.873
General Lighting	¢/kWh	7.503	7.860

NOTES:

- (1) This informational sheet is supplemental to Rate BES - Basic Electric Service (Rate BES) and Rider PE - Purchased Electricity (Rider PE).
- (2) PECs are designated on retail customer bills as the Electricity Supply Charge pursuant to Rate BES.
- (3) PECs include Supply Base Uncollectible Cost Factors (Supply BUFs) as listed in Informational Sheet No. 21.
- (4) PECs incorporate Incremental Supply Uncollectible Cost Factors (ISUFs) as listed in Informational Sheet No. 20, which include a Supply Balancing Factor (SBF) in accordance with the provisions of Rider UF - Uncollectible Factors (Rider UF).
- (5) The Summer PECs are applicable in the months of June, July, August, and September.
- (6) Purchased Electricity Charges (PECs) developed in compliance with the final order dated December 19, 2024 in ICC Docket Nos. 22-0486/23-0055/24-0181 (Consol.).
- (7) PECs incorporate the results of the Spring 2025 Procurement Event approved by the ICC on April 10, 2025, and the PJM Financial Transmission Rights (FTR) Auctions finalized on May 6, 2025.

**Year 2025 Record of Hourly Purchased Electricity
Adjustment Factors (HPEAs) and Purchased Electricity
Adjustment Factors (PEAs)**

As provided for in Rate BESH – Basic Electric Service Hourly Pricing, Rider PE – Purchased Electricity, HPEAs and PEAs, are determined and applied to kilowatt-hours (kWhs) provided in the applicable effective period for which ComEd procures full requirements electric supply or directly procures electric power and energy supply, as applicable.

Effective Monthly Billing Period	Charge or (Credit) (cents/kWh)	
	PEA	HPEA
January 2025	(0.542)	(1.140)
February 2025	(0.089)	0.708
March 2025	0.031	0.256
April 2025	(0.335)	0.139
May 2025	1.965	2.664
June 2025	0.527	0.648
July 2025	(0.446)	(1.437)
August 2025	(0.029)	0.628

Supplement to Rate BES and Rider PE (1)

Customer Group or Subgroup	Units	PJM Services Charges (PSCs) Applicable Beginning with the January 2025 Monthly Billing Period and Extending Through the May 2025 Monthly Billing Period (2) (3) (4)
Residential	¢/kWh	1.537
Watt-hour Non-Electric Space Heating	¢/kWh	1.528
Demand Non-Electric Space Heating	¢/kWh	1.528
Nonresidential Electric Space Heating	¢/kWh	1.528
Dusk to Dawn Lighting	¢/kWh	1.439
General Lighting	¢/kWh	1.439

Customer Group or Subgroup	Units	PSCs Applicable Beginning with the June 2025 Monthly Billing Period and Extending Through the May 2026 Monthly Billing Period (2) (3) (4)
Residential	¢/kWh	1.767
Watt-hour Non-Electric Space Heating	¢/kWh	1.757
Demand Non-Electric Space Heating	¢/kWh	1.757
Nonresidential Electric Space Heating	¢/kWh	1.757
Dusk to Dawn Lighting	¢/kWh	1.745
General Lighting	¢/kWh	1.745

NOTES:

- (1) This informational sheet is supplemental to Rate BES - Basic Electric Service (Rate BES) and Rider PE - Purchased Electricity (Rider PE).
- (2) PSCs are designated on retail customer bills as the Transmission Services Charge pursuant to Rate BES.
- (3) PSCs include Supply Base Uncollectible Cost Factors (SBUFs) listed in Informational Sheet No. 21.
- (4) PSCs incorporate Incremental Supply Uncollectible Cost Factors (ISUFs) listed in Informational Sheet No. 20.

Supplement to Rider ECR (1)

ECR Applicable Beginning with the April 2025 Monthly Billing Period and Extending Through the July 2025 monthly Billing Period (2)
0.007 ¢/kWh

ECR Applicable Beginning with the August 2025 Monthly Billing Period and Extending Through the December 2025 monthly Billing Period (2)
0.010 ¢/kWh

NOTES:

- (1) This informational sheet is supplemental to Rider ECR - Environmental Cost Recovery Adjustment (Rider ECR).
- (2) An X.XXX value is a charge, while an (X.XXX) value is a credit.

Supplement to Rider EEPP (1)

Customer Group	EE Adjustment Applicable for the January 2024 Monthly Billing Period and Extending Through the December 2024 Monthly Billing Period (2)(3)
Residential	0.366 ¢/kWh
Small N&L (4)	0.691 ¢/kWh
Large N (5)	0.354 ¢/kWh

Customer Group	EE Adjustment Applicable Beginning with the January 2025 Monthly Billing Period and Extending Through the December 2025 Monthly Billing Period (2)(3)
Residential	0.376 ¢/kWh
Small N&L (4)	0.835 ¢/kWh
Large N (5)	0.444 ¢/kWh

NOTES:

- (1) This informational sheet is supplemental to Rider EEPP – Energy Efficiency Pricing and Performance (Rider EEPP).
- (2) The EE Adjustment is designated on retail customer bills as the Energy Efficiency Programs.
- (3) An X.XXX value is a charge, while an (X.XXX) value is a credit.
- (4) Small N&L Group means the designation applicable to retail customers, each to which (a) one of the (i) Watt-Hour Delivery Class, (ii) Small Load Delivery Class, (iii) Medium Load Delivery Class, (iv) Large Load Delivery Class, (v) Fixture-Included Lighting Delivery Class, (vi) Dusk to Dawn Lighting Delivery Class, or (vii) General Lighting Delivery Class is applicable, and (b) the Opt-out Group is not applicable.
- (5) Large N Group means the designation applicable to retail customers, each to which (a) one of the (i) Very Large Load Delivery Class, (ii) Extra Large Load Delivery Class, or (iii) High Voltage Delivery Class, is applicable, and (b) the Opt-out Group is not applicable.

RENEWABLE ENERGY ADJUSTMENTS

Supplement to Rider REA (1)

RE Adjustment Applicability (2)	RE Adjustment Applicable for the September 2024 Monthly Billing Period and Extending Through the May 2025 Monthly Billing Period (3)
All Retail Customers	0.502 ¢/kWh

RE Adjustment Applicability (2)	RE Adjustment Applicable Beginning with the June 2025 Monthly Billing Period and Extending Through the August 2025 Monthly Billing Period (3)
All Retail Customers	0.502 ¢/kWh

NOTES:

- (1) This informational sheet is supplemental to Rider REA - Renewable Energy Adjustment (Rider REA).
- (2) The RE Adjustment is designated on retail customer bills as the Renewable Portfolio Standard.
- (3) An X.XXX value is a charge, while an (X.XXX) value is a credit.

Applicable to All Rates Except Rate RESS and Rate MSPS

STATE TAX ADDITIONS.

- * Pursuant to the provisions of the Electricity Excise Tax Law, 35 ILCS 640/2-4, imposing an excise tax on the privilege of using electricity purchased for use or consumption and not for resale, the Company charges state tax additions based upon the following cents per kilowatt-hour (¢/kWh) rates applied, as appropriate, to the kilowatt-hours (kWhs) delivered to retail customers, excluding business enterprises exempted under Section 2-4(c) and self-assessing purchasers as defined in the Electricity Excise Tax Law, 65 ILCS 640/2-3:

		<u>¢/kWh</u>
for the first	2,000 kWh used in a month	0.330
for the next	48,000 kWh used in a month	0.319
for the next	50,000 kWh used in a month	0.303
for the next	400,000 kWh used in a month	0.297
for the next	500,000 kWh used in a month	0.286
for the next	2,000,000 kWh used in a month	0.270
for the next	2,000,000 kWh used in a month	0.254
for the next	5,000,000 kWh used in a month	0.233
for the next	10,000,000 kWh used in a month	0.207
for all over	20,000,000 kWh used in a month	0.202

The total amount of such state tax additions is separately stated on the monthly bill of each retail customer to which such additions are applicable.

MUNICIPAL TAX ADDITIONS.

For each municipality that has adopted an ordinance imposing a tax on the privilege of using or consuming electricity acquired in a purchase at retail and used or consumed within the corporate limits of such municipality based on the kWh categories specified in Section 8-11-2, subparagraph 3 of the Illinois Municipal Code, 65 ILCS 5/8-11-2(3), the Company charges municipal tax additions based upon the ¢/kWh rates listed in this Municipal Tax Additions section for such municipality applied, as appropriate, to the kWhs delivered to all retail customers located within the corporate limits of such municipality.

The rates, in ¢/kWh, listed in this Municipal Tax Additions section for each such municipality include an addition equal to three percent (3%) of the tax to provide for reimbursement of administrative expenses as allowed by Section 8-11-2 subsection 4(c) of the Illinois Municipal Code, 65 ILCS 5/8-11-2(4c), as amended.

The total amount of such municipal tax additions is separately stated on the monthly bill of each retail customer to which such additions are applicable with the designation "Municipal Tax" or "City Tax" or by a similar legend.

