

Utility Allowance Schedule

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

LOCALITY/PHA	UNIT TYPE						DATE
Peoria Housing Authority	Duplex						1/1/2025
	MONTHLY DOLLAR ALLOWANCE						
UTILITY OR SERVICE	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	
HEATING							
a. Natural Gas	\$22	\$25	\$30	\$32	\$37	\$40	
b. Electric	\$43	\$50	\$61	\$68	\$81	\$89	
c. Electric - Heat Pump	\$26	\$31	\$37	\$42	\$49	\$48	
AIR CONDITIONING	\$10	\$13	\$16	\$20	\$26	\$30	
COOKING							
a. Natural Gas	\$6	\$7	\$8	\$9	\$9	\$10	
b. Electric	\$13	\$14	\$17	\$18	\$19	\$20	
OTHER ELECTRIC	\$37	\$40	\$45	\$52	\$57	\$68	
WATER HEATING							
a. Natural Gas	\$10	\$13	\$16	\$23	\$30	\$38	
b. Electric	\$14	\$23	\$32	\$51	\$71	\$90	
WATER	\$37	\$50	\$63	\$90	\$116	\$142	
SEWER	\$8	\$15	\$23	\$39	\$54	\$70	
STORMWATER	\$5	\$5	\$5	\$5	\$5	\$5	
TRASH COLLECTION	\$25	\$25	\$25	\$25	\$25	\$25	
REFRIGERATOR	\$5	\$5	\$5	\$6	\$6	\$6	
RANGE	\$4	\$4	\$4	\$5	\$5	\$5	
OTHER: Nat. Gas Cust. Chg.	\$21	\$21	\$21	\$21	\$21	\$21	
Note: As of April 2016, the Garbage Collection Fee is billed as part of the Property Tax Bill. Tenants should only receive an allowance if the property owner charges tenant separately for this fee.							
ACTUAL FAMILY ALLOWANCES: (May be used by family to compute allowance while searching for a unit.)				UTILITY/SERVICE/APPLIANCE		PER MONTH	
HEAD OF HOUSEHOLD NAME				HEATING		\$	
				AIR CONDITIONING		\$	
UNIT ADDRESS				COOKING		\$	
				OTHER ELECTRIC		\$	
				WATER HEATING		\$	
				WATER		\$	
				SEWER		\$	
				TRASH COLLECTION		\$	
				REFRIGERATOR		\$	
				RANGE		\$	
NUMBER OF BEDROOMS				OTHER		\$	
				TOTAL		\$	

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LOCALITY/PHA	UNIT TYPE						DATE
Peoria Housing Authority	Apartment						1/1/2025
UTILITY OR SERVICE	MONTHLY DOLLAR ALLOWANCE						
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	
HEATING							
a. Natural Gas	\$18	\$21	\$25	\$28	\$32	\$35	
b. Electric	\$33	\$41	\$49	\$58	\$69	\$76	
c. Electric - Heat Pump	\$20	\$25	\$30	\$36	\$42	\$47	
AIR CONDITIONING	\$9	\$13	\$16	\$21	\$26	\$30	
COOKING							
a. Natural Gas	\$6	\$7	\$8	\$9	\$9	\$10	
b. Electric	\$13	\$14	\$17	\$18	\$19	\$20	
OTHER ELECTRIC	\$37	\$40	\$45	\$52	\$57	\$68	
WATER HEATING							
a. Natural Gas	\$10	\$13	\$16	\$23	\$30	\$38	
b. Electric	\$14	\$23	\$32	\$51	\$71	\$90	
WATER	\$37	\$50	\$63	\$90	\$116	\$142	
SEWER	\$8	\$15	\$23	\$39	\$54	\$70	
STORMWATER	\$5	\$5	\$5	\$5	\$5	\$5	
TRASH COLLECTION	\$25	\$25	\$25	\$25	\$25	\$25	
REFRIGERATOR	\$5	\$5	\$5	\$6	\$6	\$6	
RANGE	\$4	\$4	\$4	\$5	\$5	\$5	
OTHER: Nat. Gas Cust. Chg.	\$21	\$21	\$21	\$21	\$21	\$21	
Note: As of April 2016, the Garbage Collection Fee is billed as part of the Property Tax Bill. Tenants should only receive an allowance if the property owner charges tenant separately for this fee.							
ACTUAL FAMILY ALLOWANCES: (May be used by family to compute allowance while searching for a unit.)				UTILITY/SERVICE/APPLIANCE		PER MONTH	
HEAD OF HOUSEHOLD NAME				HEATING		\$	
				AIR CONDITIONING		\$	
UNIT ADDRESS				COOKING		\$	
				OTHER ELECTRIC		\$	
				WATER HEATING		\$	
				WATER		\$	
				SEWER		\$	
				TRASH COLLECTION		\$	
				REFRIGERATOR		\$	
				RANGE		\$	
NUMBER OF BEDROOMS				OTHER		\$	
				TOTAL		\$	

