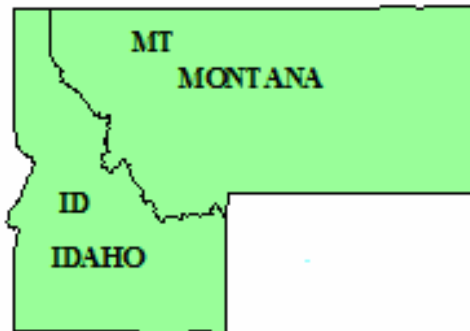

REGIONAL QUARTERS RENTAL SURVEY



COVERING
GOVERNMENT-FURNISHED QUARTERS
LOCATED IN

IDAHO/MONTANA SURVEY REGION

(IDAHO/MONTANA SURVEY DATE: JANUARY 2006)
(EFFECTIVE DATE: MARCH 4, 2007)



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I. SURVEY BACKGROUND

The Quarters Operations Office coordinated a contractor-conducted field survey of the private rental housing market in the states of Idaho and Montana from December 2005 through February 2006. This survey was undertaken as specified in the Office of Management and Budget (OMB) Circular No. A-45, and the U.S. Department of the Interior's Departmental Quarters Handbook. OMB Circular A-45 provides for reconfirmation of the market-based rental rates at least once every five years, or sooner, if conditions warrant.

The collection and analysis of rental housing data were accomplished employing methods similar to those used in previous surveys. Automated and manual analytical procedures were used to establish base rental rates for houses (including plexes), apartments, mobile homes, and trailer spaces. Rental rates for cabins were established based upon their comparability with 1-bedroom houses. Rental rates for temporary housing and travel trailers were established based upon their comparability with mobile homes. Rental rates for dormitories, bunkhouses and transient quarters were established by extending the principle of comparability, as provided for in OMB Circular A-45.

The objective of regional surveys, as set forth in OMB Circular No. A-45, is to develop reasonable rental rates based upon the "...typical rental rates for comparable private housing in the general area in which the Government quarters are located..." The policy set forth in OMB Circular A-45 is as follows:

Rental rates and charges for Government quarters and related facilities will be based upon their "reasonable value...to the employee...in the circumstances under which the quarters and facilities are provided, occupied, or made available."...Reasonable value to the employee or other occupant is determined by the rule of equivalence; namely, that charges for rent and related facilities should be set at levels equal to those prevailing for comparable private housing located in the same area, when practicable...

The regional survey method uses regression analysis techniques to establish a base rental rate for a given type of quarters that reflects the typical rate for that type of housing in the survey area. Regression analysis allows the Quarters Operations Office to establish adjustments that reflect: (1) the contributory value (+ or -) of housing features that the private rental market indicates are significant; and (2) relevant social and economic factors that are manifested in the rent levels of individual communities.

Because regression analysis permits assessment of (and adjustment for) different locations, as measured by market rents, several localities or states can be surveyed at a time to minimize data collection costs and the rates can be individualized for communities significantly at variance with the regional rent pattern.

The resulting product (finalized rental rates), when derived from carefully applied automated statistical analysis, provides a logical and equitable base rental rate structure supported by the market rental rate pattern of the region and the community.

II. INVENTORY OF GOVERNMENT-FURNISHED QUARTERS

This survey was initiated with an inventory of Government-furnished quarters managed by the agencies and bureaus that participate in the Quarters Management Information System (QMIS) program.

Most agencies and bureaus now use the QMIS software to manage their inventories. The Quarters Operations Office in Denver developed this software. QMIS allows an installation or region to maintain its own housing inventory. Rents can be calculated in just minutes, even for hundreds of quarters. This decentralized system provides local control of the housing inventory. As always, the key to accurate rents is accurate, up-to-date inventory information.

Software with the results of this survey and the updated Consumer Price Index (CPI) is distributed from Denver in December each year. If you do not receive new CPI software, or do not receive procedures for downloading the software by January 1st of each year, please contact the **Quarters Operations Office (303-969-5696)**. This is important because new rents (based on the survey and CPI) must be implemented in early March, and tenants must be notified in writing by early February.