FRANCHISE COST PERCENTAGES

(Continued from Informational Sheet No. 11)

Municipality	FC% Applicable Beginning with the June 2024 Monthly Billing Period and Extending Through the May 2025 Monthly Billing Period (2)	FC% Applicable Beginning with the June 2025 Monthly Billing Period and Extending Through the May 2026 Monthly Billing Period (2)
ESSEX	2.985%	2.816%
EVANSTON	0.000%	0.000%
EVERGREEN PARK	2.749%	2.658%
FLOSSMOOR	3.674%	3.812%
FORD HEIGHTS	4.708%	5.045%
FOREST PARK	1.473%	1.370%
FORESTVIEW	6.071%	6.572%
FORRESTON	1.775%	2.045%
FOX LAKE	2.002%	1.933%
FOX RIVER GR	1.340%	1.249%
FRANKFORT	1.103%	1.044%
FRANKLIN GROVE	4.129%	3.752%
FRANKLIN PARK	0.950%	1.040%
FREEPORT	1.791%	1.934%
FULTON	1.176%	1.133%
GARDNER	0.506%	0.549%
GENOA	2.431%	2.623%
GERMAN VALLEY	2.986%	3.004%
GILBERTS	0.752%	0.892%
GLEN ELLYN	2.712%	2.754%
GLENCOE	2.390%	2.768%
GLENDALE HEIGHTS	1.708%	1.909%
GLENVIEW	2.029%	2.228%
GLENWOOD	2.587%	2.879%
GODLEY	2.306%	1.684%
GOLF	1.191%	1.086%
GRAND RIDGE	0.910%	1.005%
GRANT PARK	1.003%	0.971%
GRAYSLAKE	1.027%	0.998%
GREEN OAKS	0.202%	0.196%
GREENWOOD	0.355%	0.386%
GURNEE	1.677%	1.809%
HAINESVILLE	1.614%	1.588%
HAMPSHIRE	0.372%	0.371%
HANOVER PARK	2.606%	2.625%
HARMON	1.950%	1.347%
HARVARD	2.319%	1.897%
HARVEY	0.783%	0.805%
HARWOOD HEIGHTS	1.857%	1.972%
HAWTHORN WOODS	1.392%	1.226%
HAZELCREST	2.600%	2.601%
HEBRON	1.542%	1.600%
HERSCHER	1.703%	1.596%
HICKORY HILLS	1.795%	1.730%
HIGHLAND PARK	2.118%	2.190%
HIGHWOOD	1.342%	1.783%
HILLSIDE	4.316%	4.114%
HINCKLEY	1.410%	1.309%
HINSDALE	1.544%	1.769%
HODGKINS	1.320%	1.256%
HOFFMAN ESTATES	1.795%	1.958%

(Continued on Informational Sheet No. 13)

Filed with the Illinois Commerce Commission on
June 24, 2025.

Date Effective: June 25, 2025
Issued by David R. Perez, EVP and COO
Post Office Box 805379
Chicago, Illinois 60680-5379

**Northern Illinois Gas Company
d/b/a Nicor Gas Company**

Ill.C.C. No. 16 - Gas
17th Revised Sheet No. 10
(Canceling 16th Revised Sheet
No. 10, Effective December 1,
2023)

**Rate 1
Residential Service**

Availability.

This rate is available to any single-family residential Customer using the Company's gas service primarily for residential purposes.

*** Charges shall be the sum of (a), (b) and (c).**

- (a) Monthly Customer Charge
\$19.48 per month.
- (b) Distribution Charge
21.34¢ per therm for all therms supplied to the Customer in the month.
- (c) Gas Supply Cost
The Gas Cost (GC) per therm supplied in the month as determined in accordance with the Company's Rider 6, Gas Supply Cost.

Term of Service.

The Customer's term of service shall commence when the Company begins to supply service hereunder. Customer shall provide at least 10 days notice to discontinue service.

Combination Residence and Business.

Gas will be supplied hereunder for the entire requirements of a combined residence and business, if the preponderant requirement is for residential purposes.

General.

The Schedule of which this rate is part includes certain general Terms and Conditions and Riders. Service hereunder is subject to these Terms and Conditions and the Riders which are listed as applicable to this rate.

*** Low Income Discount Credit (LIDC).**

For bill periods ending on or after October 1, 2024 the Company shall apply a Low-Income Discount Credit (LIDC) to eligible Residential Low-Income Qualified Customers.

The LIDC shall be calculated by applying a discount to the total bill including all delivery service charges, supply charges, rider surcharges, and taxes associated with those charges under the applicable tier based on the household income of the Low-Income Qualified Customers (LIQC). The LIDC does not apply to any prior balances.

The LIDC shall be presented as a separate line item on customer bills as the "Low-Income Discount Credit".

(Continued on Sheet No. 10.1)

Filed with the Illinois Commerce Commission on August 22, 2024
Issued pursuant to order of the Illinois Commerce Commission
entered November 16, 2023 in Docket No. 23-0066
Items in which there are changes are preceded by an asterisk (*)

Effective August 28, 2024
Issued by – Rachelle Whitacre
Director
Post Office Box 190
Aurora, Illinois 60507

Rider 1
Customer Charge Adjustments

Applicable to All Rates and Special Contracts
***Except Rate 81 and 82**

The monthly Customer charges authorized under the Schedule of which this rider is a part, as effective from time to time, and special Customer contracts, with or without monthly Customer charges, shall be subject to the following additional charges:

*** Energy Assistance Charge for the Supplemental Low-Income Energy Assistance Fund.**

Pursuant to the provisions of Section 13 of the Energy Assistance Act of 1989, as amended, whereby the Company is required to impose a monthly Energy Assistance Charge for the Supplemental Low-Income Energy Assistance Fund on each account for which natural gas service is provided, the Company shall increase the monthly Customer charge by the following amounts:

Residential Service

BEAC x 1 per month on each account.

Non-Residential Service

BEAC x 10 per month on each account which has consumed less than 4,000,000 therms of gas in the previous calendar year.

BEAC x 375 per month on each account which has consumed 4,000,000 or more therms of gas in the previous calendar year.

BEAC is the Base Energy Assistance Charge as specified in 305 ILCS 20/13 which provides that the initial BEAC shall be \$0.48 per month. Subsequent BEAC's shall increase by \$0.16 per month for any calendar year, provided that at least 80% of the previous State fiscal year's available Supplemental Low-Income Energy Assistance Fund funding has been exhausted. Further, the maximum BEAC shall not exceed \$0.96 per month for any calendar year. The initial amounts of the respective Energy Assistance Charges shall be specified in an information sheet filed coincident with the filing seeking approval of these provisions. Subsequent information sheets shall be filed, as necessary, to set forth any change to the Energy Assistance Charges.

Renewable Energy Resources and Coal Technology Development Assistance Charge

Pursuant to the provisions of Section 6-5 of the Renewable Energy, Energy Efficiency and Coal Resources Development Law of 1997, whereby the Company is required to impose a monthly Renewable Energy Resources and Coal Technology Development Assistance Charge on each account for which natural gas service is provided, the Company shall increase the monthly Customer charge by the following amounts:

Residential Service

\$0.05 per month on each account.

Non-Residential Service

\$0.50 per month on each account which has consumed less than 4,000,000 therms of gas in the previous calendar year.

\$37.50 per month on each account which has consumed 4,000,000 or more therms of gas in the previous calendar year.

Except as specified above, all other provisions of the rate or special contract shall apply.

(Continued On Sheet No. 55.5.1)

Northern Illinois Gas Company
d/b/a Nicor Gas Company

122nd INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
85, 85.1, 85.2, 85.3, 85.4, 85.5, 85.6, 85.7, 85.8 AND 85.9 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 32. Qualified Infrastructure Plant

Applicable to Rates 1, 4, 5, 6, 7, 74, 75, 76, 77 and Riders 3, 5, 26, 36, and 38

Qualified Infrastructure Plant (QIP) Charge Percentage Effective January 1, 2025

<u>LINE NO.</u>	<u>DESCRIPTION</u>	<u>PERCENTAGE</u>
1	Rider QIP Percentage Effective January 1, 2025	0.00%

**Northern Illinois Gas Company
d/b/a Nicor Gas Company**

31ST INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
79, 79.1, 79.2, 79.3, 79.4, 79.5 AND 79.6 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 26. Uncollectible Expense Adjustment

Applicable to Rates 1, 4, 5, 74 and 75

Uncollectible Expense Adjustment Effective with Service Rendered on or after June 1, 2025

LINE NO.		Residential Sales <u>Customers 1/</u>	Residential Transportation <u>Customers 2/</u>	Non-Residential Sales <u>Customers 3/</u>	Non-Residential Transportation <u>Customers 4/</u>
1	Basic Charge per Customer	\$ 0.27	\$ 0.14	\$ 0.45	\$ 0.20
2	Annual Reconciliation Charge	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>
3	Total Charge	\$ 0.27	\$ 0.14	\$ 0.45	\$ 0.20

1/ Customers receiving residential delivery and supply service under Rate 1, Rider 6.