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LOCALITY/PHA	UNIT TYPE						DATE
Peoria Housing Authority	High-Rise						1/1/2025
UTILITY OR SERVICE	MONTHLY DOLLAR ALLOWANCE						
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	
HEATING							
a. Natural Gas	\$12	\$14	\$16	\$18	\$21	\$23	
b. Electric	\$19	\$23	\$28	\$34	\$39	\$44	
c. Electric - Heat Pump	\$11	\$14	\$16	\$20	\$23	\$47	
AIR CONDITIONING	\$7	\$9	\$11	\$15	\$18	\$22	
COOKING							
a. Natural Gas	\$6	\$7	\$8	\$9	\$9	\$10	
b. Electric	\$13	\$14	\$17	\$18	\$19	\$20	
OTHER ELECTRIC	\$37	\$40	\$45	\$52	\$57	\$68	
WATER HEATING							
a. Natural Gas	\$10	\$13	\$16	\$23	\$30	\$38	
b. Electric	\$14	\$23	\$32	\$51	\$71	\$90	
WATER	\$37	\$50	\$63	\$90	\$116	\$142	
SEWER	\$8	\$15	\$23	\$39	\$54	\$70	
STORMWATER	\$5	\$5	\$5	\$5	\$5	\$5	
TRASH COLLECTION	\$25	\$25	\$25	\$25	\$25	\$25	
REFRIGERATOR	\$5	\$5	\$5	\$6	\$6	\$6	
RANGE	\$4	\$4	\$4	\$5	\$5	\$5	
OTHER: Nat. Gas Cust. Chg.	\$21	\$21	\$21	\$21	\$21	\$21	
Note: As of April 2016, the Garbage Collection Fee is billed as part of the Property Tax Bill. Tenants should only receive an allowance if the property owner charges tenant separately for this fee.							
ACTUAL FAMILY ALLOWANCES: (May be used by family to compute allowance while searching for a unit.)				UTILITY/SERVICE/APPLIANCE		PER MONTH	
HEAD OF HOUSEHOLD NAME				HEATING		\$	
UNIT ADDRESS				AIR CONDITIONING		\$	
				COOKING		\$	
				OTHER ELECTRIC		\$	
				WATER HEATING		\$	
				WATER		\$	
				SEWER		\$	
				TRASH COLLECTION		\$	
				REFRIGERATOR		\$	
				RANGE		\$	
NUMBER OF BEDROOMS				OTHER		\$	
				TOTAL		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

