



# PLUMMER

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## MODELING YOUR SUCCESS — A UTILITY ALLOWANCE CASE STUDY



### PROPERTY DESCRIPTION

Low Income Housing Tax Credit Property (LIHTC)

**Units:** 150

**Location:** Jacksonville, Florida

**Year Built:** 1994

### PUBLIC HOUSING AGENCY ALLOWANCES

| UNIT TYPE           | MONTHLY UTILITY ALLOWANCE* |
|---------------------|----------------------------|
| 3 Bedroom Townhouse | \$282                      |
| 3 Bedroom Apartment | \$282                      |

\*water/sewer/energy

### CUSTOM ALLOWANCES

| UNIT TYPE           | MONTHLY UTILITY ALLOWANCE* |
|---------------------|----------------------------|
| 3 Bedroom Townhouse | \$182                      |
| 3 Bedroom Apartment | \$181                      |

\*water/sewer/energy



**MAXIMUM ANNUAL BENEFIT — \$180,000**  
**RETURN ON INVESTMENT — 2 MONTHS**

48

years of  
engineering  
experience in  
water & energy  
efficiency.

1000+

successfully  
completed energy  
consumption  
models for Low  
Income Housing  
Tax Credit (LIHTC)  
properties.

250

employees who  
are passionate  
about supporting  
our clients in  
choosing water &  
energy efficiency  
best practices.

30

states where we  
have successfully  
worked with Housing  
Authorities to accept  
our ECMs in line with  
Section 1.42–10,  
Subsection E of the  
Utility Treasury  
Regulation.

\$45M

increase in Net  
Operating Income  
across our clients'  
properties with  
an average  
payback of less  
than 2 months.

Client references and sample utility allowance example available upon request.