2/ Customers receiving residential delivery service under Rate 1 – Rider 15 (Customer Select).

3/ Customers receiving non-residential delivery and supply service under Rates 4 or 5 and Rider 6.

4/ Customers receiving non-residential delivery service under Rates 4 and 5, Rider 15 (Customer Select) and Rate 74 or 75.

Filed with the Illinois Commerce Commission on or before May 20, 2025

Issued by Rachelle Whitacre
Director
Post Office Box 190
Aurora, Illinois 60507

**Northern Illinois Gas Company
d/b/a Nicor Gas Company**

52nd INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
56 AND 57 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 5 Storage Service Cost Recovery

STORAGE SERVICE COST RECOVERY EFFECTIVE WITH SERVICE RENDERED ON OR AFTER
JULY 1, 2025 (1)

<u>LINE NO.</u>		<u>SSCR</u>
1	BASIC CHARGE PER THERM	0.14 ¢
2	ANNUAL RECONCILIATION CHARGE	<u>0.00</u> ¢
3	TOTAL CHARGE	<u>0.14</u> ¢

(1) APPLICABLE TO ALL SERVICE CLASSIFICATIONS RECEIVING COMPANY SUPPLIES

16TH INFORMATION SHEET SUPPLEMENTAL TO SHEET NO.55.51 OF ILL. C. C. NO. 16, SCHEDULE G
(Superseding 15th Information Sheet Effective May 1, 2024)

RIDER 2 FRANCHISE COST ADJUSTMENT
Applicable to All Rates Except 17, 19, 21 and 82

<u>Name of Local</u> <u>Governmental Unit</u>	<u>Franchise Cost</u> <u>Adjustment</u>	<u>Name of Local</u> <u>Governmental Unit</u>	<u>Franchise Cost</u> <u>Adjustment</u>
Congerville	\$ 0.52	East Hazelcrest	\$ 0.34
Cooksville	\$ 0.17	El Dara	\$ -
Cornell	\$ 0.19	El Paso	\$ 0.24
Cortland	\$ 0.64	Elburn	\$ 0.55
Country Club Hills	\$ 0.27	Elgin	\$ 0.10
Countryside	\$ 1.09	Elizabeth	\$ 0.44
Crescent City	\$ 0.20	Elk Grove Village	\$ 0.39
Crest Hill	\$ 0.63	Elliott	\$ 0.20
Creston	\$ 0.19	Ellsworth	\$ 0.19
Crestwood	\$ 0.29	Elmhurst	\$ 0.17
Crete	\$ 0.16	Elmwood Park	\$ 0.20
Crystal Lake	\$ 0.16	Elvaston	\$ 0.16
Cullom	\$ 0.13	Elwood	\$ 0.56
Dakota	\$ 0.12	Emington	\$ 0.21
Dallas City	\$ 0.10	Essex	\$ 0.06
Dana	\$ 0.24	Evanston	\$ 0.30
Danforth	\$ 0.67	Evergreen Park	\$ 0.20
Danvers	\$ 0.19	Fairbury	\$ 0.16
Darien	\$ 0.53	Farmer City	\$ 0.07
Davis	\$ 0.18	Ferris	\$ 0.15
Davis Junction	\$ 0.09	Fisher	\$ 0.09
Deer Creek	\$ 0.19	Flanagan	\$ 0.18
Deer Grove	\$ 0.31	Flossmoor	\$ 0.11
Deer Park	\$ 0.72	Ford Heights	\$ 0.30
Deerfield	\$ 0.51	Forest Park	\$ 0.17
DeKalb	\$ 0.16	Forest View	\$ 0.29
Des Plaines	\$ 0.12	Forrest	\$ 0.24
Diamond	\$ 0.67	Forreston	\$ 0.18
Dixmoor	\$ 0.21	Fox Lake	\$ 0.17
Dixon	\$ 0.25	Fox River Grove	\$ 0.53
Dolton	\$ 0.17	Frankfort	\$ 0.10
Donovan	\$ 0.20	Franklin Grove	\$ 0.12
Downers Grove	\$ 0.13	Franklin Park	\$ 0.26
Downs	\$ 0.59	Freeport	\$ 0.10
Durand	\$ 0.17	Galena	\$ 0.18
Dwight	\$ 0.11	Gardner	\$ 0.19
Earlville	\$ 0.59	Geneseo	\$ 0.51
East Brooklyn	\$ 0.17	Geneva	\$ 0.14
East Dubuque	\$ 0.22	Genoa	\$ 0.65
East Dundee	\$ 0.14	German Valley	\$ 0.24

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Issued pursuant to Order of Illinois Commerce Commission entered
March 25, 2009 in Docket No. 08-0363

Effective May 1, 2025
Issued by Rachelle Whitacre
Director
Post Office Box 190
Aurora, IL 60507

Rider 6. Gas Supply Coost

GAS CHARGES EFFECTIVE WITH SERVICE RENDERED ON AND AFTER JULY 1, 2025

I. Gas Charge (GC)

LINE NO.		GAS CHARGE (GC)	COMMODITY GAS CHARGE (CGC)	DEMAND GAS CHARGE (DGC)	NON-COMMODITY GAS CHARGE (NCGC)	TRANSPORTATION SERVICE ADJUSTMENT (2) (TSA)	CUSTOMER SELECT BALANCING CHARGE (1) (CSBC)
1	BASIC CHARGE	53.25 ¢	45.33 ¢				
2	RIDER 5, STORAGE SERVICE COST RECOVERY (SSCR)	0.14 ¢	0.14 ¢				
3	TOTAL CHARGES	<u>53.39 ¢</u>	<u>45.47 ¢</u>	<u>56.74 ¢</u>	<u>7.92 ¢</u>	<u>0.00 ¢</u>	<u>1.95 ¢</u>

II. Calculation of GCR and GCNR

	GCR	GCNR
Gas Cost	53.39 ¢	53.39 ¢
Uncollectible Factor Percentage (2)	1.15%	0.52%
Uncollectible Factor Rate (3) = (1*2)	0.61 ¢	0.28 ¢
Total (1+3)	54.00 ¢	53.67 ¢

Gas Charge Residential (GCR) = 54.00 ¢
Gas Charge Non-Residential (GCNR) 53.67 ¢

- (1) APPLICABLE TO SERVICE UNDER RIDERS 15 AND 16.
- (2) APPLICABLE TO ALL SERVICE CLASSIFICATIONS. IT IS INCLUDED IN THE CGC FOR SALES CUSTOMERS.
- (3) A RESIDENTIAL CUSTOMER'S TOTAL CHARGE IS EQUAL TO THE GCR. A NON-RESIDENTIAL CUSTOMER'S TOTAL CHARGE IS EQUAL TO THE GCNR.

* GAS CHARGE (GC); SUM OF:

CGC	45.33 ¢
NCGC	<u>7.92 ¢</u>
BASIC GAS CHARGE	<u>53.25 ¢</u>

Filed with the Illinois Commerce Commission on or before JUNE 20, 2025

Issued by Rachelle Whitacre
Director
Post Office Box 190
Aurora, Illinois 60507

**Northern Illinois Gas Company
d/b/a Nicor Gas Company**

89TH INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
68, 69 AND 70 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 12. Environmental Cost Recovery

Applicable to All Rates
(Except Rate 21, Rate 82 and other Negotiated Contracts)

Environmental Cost Recovery Effective with Service Rendered on or after April 1, 2025

<u>LINE NO.</u>		<u>Residential (1)</u>	<u>Small Non- Residential (2)</u>	<u>Large Non- Residential (3)</u>
1	Basic Charge per Therm	0.75 ¢	0.36 ¢	0.10 ¢
2	Annual Reconciliation Charge	<u>0.23 ¢</u>	<u>0.11 ¢</u>	<u>0.03 ¢</u>
3	Total Charge	0.98 ¢	0.47 ¢	0.13 ¢

(1) RESIDENTIAL CUSTOMER (RATE 1)

(2) SMALL NON-RESIDENTIAL CUSTOMERS (RATES 4, 5, 74 AND 75)

(3) LARGE NON-RESIDENTIAL CUSTOMERS (RATES 6, 7, 76 AND 77)

Filed with the Illinois Commerce Commission on or before March 20, 2025

Issued by Rachelle Whitacre
Director
Post Office Box 190
Aurora, Illinois 60507

Northern Illinois Gas Company
d/b/a Nicor Gas Company

30th REVISED INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
83, 83.1, 83.2, 83.3 AND 83.4 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 30 - Energy Efficiency Plan Cost Recovery

Applicable to All Rates Except Rate 21 and 82

Energy Efficiency Plan Cost Recovery Effective with Service Rendered on or after April 1, 2025