LOCALITY/PHA		UNIT TYPE					DATE
Peoria Housing Authority		Mobile Home					1/1/2025
UTILITY OR SERVICE		MONTHLY DOLLAR ALLOWANCE					
		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
HEATING							
a. Natural Gas		\$23	\$27	\$31	\$36	\$38	\$45
b. Electric		\$44	\$52	\$64	\$75	\$81	\$96
c. Electric - Heat Pump		\$26	\$30	\$37	\$44	\$47	\$56
AIR CONDITIONING							
		\$9	\$11	\$14	\$18	\$21	\$26
COOKING							
a. Natural Gas		\$6	\$7	\$8	\$9	\$9	\$10
b. Electric		\$13	\$14	\$17	\$18	\$19	\$20
OTHER ELECTRIC							
		\$37	\$40	\$45	\$52	\$57	\$68
WATER HEATING							
a. Natural Gas		\$10	\$13	\$16	\$23	\$30	\$38
b. Electric		\$14	\$23	\$32	\$51	\$71	\$90
WATER							
		\$37	\$50	\$63	\$90	\$116	\$142
SEWER							
		\$8	\$15	\$23	\$39	\$54	\$70
STORMWATER							
		\$5	\$5	\$5	\$5	\$5	\$5
TRASH COLLECTION							
		\$25	\$25	\$25	\$25	\$25	\$25
REFRIGERATOR							
		\$5	\$5	\$5	\$6	\$6	\$6
RANGE							
		\$4	\$4	\$4	\$5	\$5	\$5
OTHER: Nat. Gas Cust. Chg.							
		\$21	\$21	\$21	\$21	\$21	\$21
Note: As of April 2016, the Garbage Collection Fee is billed as part of the Property Tax Bill. Tenants should only receive an allowance if the property owner charges tenant separately for this fee.							
ACTUAL FAMILY ALLOWANCES: (May be used by family to compute allowance while searching for a unit.)					UTILITY/SERVICE/APPLIANCE		PER MONTH
HEAD OF HOUSEHOLD NAME					HEATING		\$
UNIT ADDRESS					AIR CONDITIONING		\$
					COOKING		\$
					OTHER ELECTRIC		\$
					WATER HEATING		\$
					WATER		\$
					SEWER		\$
					TRASH COLLECTION		\$
					REFRIGERATOR		\$
					RANGE		\$
NUMBER OF BEDROOMS					OTHER		\$
					TOTAL		\$

Utility Allowance Schedule

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

LOCALITY/PHA	UNIT TYPE							DATE
Peoria Housing Authority	Single Family							1/1/2025
UTILITY OR SERVICE	MONTHLY DOLLAR ALLOWANCE							
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	
HEATING								
a. Natural Gas	\$28	\$33	\$37	\$42	\$46	\$49	\$52	
b. Electric	\$57	\$69	\$81	\$94	\$106	\$113	\$120	
c. Electric - Heat Pump	\$34	\$42	\$49	\$57	\$64	\$69	\$73	
AIR CONDITIONING	\$11	\$14	\$18	\$23	\$29	\$33	\$38	
COOKING								
a. Natural Gas	\$6	\$7	\$8	\$9	\$9	\$10	\$10	
b. Electric	\$13	\$14	\$17	\$18	\$19	\$20	\$21	
OTHER ELECTRIC								
a. Electric	\$37	\$40	\$45	\$52	\$57	\$68	\$77	
WATER HEATING								
a. Natural Gas	\$10	\$13	\$16	\$23	\$30	\$38	\$44	
b. Electric	\$14	\$23	\$32	\$51	\$71	\$90	\$109	
WATER	\$37	\$50	\$63	\$90	\$116	\$142	\$171	
SEWER	\$8	\$15	\$23	\$39	\$54	\$70	\$87	
STORMWATER	\$5	\$5	\$5	\$5	\$5	\$5	\$5	
TRASH COLLECTION	\$25	\$25	\$25	\$25	\$25	\$25	\$25	
REFRIGERATOR	\$5	\$5	\$5	\$6	\$6	\$6	\$6	
RANGE	\$4	\$4	\$4	\$5	\$5	\$5	\$5	
OTHER: Nat. Gas Cust. Chg.	\$21	\$21	\$21	\$21	\$21	\$21	\$21	
Note: As of April 2016, the Garbage Collection Fee is billed as part of the Property Tax Bill. Tenants should only receive an allowance if the property owner charges tenant separately for this fee.								
ACTUAL FAMILY ALLOWANCES: (May be used by family to compute allowance while searching for a unit.)				UTILITY/SERVICE/APPLIANCE			PER MONTH	
HEAD OF HOUSEHOLD NAME				HEATING			\$	
				AIR CONDITIONING			\$	
UNIT ADDRESS				COOKING			\$	
				OTHER ELECTRIC			\$	
				WATER HEATING			\$	
				WATER			\$	
				SEWER			\$	
				TRASH COLLECTION			\$	
				REFRIGERATOR			\$	
				RANGE			\$	
NUMBER OF BEDROOMS				OTHER			\$	
				TOTAL			\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

