



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

45

years of
engineering
experience in
water & energy
efficiency.

750+

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

200

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

32

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

annual 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.