<u>LINE</u> <u>NO.</u>		<u>Residential (1)</u>	<u>Small Non- Residential (2)</u>	<u>Large Non- Residential (3)</u>
1	Basic Charge per Therm	1.45 ¢	0.98 ¢	0.66 ¢
2	Annual Reconciliation Charge	<u>(0.51) ¢</u>	<u>0.92 ¢</u>	<u>0.59 ¢</u>
3	Total Charge	0.94 ¢	1.90 ¢	1.25 ¢

(1) RESIDENTIAL CUSTOMER (RATE 1)

(2) SMALL NON-RESIDENTIAL CUSTOMERS (RATES 4, 5, 74 AND 75)

(3) LARGE NON-RESIDENTIAL CUSTOMERS (RATES 6, 7, 17, 19, 76 AND 77)

Filed with the Illinois Commerce Commission on or before March 20, 2025

Issued by Rachelle Whitacre
Director
Post Office Box 190
Aurora, Illinois 60507

Rider 8
Adjustments for Municipal, Local Governmental Unit and State Utility Taxes

(Continued From Sheet No. 64)

- * The additional charge currently applicable in each municipality or local governmental unit which has levied a municipal gas use tax based on a charge per unit of energy is shown on the Information Sheet supplemental to this Rider.
- * **State Utility Tax, Gas Use Tax and State Utility Fund Tax Charge.**
Where the Company pays a state tax based on a percentage of gross receipts or a charge per unit of energy, including any amounts resulting from audit adjustments, imposed by the State under the provisions of "The Gas Revenue Tax Act," as heretofore and hereafter amended, the additional charge applicable shall equal the amount pursuant to the provisions of Section 9-222 of "The Public Utilities Act," as heretofore and hereafter amended. The amount of such additional charge is the lower of 5.00 percent or 2.4 cents per therm.

As provided by the "Gas Use Tax Law", and imposed by the State, the Company shall collect the Gas Use Tax from Customers receiving service under the Company's transportation service rates and riders at the rate of 2.4 cents per therm. Upon receipt of proper notification, the Company shall not collect the Gas Use Tax for gas used by customers meeting one of the following criteria:

(Continued On Sheet No. 64.5)

Filed with the Illinois Commerce Commission on March 31, 2009
Issued pursuant to order of the Illinois Commerce Commission
entered March 25, 2009 in Docket No. 08-0363
Items in which there are changes are preceded by an asterisk (*)

Effective April 3, 2009
Issued by – Gerald P. O'Connor
Senior Vice President
Post Office Box 190
Aurora, Illinois 60507

Rider 8

***Adjustments for Municipal, Local Governmental Unit and State Utility Taxes**

(Continued From Sheet No. 64.1)

- (1) Gas used by a Self-Assessing Purchaser, as defined by the Gas Use Tax Law, who provides the Company with a copy of the certificate of registration as a Self-Assessing Purchaser from the Department of Revenue;
- (2) Gas used by business enterprises located in an enterprise zone certified by the Department of Commerce and Economic Opportunity pursuant to the Illinois Enterprise Zone Act;
- (3) Gas used by governmental bodies, or a corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious, or educational purposes. Such use shall not be exempt unless the government body, or corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes has first been issued as tax exemption identification number by the Department of Revenue pursuant to Section 1g of the Retailers' Occupation Tax Act. A limited liability company may qualify for the exemption under this Section only if the limited liability company is organized and operated exclusively for educational purposes. The term "educational purposes" shall have the same meaning as that set forth in Section 2h of the Retailers' Occupation Tax Act;
- (4) Gas used in the production of electric energy. This exemption does not include gas used in the general maintenance or heating of an electric energy production facility or other structure;
- (5) Gas used in a petroleum refinery operation;
- (6) Gas purchased by persons for use in liquefaction and fractionation process that produce value added natural gas byproducts for resale;
- (7) Gas use in the production of anhydrous ammonia and downstream nitrogen fertilizer products for resale.

For gas uses meeting one of the criteria numbered (2) through (7), Customers must submit to the Company an exemption certificate obtained from the Illinois Department of Revenue.

Where the Company pays a state tax based on a percentage of gross receipts, imposed by the State under the provisions of Section 2-202 of "The Public Utilities Act," as heretofore and hereafter amended, the additional charge, applicable to all taxable receipts, shall equal the percentage pursuant to the provisions of Section 9-222 of "The Public Utilities Act," as heretofore and hereafter amended. The amount of such additional charge due to the Public Utility Fund Tax is 0.1 percent.

*** General.**

The effectiveness of any additional charge due to tax shall coincide with the date upon which gross receipts or gas use is subject to the tax or, in the case of a payment of tax by the Company resulting from an audit adjustment, then the date upon which the Company makes such payment.

Except as specified above, all other provisions of the rate shall apply.

Filed with the Illinois Commerce Commission on March 31, 2009
Issued pursuant to order of the Illinois Commerce Commission
entered March 25, 2009 in Docket No. 08-0363
Items in which there are changes are preceded by an asterisk (*)

Effective April 3, 2009
Issued by – Gerald P. O'Connor
Senior Vice President
Post Office Box 190
Aurora, Illinois 60507

Northern Illinois Gas Company
d/b/a Nicor Gas Company

1st REVISED INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
101, 101.1, 101.2, AND 101.3 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 42. Low-Income Discount Adjustment

Applicable to All Customers except Rates 17, 19, 21, 81, and 82.

Rider LIDA Charge Effective with Service Rendered on or after July 1, 2025

LINE

Residential

NO.

Residential (1) Small Non-Residential (2) Large Non-Residential (3)

1	Basic Charge per Customer	\$ 0.87	\$ 8.69	\$ 325.92
2	Annual Reconciliation Charge	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>
3	Total Charge	\$ 0.87	\$ 8.69	\$ 325.92

(1) Residential Customer (Rate 1)

(2) Small Non-Residential Customers - Customer served on Rates 4,5,6,7,74,75,76, or 77 taking less than 4,000,000 Therms per year

(3) Large Non-Residential Customers - Customer served on Rates 4,5,6,7,74,75,76, or 77 taking 4,000,000 Therms or more per year

12th REVISED INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
55.5, 55.5.1, 55.5.2, AND 55.5.3 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 1 – Public Utility Assessment Charge

Applicable to All Rates
Except Rate 81 and 82

Public Utility Assessment Charge Effective with Service Rendered on or after December 1, 2024

LINE NO.		<u>Residential (1)</u>	<u>Small Non- Residential (2)</u>	<u>Large Non- Residential (3)</u>
1	Basic Charge per Customer	\$ 0.04	\$ 0.14	\$ 32.14
2	Annual Reconciliation Charge	\$ (0.01)	\$ -	\$ (0.70)
3	Total Charge	\$ 0.03	\$ 0.14	\$ 31.44

(1) RESIDENTIAL CUSTOMER (RATE 1)

(2) SMALL NON-RESIDENTIAL CUSTOMERS (RATES 4, 5, 74 AND 75)

(3) LARGE NON-RESIDENTIAL CUSTOMERS (RATES 6, 7, 17, 19, 76 AND 77)

Filed with the Illinois Commerce Commission on November 30, 2024

Issued by Rachelle Whitacre
Director
Post Office Box 190
Aurora, Illinois 60507

Northern Illinois Gas Company
d/b/a Nicor Gas Company

4th REVISED INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
96, 97, 98, AND 99 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 40. TotalGreen

Applicable to Customers on Rates 1, 4, 5, 6, and 7 That Apply For Program

TotalGreen Charge Effective with Service Rendered on or after July 1, 2025

<u>LINE</u> <u>NO.</u>		<u>TotalGreen</u> <u>Basic</u>	<u>TotalGreen</u> <u>Premium</u>
1	Base Charge per Therm	8.92 ¢	29.51 ¢
2	Annual Reconciliation Charge	<u>0.00 ¢</u>	<u>0.00 ¢</u>
3	Total Charge	8.92 ¢	29.51 ¢

Northern Illinois Gas Company
d/b/a Nicor Gas Company

13th REVISED INFORMATION SHEET SUPPLEMENTAL TO SHEET NOS.
55.60, 55.61 AND 55.62 OF ILL.C.C. NO. 16, SCHEDULE G

Rider 3. Invested Capital Tax Adjustment

Applicable to All Rates
(Except Rate 21, 82 and Other Negotiated Contracts)

Invested Capital Tax Adjustment Effective with Service Rendered on or after July 1, 2025

LINE NO.		<u>Residential (1)</u>	<u>Small Non- Residential (2)</u>	<u>Large Non- Residential (3)</u>
1	Basic Charge per Therm	(0.13) ¢	(0.06) ¢	(0.02) ¢
2	Annual Reconciliation Charge	<u>0.00 ¢</u>	<u>0.00 ¢</u>	<u>0.00 ¢</u>
3	Total Charge	(0.13) ¢	(0.06) ¢	(0.02) ¢

(1) RESIDENTIAL CUSTOMER (RATE 1)

(2) SMALL NON-RESIDENTIAL CUSTOMERS (RATES 4, 5, 74 AND 75)