LOCALITY/PHA		UNIT TYPE					DATE
Peoria Housing Authority		Townhouse					1/1/2025
UTILITY OR SERVICE	MONTHLY DOLLAR ALLOWANCE						
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	
HEATING							
a. Natural Gas	\$21	\$24	\$28	\$30	\$34	\$39	
b. Electric	\$39	\$48	\$57	\$64	\$74	\$85	
c. Electric - Heat Pump	\$24	\$29	\$34	\$38	\$44	\$51	
AIR CONDITIONING							
	\$10	\$13	\$16	\$20	\$25	\$30	
COOKING							
a. Natural Gas	\$6	\$7	\$8	\$9	\$9	\$10	
b. Electric	\$13	\$14	\$17	\$18	\$19	\$20	
OTHER ELECTRIC							
	\$37	\$40	\$45	\$52	\$57	\$68	
WATER HEATING							
a. Natural Gas	\$10	\$13	\$16	\$23	\$30	\$38	
b. Electric	\$14	\$23	\$32	\$51	\$71	\$90	
WATER							
	\$37	\$50	\$63	\$90	\$116	\$142	
SEWER							
	\$8	\$15	\$23	\$39	\$54	\$70	
STORMWATER							
	\$5	\$5	\$5	\$5	\$5	\$5	
TRASH COLLECTION							
	\$25	\$25	\$25	\$25	\$25	\$25	
REFRIGERATOR							
	\$5	\$5	\$5	\$6	\$6	\$6	
RANGE							
	\$4	\$4	\$4	\$5	\$5	\$5	
OTHER: Nat. Gas Cust. Chg.							
	\$21	\$21	\$21	\$21	\$21	\$21	
Note: As of April 2016, the Garbage Collection Fee is billed as part of the Property Tax Bill. Tenants should only receive an allowance if the property owner charges tenant separately for this fee.							
ACTUAL FAMILY ALLOWANCES: (May be used by family to compute allowance while searching for a unit.)				UTILITY/SERVICE/APPLIANCE		PER MONTH	
HEAD OF HOUSEHOLD NAME				HEATING		\$	
				AIR CONDITIONING		\$	
UNIT ADDRESS				COOKING		\$	
				OTHER ELECTRIC		\$	
				WATER HEATING		\$	
				WATER		\$	
				SEWER		\$	
				TRASH COLLECTION		\$	
				REFRIGERATOR		\$	
				RANGE		\$	
NUMBER OF BEDROOMS				OTHER		\$	
				TOTAL		\$	

Medical Equipment Allowances

Item	Hrs/Day	Wattage	Monthly Consumption (kWh)	Allowance
Oxygen Concentrator	18	400	219	\$33
Nebulizer	2	75	5	\$1
Electric Hospital Bed	0.2	200	1	\$1
Alternating Pressure Pad	24	70	51	\$8
Low Air-Loss Mattress	24	120	88	\$13
Power Wheelchair/Scooter	3	360	33	\$5
CPAP Machine	10	30	9	\$2

Oxygen Concentrator

Use per day varies, assume 12 to 24 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 75 W.