It is also important that all agencies and bureaus submit updates to their housing inventories by May 15 of each year (on diskettes or via electronic mail). This information is used to determine the communities and characteristics to be sampled in new Regional Surveys. The information is also used for various general management reports.

III. CONTRACTING FOR THE PRIVATE RENTAL SURVEY

A. DETERMINATION OF THE COMMUNITIES TO BE SURVEYED

Selection of the communities to be surveyed was initiated with a review of the nearest established communities identified in the quarters inventory process. Their geographic locations and populations were determined to enable selection of established communities nearest to concentrations of Government housing.

Inclusion of these communities enables a comparison of the community rental rate structure with that of the survey region. This permits a ready determination of whether the local or the regional rental rate structure should be utilized to establish the GFQ base rents. A complete discussion of this process is contained in Section IV of this report.

The communities surveyed represented broad geographic and population ranges. The largest community surveyed – Boise, Idaho – had a 2000 population of 185,787. The smallest community – Fort Benton, Montana – had a population of 1,594. A list of the surveyed communities appears as Table 1. In accordance with OMB Circular A-45, communities with 2000 census populations below 1,500 were not analyzed.

TABLE 1 COMMUNITIES SURVEYED

<u>STATE AND COMMUNITY</u>	<u>2000 CENSUS POPULATION</u>	<u>STATE AND COMMUNITY</u>	<u>2000 CENSUS POPULATION</u>
IDAHO		MONTANA	
Blackfoot, ID	10,419	Anaconda, MT	9,417
Boise, ID	185,787	Baker, MT	1,695
Bonnars Ferry, ID	2,515	Big Timber, MT	1,650
Burley, ID	9,316	Bozeman, MT	27,509
Coeur d'Alene, ID	34,514	Butte, MT	33,892
Emmett, ID	5,490	Choteau, MT	1,781
Grangeville, ID	3,228	Colstrip, MT	2,346
Hailey, ID	6,200	Columbia Falls, MT	3,645
Idaho Falls, ID	50,730	Cut Bank, MT	3,105
Ketchum, ID	3,003	Dillon, MT	3,752
Malad City, ID	2,158	Ft. Benton, MT	1,594
McCall, ID	2,084	Glasgow, MT	3,253
Montpelier, ID	2,785	Great Falls, MT	56,690
Mt. Home, ID	11,143	Hamilton, MT	3,705
Nampa, ID	51,867	Hardin, MT	3,384
Orofino, ID	3,247	Havre, MT	9,621
Pocatello, ID	51,466	Helena, MT	1,642
Priest River, ID	1,754	Kalispell, MT	14,223
Rexburg, ID	17,257	Laurel, MT	6,255
St. Anthony, ID	3,342	Lewiston, MT	5,813
St. Maries, ID	2,652	Libby, MT	2,626
Salmon, ID	3,122	Malta, MT	2,120
Sandpoint, ID	6,835	Miles City, MT	8,487
Soda Springs, ID	3,381	Missoula, MT	57,053
Wendell, ID	2,338	Plentywood, MT	2,061
		Ronan, MT	1,812
		Shelby, MT	3,216
		Townsend, MT	1,867
		Whitefish, MT	5,032
		Wolf Point, MT	2,663
		WYOMING	
		Lovell, WY	2,281

B. DETERMINATION OF THE HOUSING CLASSES TO BE SURVEYED

In order to determine which housing classes to survey, the inventory for the agencies participating in the QMIS system were separated into housing classes shown in Table 2, below. Analysis of the quarters data revealed the following numbers of units per housing class:

TABLE 2 GOVERNMENT-FURNISHED QUARTERS (BY HOUSING CLASS)