(3) LARGE NON-RESIDENTIAL CUSTOMERS (RATES 6, 7, 76 AND 77)

COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates

PUBLIC HOUSING

HOUSING AUTHORITY OF THE CITY OF FREEPORT, IL

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 2025

Description	Measure	Summer Rates		Winter Rates		Difference		Percentage	
		8/2024	7/2025	8/2024	7/2025	Summer	Winter	Summer	Winter
Total Monthly Charges	per month	\$14.16	\$17.16	\$14.16	\$17.16	\$3.00	\$3.00	22%	22%
Total Energy Charges	per kwh	0.120781	0.166553	0.118001	0.167783	0.045772	0.049782	38%	43%
Franchise Cost Percentage	% of total	1.791%	1.934%	1.791%	1.934%	0.00143	0.00143	0.1%	0.1%

Summer: June - September (4), Winter: October - May (8)

NATURAL GAS

Description	Measure	Rates		Difference	
		8/2024	7/2025	Amount	Percent
Total Monthly Charges	per month	\$20.31	\$21.28	\$0.97	5%
Total Energy Charges	per therm	0.629466	0.885900	0.256434	41%
Public Utility Fund	% of total	0.1%	0.1%	0.00	0%

DEVELOPMENT CHARACTERISTICS

Cheryl Lord

From: No Reply
Sent: Wednesday, June 24, 2020 8:43 AM
To: fhughes@hacf.us
Subject: ResidentLife Quote Request

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Quote Request

ResidentLife Utility Allowance Quote Request

Contact Person's Name: Faniqua Hughes
Title: Director of Operations
Agency Name: Housing Authority of the City of Freeport
HACode: IL029
(Required for Public Housing)
(See HUD's HA Profiles Website)
Fiscal Year End: Mar. 31
Address: 1052 W. Galena Ave
City: Freeport
State: Illinois
Zip Code: 61032
Phone Number: (815) 232-4171 x1018
Fax Number: (815) 599-1388
Email Address: fhughes@hacf.us
Website: www.freeporthousing.org
Agency Facebook Page:
Study Types: Public Housing, Units: 256
Other (specify)

Complete for Public Housing

Development Name	Development Code	Year Built	Building Type	Total Units	Bedroom Sizes (check all that apply)						Resident-Paid Utilities*** (See Legend)				
					0	1	2	3	4	5	Electric	Natural Gas	Water	Sewer	Tras
Parkside	AMP 11	1957	Row House/Townhouse	71	Yes	Yes	Yes	Yes	Yes	Yes	I	I	C	C	C
Westview	AMP 12	1960	Row House/Townhouse	196	Yes	Yes	Yes	Yes	Yes	Yes	I	I	C	C	C

Legend: I = Resident-Paid / Individual Meters, C = Check-Metered / Paid by Agency, M = Master-Metered / No Allowances

Utility Provider Name	Utility Type	Phone Number	Website	Paid By
ComEd	Electric	(800) 334-7661	www.comed.com	Resident

Utility Provider Name	Utility Type	Phone Number	Website	Paid By
Nicor	Natural Gas	(888) 642-6748	www.nicorgas.com	Resident
City of Freeport Water and Sewer	Electric		www.cityoffreeport.org	Agency

Comments or Questions:

We are looking for accurate way to get a utility allowance schedule that is not as time consuming. I am interested in knowing the cost, how much time the process takes, and how often would we need to do this in order to stay in compliance.

CUSTOMIZATION FOR BASE EKOTROPE MODELS

Housing Agency:

Housing Authority of the City of Freeport, IL**Customization & Energy Efficiency Measures for Base Ekotrope Models**

Please check appropriate box(s) for **each development/property** and note if different for other bedroom sizes in property. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per property. **Blue text represents energy efficiency measures/equipment.**

Development Name & No.:

Westview AMP 12

Building: Year Built: 1960

Structure Type:

☐ Apt☐ High-Rise☒ RH☐ SD☐ DH

Legend: Apt=Apartment (low-rise/mid-rise), RH=Row House/Townhouse, SD=Semi-Detached/Duplex, DH=Detached House

Resident-Paid Utilities: ☒ Electric ☒ Natural Gas ☐ Water ☐ Sewer ☐ Trash**Agency-Paid Check-Metered Utilities:** ☐ Electric ☐ Natural Gas ☐ Water**OR** ☐ All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)**Bedroom Sizes:** ☒ OBR/EFF (☐) ☒ 1BR (☐) ☒ 2BR (☐) ☒ 3BR (☐) ☒ 4BR (☐) ☒ 5BR (☐) ☐ 6BR (☐)**Square Footage:** OBR/EFF (☐) 1BR (☐) 2BR (☐) 3BR (☐) 4BR (☐) 5BR (☐) 6BR (☐)

1	Foundation Type:	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Pier-Beam (Crawl Space)	<input checked="" type="checkbox"/> Basement (5 units)
2	Window Type:	<input type="checkbox"/> Single Pane	<input type="checkbox"/> Double Pane Low-E	<input type="checkbox"/> Double Pane/Vinyl
	Year Windows were installed:	<input checked="" type="checkbox"/> Other: Thermo Pane		
	U-Factor: _____ SHGC: _____ (Solar Heat Gain Coefficient)			
3	# of Stories in Unit:	<input type="checkbox"/> One or <input type="checkbox"/> Two		
4	Exterior Veneer/Cladding:	<input checked="" type="checkbox"/> Siding <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Other: Brick Veneer	<input checked="" type="checkbox"/> Building has multiple stories	

5a	Heating Fuel:	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Other: _____
5b	Is Heating Individually Metered?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
5c	Heating Type:	<input type="checkbox"/> Electric Baseboard	<input type="checkbox"/> Forced Air Furnace/Wall unit (80 AFUE)	<input type="checkbox"/> Central Boiler (radiant)
	Energy Efficiencies Models	<input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/> Forced Air Furnace w/ducts	<input type="checkbox"/> electric or <input type="checkbox"/> natural gas
		Heat Pump Efficiency Rating: SEER: _____ HSPF: _____		
		<input type="checkbox"/> Solar Panels Installed	<input checked="" type="checkbox"/> (High Efficiency) Gas Furnace (90 AFUE)	(additional information is needed)

5d	Heating Equipment Location:	<input checked="" type="checkbox"/> Conditioned Space	<input type="checkbox"/> Unconditioned Space (attic/garage)
5e	Air Conditioning:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Type: <input type="checkbox"/> Window Unit <input checked="" type="checkbox"/> Central Tonage: _____

6	Air Ducts:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If Yes, Location:	<input checked="" type="checkbox"/> Conditioned Space	<input type="checkbox"/> Unconditioned Space (attic)

7a	Water Heater:	<input type="checkbox"/> Electric (30 gal)	<input checked="" type="checkbox"/> Natural Gas (30 gal)	<input type="checkbox"/> Oil
	40-50 gallon	<input type="checkbox"/> Elec Tank .90 EF	<input checked="" type="checkbox"/> Gas Tank .58 EF	<input type="checkbox"/> Solar Water Heating
		<input type="checkbox"/> Elec Tank .95 EF	<input type="checkbox"/> Gas Tank .62 EF	(additional information is needed)
		<input type="checkbox"/> Elec Tankless	<input type="checkbox"/> Gas Tankless .80 EF or higher	

7b	Water Heater Type:	<input checked="" type="checkbox"/> Individual units	<input type="checkbox"/> Central Boiler
----	---------------------------	--	---

7c	Water Htr Location:	<input checked="" type="checkbox"/> Conditioned Space	<input type="checkbox"/> Unconditioned Space (attic/garage)
----	----------------------------	---	---

8	Stove/Range:	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Natural Gas
---	---------------------	-----------------------------------	---

9	Energy Efficiencies:		
	Insulation:	<input type="checkbox"/> Ceiling (R-20)(min.)	<input type="checkbox"/> Ceiling (R-38)
		<input type="checkbox"/> Ceiling (R-30)	<input checked="" type="checkbox"/> Ceiling (R-49)
		<input type="checkbox"/> Wall (R-13)	<input type="checkbox"/> Wall (R-19)
	Low Flow Water:	<input type="checkbox"/> Shower, Faucets, Toilets	Lighting: <input type="checkbox"/> ___% Fluorescent <input type="checkbox"/> ___% LED

10	<input type="checkbox"/> GeoThermal (HVAC and DHW) COP Rating: _____
----	--

Notes/Comments: AMP 12 includes Westview, Gilmore, Willow, & Douglas Village

WV-84 Units & 1 Office 1 Community Center DV-26 Units & 1 Community Center Only Dev. 12 w/ Central Air

GL 32 Units

WL-40 Units & 1 Community Center

DEVELOPMENT REPORTS

Fuel Summary

Property

Housing Authority of the City of Freeport, IL
, IL 61032

Westview-RH-1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Builder

Housing Authority of the City
of Freeport, IL

Annual Energy Cost

Natural Gas	\$471
Electric	\$376

Annual End-Use Cost

Heating	\$321
Cooling	\$0
Water Heating	\$106
Lights & Appliances	\$297
Onsite Generation	-\$0
Service Charges	\$124
Total	\$848