Semi/Fully Electric Hospital Beds

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.

CPAP Machines

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure they use 40 Watts. On average - 30Watts.

Peoria Housing Authority

Moving Families Forward

TO: PEORIA HOUSING AUTHORITY BOARD OF COMMISSONERS
FROM: DELTA HOFMEISTER, HOUSING CHOICE VOUCHER DIRECTOR
DATE: DECEMBER 30, 2024
RE: RESOLUTION # 123024-05 APPROVAL OF THE PROPOSED 2025 UTILITY ALLOWANCE SCHEDULE FOR HOUSING CHOICE VOUCHER PROGRAM

OBJECTIVE: To obtain Board approval of the proposed Housing Choice Voucher Program revised utility allowance schedule for 2025.

PRESENT SITUATION: The Peoria Housing Authority contracted with National Facility Consultants, INC (NFC, Inc.) to update the utility allowance schedule for 2025 taking into consideration any rate structure changes from the previous allowance.

The updated utility allowance schedule was calculated in accordance with 24 CFR Part 965. The baseline for the various Housing Choice Voucher units varies based on whether there has been greater than a 10% change up or down with the total cost of the utilities and that change has been reviewed and approved since 2025.

In the last twelve months, the proposed schedule has changed given market conditions, utility cost changes, etc. A comparison summary of the utility allowances is provided with the percentage change noted based on the baseline year.

ADVANTAGES: PHA will be in full regulatory compliance.

DISADVANTAGES: None for which the Administration is aware.

ACTION: The Administration recommends approval of Resolution #123024-05 Approval of the Proposed 2025 Utility Allowance Schedule for the Housing Choice Voucher Program.

**RESOLUTION #123024-05
APPROVAL OF THE PROPOSED 2025 UTILITY ALLOWANCE SCHEDULE
FOR THE HOUSING CHOICE VOUCHER PROGRAM**

The Administration informs the Board as follows:

THAT, the Administration contracted with a firm to conduct and provide an updated utility allowance schedule for the Housing Choice Voucher Program;

THAT, the proposed utility allowance schedule and all supporting documentation from that study was posted and available for view at the central office for 30-days; and

THAT, no public comments were received.

NOW THEREFORE, BE IT RESOLVED That the Board of Commissioners of the Peoria Housing Authority, based on the Administration's recommendation, hereby approves Resolution #123024-05 APPROVAL OF THE PROPOSED 2025 UTILITY ALLOWANCE SCHEDULE FOR THE HOUSING CHOICE VOUCHER PROGRAM.

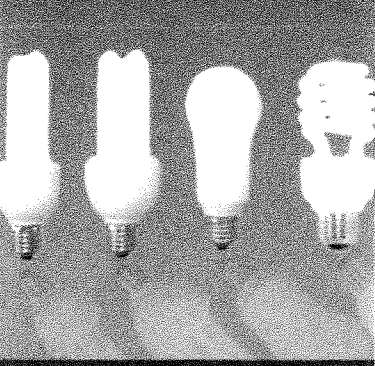
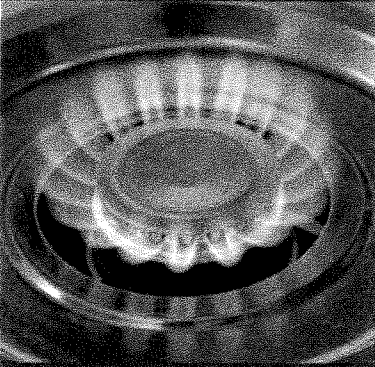
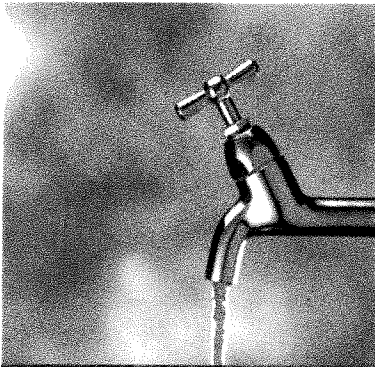
**PASSED BY THE BOARD OF COMMISSIONERS OF THE PEORIA HOUSING AUTHORITY THIS
30th DAY OF Decedmber 2025.**