Housing Class	# of Units	Avg. Age	Age Range	Avg. Sq. Ft.	Sq. Ft. Range
Houses					
4+ Bedrooms	45	52	5 – 111	2,888	1,299 – 9,092
3 Bedrooms	485	47	1 – 116	2,043	680 – 3,600
2 Bedrooms	264	58	2 – 116	1,499	617 – 3,742
1 Bedroom	125	64	10 – 99	876	345 – 2,064
Efficiency	26	50	12 – 81	678	300 – 2,465
Apartments					
3+ Bedrooms	1	80	–	1,550	–
2 Bedrooms	20	54	13 – 88	919	496 – 1,475
1 Bedroom	27	50	7 – 96	686	195 – 1,265
Efficiency	13	58	38 – 81	425	225 – 900
Cabins					
Temporary	1	196	–	5,000	–
Mobile Homes					
4+ Bedrooms	2	14	10 – 18	1,860	1,760 – 1,960
3 Bedrooms	81	24	4 – 45	1,016	513 – 1,750
2 Bedrooms	29	28	9 – 43	796	500 – 1,464
1 Bedroom	15	28	14 – 46	456	208 – 790
Travel Trailers	41	15	4 – 39	198	100 – 288
Dormitories	234	45	1 – 196	1,769	200 – 14,928
Trailer Pads	108	–	–	–	–
TOTAL UNITS	1,585				

NOTE: The above data was extracted from the latest integrated database stored by the Quarters Operations Office. Since the program is decentralized, the data contained in this database is only what has been sent to our office by users in the field. The numbers above may not accurately reflect the actual number of quarters for this survey region.

As with other regional surveys, the contractor was directed to survey only those housing classes for which a representative sample could be readily obtained in the private rental market. Thus, comparables were not obtained for cabins or lookouts, temporary housing, travel trailers, bunkhouses/dormitories, transient quarters or tents.

Rental rates for cabins were established by using the average rental rate for one-bedroom, single-family houses as the basis of comparison. Additional adjustments, that reflect the absence of certain standard

housing features in some cabins, have been included for use when appropriate.

Since temporary housing and travel trailers (mobile home-like structures containing less than 256 square feet of gross living area) are most structurally similar to mobile homes, the rental charges for these housing classes are based upon the analysis of mobile home market rental comparables.

Since comparable bunkhouse or dormitory housing does not exist in most communities, the Quarters Operations Office is unable to obtain sufficient market data to provide a satisfactory statistical base. Consequently, rental rates for bunkhouses and dormitories have been established using an extension of the Principle of Comparability, as permitted in OMB Circular A-45. Similarly, the rental charge for transient quarters has been established in conjunction with the dormitory rate structure.

OMB Circular A-45, revised October 20, 1993, excludes tents from the definition of Government-furnished quarters. Therefore, rental charges have not been established (and should not be assessed) for tents which are used as employee housing.

Four housing classes (houses/plexes, apartments, mobile homes and trailer spaces) were ultimately selected for field survey and computer analysis. The contractor was instructed to select comparables built to Housing and Urban Development (HUD) minimum housing standards wherever possible. The number of observations obtained for each housing class in each community surveyed varied, depending upon the number of nearby Government quarters of that class. The inventory data for each of the housing classes was analyzed to determine frequencies and age and size ranges for major construction elements. The information in Table 2 was used to guide the contractor in the conduct of the survey.

C. HEATING FUELS AND UTILITY CHARGE SURVEY

To ensure reliability of the energy consumption estimates for housing where consumption is neither metered nor measured, this report uses a series of contractor-developed heating and cooling consumption tables for each general type of housing represented in the survey. The tables are based upon energy consumption studies that use a methodology meeting housing industry standards. The results reflect energy consumption for variously sized single-family houses (with and without basements), apartments, and mobile homes. A complete discussion of the energy consumption/cost methodology is contained in Section VI.

D. CONTRACTOR SELECTION

National Business Center Products and Services provided procurement support and project coordination for this Private Rental Survey. Reimbursement for survey expenses was underwritten by the agencies and bureaus that participate in the Quarters Management Program.

The private rental survey was completed by Delta-21 Resources Inc. of Knoxville, Tennessee, during the months of December 2005 through February 2006. A total of 1,388 private rental housing comparables were sampled. In addition, electrical, heating fuel, utility, appliance, and other related service charges were collected in each of the communities surveyed. The private rental housing costs that were obtained reflected current rental costs and required no adjustment for time.