Annual End-Use Consumption

Heating [Natural Gas Therms]	382.2
Heating [Electric kWh]	415.4
Hot Water [Natural Gas Therms]	140.7
Lights & Appliances [Natural Gas Therms]	25.3
Lights & Appliances [Electric kWh]	3,346.5
Total [Natural Gas Therms]	548.2
Total [Electric kWh]	3,761.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.47
Peak Summer kW	0.59

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Lighting and Appliances



Property

Housing Authority of the City of Freeport, IL 61032

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Westview-RH-1BR

Builder

Housing Authority of the
City of Freeport, IL

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,078.7	90
Electric Appliances [kWh/Year]	2,267.7	189
Fossil Fuel Appliances [MBtu/Year]	2.5	19
Total	-	297

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	951.7	79
Exterior Lighting	127.0	11
Garage Lighting	0.0	0
Total	1,078.7	90

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	2.5	19
Total	2.5	19

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	83.7	7
Range/Oven	25.3	2
Refrigerator	529.0	44
Clothes Dryer	511.0	43
Clothes Washer	68.7	6
Mechanical Ventilation	0.0	0
Ceiling Fan	76.7	6
Television	482.0	40
Miscellaneous	491.4	41
Total	2,267.7	189

Fuel Summary

Property

Housing Authority of the City of Freeport, IL
, IL 61032

Westview-RH-2BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Builder

Housing Authority of the City
of Freeport, IL

Annual Energy Cost

Natural Gas	\$515
Electric	\$428

Annual End-Use Cost

Heating	\$343
Cooling	\$0
Water Heating	\$127
Lights & Appliances	\$348
Onsite Generation	-\$0
Service Charges	\$124
Total	\$943

Annual End-Use Consumption

Heating [Natural Gas Therms]	408.7
Heating [Electric kWh]	444.3
Hot Water [Natural Gas Therms]	169.8
Lights & Appliances [Natural Gas Therms]	28.0
Lights & Appliances [Electric kWh]	3,935.5
Total [Natural Gas Therms]	606.6
Total [Electric kWh]	4,379.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.57
Peak Summer kW	0.69

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Lighting and Appliances



Property

Housing Authority of the City of Freeport, IL 61032

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Westview-RH-2BR

Builder

Housing Authority of the
City of Freeport, IL

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,242.2	103
Electric Appliances [kWh/Year]	2,693.3	224
Fossil Fuel Appliances [MBtu/Year]	2.8	21
Total	-	348

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	1,106.2	92
Exterior Lighting	136.0	11
Garage Lighting	0.0	0
Total	1,242.2	103

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	2.8	21
Total	2.8	21

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	107.4	9
Range/Oven	28.0	2
Refrigerator	529.0	44
Clothes Dryer	623.9	52
Clothes Washer	83.9	7
Mechanical Ventilation	0.0	0
Ceiling Fan	115.0	10
Television	551.0	46
Miscellaneous	655.2	55
Total	2,693.3	224

Fuel Summary

Property

Housing Authority of the City of Freeport, IL
, IL 61032

Westview-RH-3BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Builder

Housing Authority of the City
of Freeport, IL

Annual Energy Cost

Natural Gas	\$568
Electric	\$485

Annual End-Use Cost

Heating	\$377
Cooling	\$0
Water Heating	\$148
Lights & Appliances	\$404
Onsite Generation	-\$0
Service Charges	\$124
Total	\$1,053

Annual End-Use Consumption

Heating [Natural Gas Therms]	448.8
Heating [Electric kWh]	487.9
Hot Water [Natural Gas Therms]	197.9
Lights & Appliances [Natural Gas Therms]	30.7
Lights & Appliances [Electric kWh]	4,579.2
Total [Natural Gas Therms]	677.4
Total [Electric kWh]	5,067.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.65
Peak Summer kW	0.80

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Lighting and Appliances



Property

Housing Authority of the City of Freeport, IL 61032

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Westview-RH-3BR

Builder

Housing Authority of the
City of Freeport, IL

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,433.0	119
Electric Appliances [kWh/Year]	3,146.2	262
Fossil Fuel Appliances [MBtu/Year]	3.1	23
Total	-	404

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	1,286.5	107
Exterior Lighting	146.5	12
Garage Lighting	0.0	0
Total	1,433.0	119

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	3.1	23
Total	3.1	23

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	131.1	11
Range/Oven	30.7	3
Refrigerator	529.0	44
Clothes Dryer	736.7	61
Clothes Washer	99.1	8
Mechanical Ventilation	0.0	0
Ceiling Fan	153.3	13
Television	620.0	52
Miscellaneous	846.3	70
Total	3,146.2	262

Fuel Summary

Property

Housing Authority of the City of Freeport, IL
, IL 61032

Westview-RH-4BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Builder

Housing Authority of the City
of Freeport, IL

Annual Energy Cost

Natural Gas	\$619
Electric	\$525

Annual End-Use Cost

Heating	\$408
Cooling	\$0
Water Heating	\$169
Lights & Appliances	\$443
Onsite Generation	-\$0
Service Charges	\$124
Total	\$1,144

Annual End-Use Consumption

Heating [Natural Gas Therms]	486.8
Heating [Electric kWh]	529.2
Hot Water [Natural Gas Therms]	225.3
Lights & Appliances [Natural Gas Therms]	33.4
Lights & Appliances [Electric kWh]	5,022.8
Total [Natural Gas Therms]	745.5
Total [Electric kWh]	5,551.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.70
Peak Summer kW	0.88

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Lighting and Appliances



Property

Housing Authority of the City of Freeport, IL 61032

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Westview-RH-4BR

Builder

Housing Authority of the
City of Freeport, IL

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,523.8	127
Electric Appliances [kWh/Year]	3,498.9	291
Fossil Fuel Appliances [MBtu/Year]	3.3	25
Total	-	443

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	1,372.3	114
Exterior Lighting	151.5	13
Garage Lighting	0.0	0
Total	1,523.8	127

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	3.3	25
Total	3.3	25

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	154.8	13
Range/Oven	33.4	3
Refrigerator	529.0	44
Clothes Dryer	849.6	71
Clothes Washer	114.2	10
Mechanical Ventilation	0.0	0
Ceiling Fan	191.6	16
Television	689.0	57
Miscellaneous	937.3	78
Total	3,498.9	291

Fuel Summary

Property

Housing Authority of the City of Freeport, IL
, IL 61032
Model: RH-5BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Westview-RH-5BR

Builder

Housing Authority of the City
of Freeport, IL

Annual Energy Cost

Natural Gas	\$689
Electric	\$598

Annual End-Use Cost

Heating	\$462
Cooling	\$0
Water Heating	\$189
Lights & Appliances	\$512
Onsite Generation	-\$0
Service Charges	\$124
Total	\$1,287

Annual End-Use Consumption

Heating [Natural Gas Therms]	551.1
Heating [Electric kWh]	599.0
Hot Water [Natural Gas Therms]	252.1
Lights & Appliances [Natural Gas Therms]	36.1
Lights & Appliances [Electric kWh]	5,833.7
Total [Natural Gas Therms]	839.2
Total [Electric kWh]	6,432.7
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.81
Peak Summer kW	1.02

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Lighting and Appliances



Property

Housing Authority of the City of Freeport, IL 61032
Model: RH-5BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Builder

Housing Authority of the City of Freeport, IL

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,798.2	149
Electric Appliances [kWh/Year]	4,035.5	335
Fossil Fuel Appliances [MBtu/Year]	3.6	27
Total	-	512

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	1,631.6	136
Exterior Lighting	166.6	14
Garage Lighting	0.0	0
Total	1,798.2	149

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	3.6	27
Total	3.6	27

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	178.5	15
Range/Oven	36.1	3
Refrigerator	529.0	44
Clothes Dryer	962.5	80
Clothes Washer	129.4	11
Mechanical Ventilation	0.0	0
Ceiling Fan	230.0	19
Television	758.0	63
Miscellaneous	1,212.1	101
Total	4,035.5	335

CURRENTLY ADOPTED UTILITY ALLOWANCES



Housing Authority of the City of Freeport

RESOLUTION NO. 122024-01

The Housing Authority of the City of Freeport Authorizing Approval of the 2025 Monthly Utility Allowance

Pursuant of a duly made, seconded, and unanimously adopted motion, of the Board of Commissioners of the Housing Authority of the City of Freeport (hereinafter referred to as HACF) adopts the following resolution:

WHEREAS, the Interim Executive Director, Rachel Greenwood, recommends approval of the Authority's 2025 proposed Monthly Utility Allowances; and

WHEREAS, The Housing Authority of the City of Freeport is required to update its monthly utility allowances annually; and

WHEREAS, the 2025 proposed utility allowance is calculated similar to the method used by each utility provider - by total usage for each utility type including the utility providers' monthly charges:

Building Type: Row House/Townhouse

Westview (EE Equip: H)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Electricity (L&A)	\$35.00	\$35.00	\$40.00	\$45.00	\$51.00	\$56.00
Natural Gas (H,WH,C)	\$43.00	\$43.00	\$49.00	\$54.00	\$58.00	\$61.00
Totals	\$78.00	\$78.00	\$89.00	\$99.00	\$109.00	\$117.00

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

NOW, THEREFORE, it is resolved that upon the Board of Commissioners approval, the Authority's proposed monthly utility allowance will go into effect on January 1, 2025.