By _____

Its Chairman

ATTEST: _____

Its Secretary



UTILITY ALLOWANCE STUDY

October 2024

HOUSING CHOICE VOUCHER PROGRAM

PEORIA HOUSING AUTHORITY

**MS. ARMECA CRAWFORD
CHIEF EXECUTIVE OFFICER
PEORIA HOUSING AUTHORITY
100 SOUTH RICHARD PRYOR PLACE
PEORIA, ILLINOIS 61605-3905
(309) 676-8736**



THE PEORIA HOUSING AUTHORITY
1225 SOUTH RICHARD PRYOR PLACE
PEORIA, ILLINOIS 61605-3905 (309) 676-8736





October 31, 2024

Ms. Armeca Crawford
Chief Executive Officer
Peoria Housing Authority
100 S. Richard Pryor Place
Peoria, Illinois 61605-3905

Dear Ms. Crawford:

Enclosed please find a copy of the updated Housing Choice Voucher Utility Allowances for the **Peoria Housing Authority**. The allowances have been updated using the current residential utility rates as provided by the appropriate suppliers.

The allowances were developed in accordance with 24 CFR § 982.517, using heat loss/gain engineering calculations based upon the thermal characteristics of each building type and considering the standard of living within the community. Allowances are also provided for water, sewer, garbage collection, household appliances, and lighting in accordance with the applicable regulations.

As you review the report, you will notice that the allowances for natural gas and electricity are higher, due to an increase in the related utility rates since the previous update. While the sewer and garbage rates also increased modestly, the water rate decreased slightly since that time. For your convenience, the enclosed report includes a table comparing the current utility rates to those used in the previous update.

As always, we appreciate the opportunity to provide this service to you and the **Peoria Housing Authority**. If you should require additional information of any kind, please do not hesitate to contact Chuck Antignane or myself at the number listed below.

Sincerely,

W. Sawyer Shirley, P. E.
President
National Facility Consultants, Inc.

WSS/cra

Executive Summary

The United States Department of Housing and Urban Development requires that Public Housing Agencies administering Housing Choice Voucher (HCV) Programs review their utility allowances for program participants on at least an annual basis. If the utility rates change over 10%, the Authority is required to implement updated allowances based on the current utility rates. If the utility rates do not change more than 10%, it is left to the Authority's discretion to implement the updated allowances. This report contains the 2025 HCV Utility Allowances for the Peoria Housing Authority. Based on the size of the rate changes noted in this report, it is recommended that the Peoria Housing Authority implement the allowances proposed in this report.

The Peoria Housing Authority administers a variety of housing types using a variety of fuels. The units analyzed consist of zero through five-bedroom Duplex, Apartment, High-Rise, Mobile Home, Single Family, and Townhouse units. The fuel types studied for each unit type and size are natural gas and electricity. Allowances were also developed for water, sewer and sanitation service. Additionally, allowances were developed for various pieces of medical equipment to allow the Authority to increase the Utility Allowances for disabled persons who require supplementary utility consumption.

The allowances were developed using estimated consumption figures and applicable utility rates. Consumption figures for each category were developed using standard engineering heat loss/gain calculation methods and the standard consumption levels for various systems and equipment. These consumption figures were sub-divided by category and bedroom size, and the rate estimates including any relevant adjustments and riders were applied. The proposed allowances were then compared with the Authority's current allowances. The allowances for HCV Program Housing for Peoria are presented on the following pages.

Form (HUD - 52667) can be photocopied and used directly by the Authority to establish housing allowances for tenant furnished utilities and other services.

UTILITY ALLOWANCES (FORM HUD 52667)