IV. REGIONAL SURVEY PRINCIPLES AND PROCEDURES

A. SURVEY PRINCIPLES

The purpose of a regional survey is to determine and establish reasonable quarters rents through an analysis of the market rents of comparable private housing in communities nearest to the concentrations of Government housing. The process of arriving at the base rent of a structure is influenced by real estate appraisal principles, statistical limitations, and administrative considerations. Often there may be a conflict among these three interests, which necessitates a trade-off.

1. Real estate appraisal principles include matching comparables as closely as possible to the specific subject properties in physical characteristics and location, and adjusting in a logical direction for all significant differences.
2. Statistical principles involve: (a) trying to minimize the standard error of the estimate (unexplained variation); (b) getting a good match of characteristics between the properties analyzed and those the analysis is applied to; (c) obtaining a large and diverse sample; and (d) making adjustments for factors that are significant in explaining variation. Ideal samples may not always be available in the market; and the market search may be limited (like an appraisal) because of time and budget constraints.
3. Administrative considerations recognize that Government housing is usually not located in established communities, and that physical characteristics (such as in historical houses, one-room cabins, lookouts or dormitories) are difficult to match in the market. Government quarters are often found in areas influenced by tourism or boom/bust natural resource development that may produce unreasonable rents. Consistency and relative reasonableness, as well as time and budget constraints, must also be taken into consideration.
4. While trade-offs among these three considerations may result in a less than ideal application of any one of the three principles, the goal is still to produce “reasonable” Monthly Base Rental Rates (MBRR) for quarters that are relatively consistent with the local market rents for similar housing, internally consistent and logical from one unit to another, and represent reasonable value to the employee.

B. MULTIPLE REGRESSION PROCEDURES USED IN RENTAL RATE COMPUTATIONS

There are several reasons for using the regional survey method to arrive at quarters rental rates. These include accuracy, consistency, fairness, cost effectiveness/economy, and the provision in OMB Circular A-45 that regional surveys are the preferred method.

Prior to the use of the regional survey method, quarters Monthly Base Rental Rates (MBRRs) were reset every five years by individually appraising each Government unit. The appraisal process normally relied upon the use of a small number (2-4) of comparables for each subject quarters unit and made logical or market-abstracted adjustments to each comparable. In many instances the same comparables were used to establish rental rates for several quarters. Thus the selection of comparables became critical. Individualized appraisals often led to inconsistencies among units in the same area. Many times different agencies, managing similar or identical housing units in the same area, had substantially different rents after analyzing the same rental market. Appraisers valuing several different units using separate sets of comparables and

adjustments can also sometimes arrive at rents not logically related to one another. Finally, the appraisal process required a considerable amount of travel, and individualized writing, typing and editing of appraisal reports, which was expensive and very time-consuming.

Alternatively, the regional survey method relies upon much larger samples of comparables. These are statistically analyzed to determine those factors that are significant in explaining variations in the adjusted rent of each class of housing comparables. Each class of comparables (houses, apartments and mobile homes) is analyzed separately to determine which locations and physical characteristics are important in explaining the differences in rents among individual rental units and communities. The computer program independently and objectively determines the best set of characteristics (formula) to explain the rental pattern. This formula varies for each survey region and housing class.

The rental rates are based upon an analysis of regional data and local data. The rents in all surveyed communities for each housing class are tested for statistical significance. All significant negative location adjustments are applied to the quarters using that community as their nearest established community.

Positive location (community) adjustments are not applied; so Government housing units near high-rent communities are charged the typical rent for the region as a whole, rather than the typical rent for that high-cost location.

The statistical process used is called forward in-and-out, step-wise multiple regression analysis. It takes all of the variables considered and forms a matrix or grid showing how every variable is related to every other variable (cross-correlation matrix). In this phase of the analysis, significant inventory items relating to the dwelling structure are coded into the computer as variables to be tested for their impact, if any, on rent. The variable to be explained (in this case, rent) is called the dependent variable, because its value is determined by that of the other (independent) variables.

In forward in-and-out step-wise multiple regression analysis, the independent variable that explains the most variation in the dependent variable (rent) is selected first by the computer and entered as Step 1. The remaining variation is then recomputed, and the independent variable that explains the largest portion of the remaining variation is selected by the computer and entered as Step 2. As each new variable is added, the coefficients of all the previously entered variables are recomputed to take into account relationships among the independent variables. If a previously entered variable no longer meets the test of significance, it is removed.