AND BE IT FURTHER RESOLVED that the Interim Executive Director, Rachel Greenwood, or designee is authorized to enforce the monthly utility allowance.

The undersigned of HACF certifies that the above is a true, accurate, and correct copy of a resolution duly adopted at a meeting of the Board of Commissioner thereof, convened and held in accordance with the law and Bylaws of HACF on **18th day of December 2024**, and that such resolution is in full force and effect.

ATTEST:

Paulette Williams Thomas, Chair
HACF Board of Commissioners

12/18/2024

Date

Rachel Greenwood
Interim Executive Director

12/18/2024

Date

YEAS: 4

ABSTAIN: 0

NAYS: 0

PRESENT: 4

INTRODUCTION TO EKOTROPE SOFTWARE PROGRAM

INTRODUCTION TO EKOTROPE™ SOFTWARE PROGRAM

1. Ekotrope™ Software Design Objective

Ekotrope – Residential Energy Analysis and Rating Software Program is a sophisticated, residential energy analysis, code compliance and rating software program. Ekotrope calculates heating, cooling, hot water, lighting, and appliance energy loads, consumption and costs for new and existing single and multi-family homes.

Ekotrope has many unique features, including a simplified input procedure, extensive component libraries, automated energy efficient improvement analysis, duct conduction and leakage analysis, latent and sensible cooling analysis, lighting and appliance audit, and active and passive solar analysis.

A home energy rating is calculated based on the proposed Department of Energy (DOE) Home Energy Rating System (HERS) guidelines (10 CFR 437) as modified by the RESNET/NASEO (Residential Energy Service Network/National Association of State Energy Officials) HERS Technical Committee. Ekotrope also creates value added information including energy appraisal addendum, energy code compliance (Model Energy Code (MEC) and American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)), improvement analysis (existing homes), design optimization (new homes), heating and cooling equipment sizing and U.S. Environmental Protection Agency (EPA) Energy Star Home analysis.

2. Use of Ekotrope in Utility Allowance Development

Ekotrope utilizes an Engineering approach to calculate the consumption allowance for various types of new and existing homes. The Ekotrope software program is recognized and approved by EPA, DOE and HUD.

The Nelrod Company is accredited and licensed by HERS/RESNET and a certified and licensed Ekotrope provider and user. We have successfully conducted energy home rating and energy audits using this software for over 31,550 reports.

3. Basic Procedures

The data needed for this program is collected either from the building/site plans provided and/or from a site visit. Building type models are developed for the most common building types (Single-Family Detached House, Semi-Detached/Duplex, Row/Townhouse, Multi-Family Walk-Up, and Manufactured Homes) and bedroom sizes. The program calculates heating, cooling, hot water, lighting and appliances energy load, consumption and cost based on home's design and construction features as well as climate and energy cost data.

The calculations are conducted following the Residential Energy Services Network (RESNET) Home Energy Rating System (HERS) technical guidelines, developed in cooperation with, US DOE, US Department of Veterans Affairs (USVA), HUD, and the National Association of State Energy Officials (NASEO) as the rating system used to determine energy usage in new and existing construction. The guidelines were established as the only national standard for determining energy savings based on construction types and local (community-wide) geographical locations. It estimates the annual energy quantity a home will require and the cost of that energy based on local utility rates. The guidelines make assumptions about the size and lifestyle of the family who will occupy the home. These assumptions are based on nationally accepted standards developed by the US DOE, American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) and US EPA. Such assumptions include occupancy rates of 2 persons for the first bedroom and one additional person for each additional bedroom; thermostat setting of 68° Fahrenheit for heating and 78° Fahrenheit for cooling, which is the recommended setting for an energy conserving household. To determine water heater energy usage, tap water temperatures are adjusted for local geographical locations and 120° thermostat settings are used, which is considered energy conservative. In addition, architectural components are considered such as square footages, number of stories, insulation R-values, wall materials, mechanical equipment types and efficiencies.

The Ekotrope software utilizes default standards based on national trends. (See details following this introduction.) If there are no local surveys available regarding residential lifestyles, a residential rental market study can be conducted to gather data on the most common household amenities, such as, dishwashers, clothes washers and dryers, microwaves, and size of refrigerators.

Additionally, the Agency can provide architectural characteristics concerning common foundation types, exterior siding, and other structure features for their area. This information will be used to further adjust the building type models.

4. Input Values and Determination

Ekotrope provides two levels of inputs: simplified and detailed. Simplified inputs use general design characteristics and built-in algorithms to determine the results. We use detailed inputs which provide the user greater control over calculational values and development of common building type models.

The various input parameters are as follows:

- Location – List of US and Canadian locations;
- Energy costs – create or modify various utility rates based on the existing market;
- Building Component data – Foundation type, Opaque wall constructional details, window/skylights conduction and solar gain values, type of ceilings and doors, heating equipment, cooling equipment, water heating equipment, various types of lights and appliances used.

These values are determined either from verified conditions/site visits or from the building plans. A Certified IECC (International Energy Conservation Code) Inspector/HERS/RESNET (Home Energy Rating Systems/Residential Energy Services Network) Rater inputs characteristics from building plans and/or from documentation gathered from an on-site inspection of the physical, structural and mechanical details.

Climate data is available for cities and towns throughout North America. This data is updated periodically with new versions of the Ekotrope software program.

Extensive utility libraries can be created and maintained for specific utility provider rates and charges and are available to apply to consumption data to determine local utility allowances.

5. Output Values, Interpretation and Use for Utility Allowances

Fifty-six preformatted reports are available for viewing on screen or printing. Reports include energy use, energy cost, design loads, rating, quick report, improvement analysis, code compliance, and economic analysis of energy upgrades.

Reports are generated from the building type models in the Ekotrope software program and analyzed for consumption usage totals by energy end-use categories. (Fuel Summary and Lights & Appliance Summary.)

**PUBLIC HOUSING HUD REGULATIONS 24 CFR 965. SUBPART E
RESIDENT ALLOWANCES FOR UTILITIES**

TITLE 24--HOUSING AND URBAN DEVELOPMENT

CHAPTER IX OFFICE OF ASSISTANT SECRETARY FOR PUBLIC AND INDIAN HOUSING, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART 965: PHA-OWNED OR LEASED PROJECTS GENERAL PROVISIONS

Subpart E--Resident Allowances for Utilities

Source: 61 FR 7971, Feb. 29, 1996, unless otherwise noted.

Sec. 965.501 Applicability.

(a) This subpart E applies to public housing, including the Turnkey III Homeownership Opportunities program. This subpart E also applies to units assisted under sections 10(c) and 23 of the U. S. Housing Act of 1937 (42 U.S.C. 1437 et seq.) as in effect before amendment by the Housing and Community Development Act of 1974 (12 U.S.C. 1706e) and to which 24 CFR part 900 is not applicable. This subpart E does not apply to Indian housing projects (see 24 CFR part 950).

(b) In rental units for which utilities are furnished by the PHA but there are no check-meters to measure the actual utilities consumption of the individual units, residents shall be subject to charges for consumption by resident-owned major appliances, or for optional functions of PHA-furnished equipment, in accordance with Sec. 965.502(e) and 965.506(b), but no utility allowance will be established.

Sec. 965.502 Establishment of utility allowances by PHAs.

(a) PHAs shall establish allowances for PHA-furnished utilities for all check-metered utilities and allowances for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers.

(b) The PHA shall maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents.

(c) The PHA shall give notice to all residents of proposed allowances, scheduled surcharges, and revisions thereof. Such notice shall be given, in the manner provided in the lease or homebuyer agreement, not less than 60 days before the proposed effective date of the allowances or scheduled surcharges or revisions; shall describe with reasonable particularity the basis for determination of the allowances, scheduled surcharges, or revisions, including a statement of the specific items of equipment and function whose utility consumption requirements were included in determining the amounts of the allowances or scheduled surcharges; shall notify residents of the place where the PHA's record maintained in accordance with paragraph (b) of this section is available for inspection; and shall provide all residents an opportunity to submit written comments during a period expiring not less than 30 days before the proposed effective date of the allowances or scheduled surcharges or revisions. Such written comments shall be retained by the PHA and shall be available for inspection by residents.

(d) Schedules of allowances and scheduled surcharges shall not be subject to approval by HUD before becoming effective, but will be reviewed in the course of audits or reviews of PHA operations.

(e) The PHA's determinations of allowances, scheduled surcharges, and revisions thereof shall be final and valid unless found to be arbitrary, capricious, an abuse of discretion, or otherwise not in accordance with the law.

Sec. 965.503 Categories for establishment of allowances.

Separate allowances shall be established for each utility and for each category of dwelling units determined by the PHA to be reasonably comparable as to factors affecting utility usage.

Sec. 965.504 Period for which allowances are established.

(a) PHA-furnished utilities. Allowances will normally be established on a quarterly basis; however, residents may be surcharged on a monthly basis. The allowances established may provide for seasonal variations.

(b) Resident-purchased utilities. Monthly allowances shall be established. The allowances established may provide for seasonal variations.

Sec. 965.505 Standards for allowances for utilities.

(a) The objective of a PHA in designing methods of establishing utility allowances for each dwelling unit category and unit size shall be to approximate a reasonable consumption of utilities by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

(b) Allowances for both PHA-furnished and resident-purchased utilities shall be designed to include such reasonable consumption for major equipment or for utility functions furnished by the PHA for all residents (e.g., heating furnace, hot water heater), for essential equipment whether or not furnished by the PHA (e.g., range and refrigerator), and for minor items of equipment (such as toasters and radios) furnished by residents.

(c) The complexity and elaborateness of the methods chosen by the PHA, in its discretion, to achieve the foregoing objective will depend upon the nature of the housing stock, data available to the PHA and the extent of the administrative resources reasonably available to the PHA to be devoted to the collection of such data, the formulation of methods of calculation, and actual calculation and monitoring of the allowances.

(d) In establishing allowances, the PHA shall take into account relevant factors affecting consumption requirements, including:

(1) The equipment and functions intended to be covered by the allowance for which the utility will be used. For instance, natural gas may be used for cooking, heating domestic water, or space heating, or any combination of the three;

(2) The climatic location of the housing projects;

(3) The size of the dwelling units and the number of occupants per dwelling unit;

- (4) Type of construction and design of the housing project;
 - (5) The energy efficiency of PHA-supplied appliances and equipment;
 - (6) The utility consumption requirements of appliances and equipment whose reasonable consumption is intended to be covered by the total resident payment;
 - (7) The physical condition, including insulation and weatherization, of the housing project;
 - (8) Temperature levels intended to be maintained in the unit during the day and at night, and in cold and warm weather; and
 - (9) Temperature of domestic hot water.
- (e) If a PHA installs air conditioning, it shall provide, to the maximum extent economically feasible, systems that give residents the option of choosing to use air conditioning in their units. The design of systems that offer each resident the option to choose air conditioning shall include retail meters or check-meters, and residents shall pay for the energy used in its operation. For systems that offer residents the option to choose air conditioning, the PHA shall not include air conditioning in the utility allowances. For systems that offer residents the option to choose air conditioning but cannot be check-metered, residents are to be surcharged in accordance with Sec. 965.506. If an air conditioning system does not provide for resident option, residents are not to be charged, and these systems should be avoided whenever possible.

Sec. 965.506 Surcharges for excess consumption of PHA-furnished utilities.

(a) For dwelling units subject to allowances for PHA-furnished utilities where check-meters have been installed, the PHA shall establish surcharges for utility consumption in excess of the allowances. Surcharges may be computed on a straight per unit of purchase basis (e.g., cents per kilowatt hour of electricity) or for stated blocks of excess consumption, and shall be based on the PHA's average utility rate. The basis for calculating such surcharges shall be described in the PHA's schedule of allowances. Changes in the dollar amounts of surcharges based directly on changes in the PHA's average utility rate shall not be subject to the advance notice requirements of this section.

(b) For dwelling units served by PHA-furnished utilities where Check-meters have not been installed, the PHA shall establish schedules of surcharges indicating additional dollar amounts residents will be required to pay by reason of estimated utility consumption attributable to resident-owned major appliances or to optional functions of PHA-furnished equipment. Such surcharge schedules shall state the resident-owned equipment (or functions of PHA-furnished equipment) for which surcharges shall be made and the amounts of such charges, which shall be based on the cost to the PHA of the utility consumption estimated to be attributable to reasonable usage of such equipment.

Sec. 965.507 Review and revision of allowances.

(a) Annual review. The PHA shall review at least annually the basis on which utility allowances have been established and, if reasonably required in order to continue

adherence to the standards stated in Sec. 965.505, shall establish revised allowances. The review shall include all changes in circumstances (including completion of modernization and/or other energy conservation measures implemented by the PHA) indicating probability of a significant change in reasonable consumption requirements and changes in utility rates.

(b) Revision as a result of rate changes. The PHA may revise its allowances for resident-purchased utilities between annual reviews if there is a rate change (including fuel adjustments) and shall be required to do so if such change, by itself or together with prior rate changes not adjusted for, results in a change of 10 percent or more from the rates on which such allowances were based. Adjustments to resident payments as a result of such changes shall be retroactive to the first day of the month following the month in which the last rate change taken into account in such revision became effective. Such rate changes shall not be subject to the 60 day notice requirement of Sec. 965.502(c).

Sec. 965.508 Individual relief.

Requests for relief from surcharges for excess consumption of PHA-purchased utilities, or from payment of utility supplier billings in excess of the allowances for resident-purchased utilities, may be granted by the PHA on reasonable grounds, such as special needs of elderly, ill or disabled residents, or special factors affecting utility usage not within the control of the resident, as the PHA shall deem appropriate. The PHA's criteria for granting such relief, and procedures for requesting such relief, shall be adopted at the time the PHA adopts the methods and procedures for determining utility allowances. Notice of the availability of such procedures (including identification of the PHA representative with whom initial contact may be made by residents), and the PHA's criteria for granting such relief, shall be included in each notice to residents given in accordance with Sec. 965.502(c) and in the information given to new residents upon admission.

SAMPLE NOTICE
HOUSING AUTHORITY OF THE CITY OF _____
NOTICE OF PROPOSED UTILITY ALLOWANCES

DATE: _____

TO: ALL PUBLIC HOUSING RESIDENTS

The PHA has completed its annual review of the Public Housing Utility Allowances and encourages residents to review the proposed utility allowances and support documentation. Residents may also provide written comments.

Pursuant to regulation 24 CFR 965.502, the Housing Authority of the City of _____ hereby provides 60 days' notice to the public housing residents of the proposed utility allowances.

DATES AVAILABLE FOR REVIEW: _____ TO _____

The PHA records and documents that provide the basis for the proposed utility allowances are available for review and comment during the dates listed above and at the following location:

**NOTE to PHA: Dates reflected above should be 30 days from date of notice.
Below choose a location and provide address and time available for review.**

- ☐ PHA's main administrative office **(provide address)**
- ☐ PHA development site management office **(provide address)**
- ☐ Other: **(provide address)**

Changes were made due to:

- ☐ ANNUAL UPDATE **(for Resident-paid utilities directly to utility companies)**
- ☐ NEW SCHEDULED SURCHARGES **(for Check-metered utilities surcharged for excess usage of PHA-paid utilities)**
- ☐ REVISIONS TO: **(UTILITY ALLOWANCES OR SCHEDULED SURCHARGES)**

Basis of determination:

NOTE to PHA: specific items of equipment and function whose utility consumption requirements were included in determining the amount of the allowances is stated in the review documents

The PHA will gather all comments and review them at the close of the comment period. The PHA will respond to comments within _____ days of the close of the comment period. Such written comments will be retained by the PHA and shall be available for inspection by residents.

PROPOSED EFFECTIVE DATE OF IMPLEMENTATION: _____

***Requests for relief from surcharges for excess consumption, payment of supplier billings in excess of the allowances for resident purchased utilities, may be granted by the PHA on reasonable grounds, such as special needs for the elderly, ill or disabled residents, or special factors, on a case by case basis. Such relief may be initiated by the verbal or written making of such request as an accommodation.**

INSTRUCTIONS FOR RESIDENT NOTICE OF PROPOSED UTILITY ALLOWANCES

Dear Housing Agency:

Attached is a Sample Notice for the 60-Day Notice of Proposed Utility Allowances with 30-Day Comment Period (required in HUD regulations 24 CFR 965.502),

Please adapt this sample notice to your needs and copy onto your Agency's letterhead. Be sure to remove all red and blue written print (these are notes to the Agency for explanation and completion of this form). Check boxes have also been provided to give the Agency choices to fit their needs.

Note: be sure to check your policies and Lease Agreement/homebuyer agreement for compliance regarding providing notification.

Review documents should be kept in a central location.

The PHA should get Board approval before setting an effective date of implementation.

Special Note: HUD regulations do not say that the PHA has to change the proposed utility allowances due to a resident's comment, but that "The PHA's determinations of allowances, scheduled surcharges, and revisions thereof shall be final and valid unless found to be arbitrary, capricious, an abuse of discretion or otherwise not in accordance with the law."