As this procedure uses the variation squared, it is highly sensitive to cases with extreme variations from the norm. Since the purpose of a regional survey is to find the typical rent for housing with certain characteristics, it is useful (and mandatory) to cull comparables with unusually high or low rents that are apparently unrelated to their characteristics. Such non-conforming rentals tend to obscure the typical pattern. To accomplish this culling, the following steps are normally taken.

Step 1. A listing of all the comparables is checked to see that the program has proper decodes, that no rental has been entered twice, and that the data is complete for each variable to be tested. The range for each rent class is also checked.

Step 2. Regression Run 1 (square foot base formula): The purified database is analyzed for the best fit of adjusted rent versus square feet and the logarithm of square feet. This comparison is undertaken because square footage in buildings is generally the variable that explains the most variation of adjusted rent. It is

also a universal variable (one that applies to all cases) and a continuous variable (one that changes in many small increments).

Step 3. A listing is produced which shows by community the rent/predicted rent ratio of each private rental sample. The predicted rent is one computed using the square foot base formula derived in step 2. The purpose of this listing is to screen out individual rentals whose ratios are far out of line relative to other rental comparables in the same community.

Step 4. A scattergram of rentals for each class, showing adjusted rent by square feet, is produced to visually display the data. These scattergrams, and the listings produced in Step 3 above, are used to remove samples with unusually high or low rents in each size grouping. A separate variable for each of the remaining communities is then entered into the next step, the full regression analysis, to see if it has a statistically significant location adjustment after other adjustments have been made. This run and a crosstab run of physical features allows for selection of other variables that are significantly represented and widely (geographically) distributed. These variables are turned into dummy (yes/no) and combination variables. Continuous and discrete variables are entered as simple variables, logarithmic transformations, and in logical combinations.

Step 5. (First Full Regression Run). The screened samples for each housing class, along with the variables to be tested, are analyzed to find coefficients for the significant variables. The results are checked for logic and cross-correlation; normally only one form of a variable is allowed to stay in the equation. Variables with illogical results are checked to find reasons for such deviation from expected results. Such variables are normally dropped from subsequent regression runs. Sometimes the samples containing such variables are culled; however, that action (culling samples) is uncommon.

Step 6. (Other Full Regression Runs). The full regression analysis is rerun without the illogical variables and/or dropped cases. If the end results look reasonable, the coefficients determined by regression analysis are used to compute Monthly Base Rental Rates (MBRRs) for individual Government-furnished quarters.

Step 7. (Predicted Rent Tables). The coefficients of each satisfactory regression run are put into a computer program which produces a table of predicted quarters MBRRs. The base values and all possible combinations of adjustments are reviewed to ensure the results are reliable for the full range of values. If not, the cause of the problem is diagnosed and corrected, and the regression analysis is re-run, producing a revised set of coefficients. Then Step 6 is repeated, and a new set of rent tables is produced.

V. ESTABLISHMENT OF MONTHLY BASE RENTAL RATES (MBRR)

A. USE OF BASE RENT CHARTS

Although rental computations have been automated to produce Monthly Base Rental Rates (MBRRs) and final Net Rents for most quarters, housing managers should understand the methodology used in determining the rental rates. Therefore, a set of charts has been prepared to allow the manual computation of the MBRRs for each class of rental housing. The charts have been constructed as size/age tables for the three major categories of housing (houses, apartments and mobile homes). By knowing the gross square feet of the livable area (size), the age, and the housing class of a building being used as quarters, one can determine the base rent from the proper table. The charts also contain columns and/or footnotes of rent adjustments, which modify the rent from the size/age table to produce a MBRR for an individual quarters unit.

The value of one refrigerator and one stove is included in the rents listed in Tables 3, 4, and 5.

Therefore, if the Government does not provide a refrigerator or a range in the quarters, the value of each non-provided appliance should be subtracted from the monthly rent. The current values of a refrigerator and range are shown in Table 18 of this report, and may be adjusted annually by the Quarters Operations Office to reflect changes in the Consumer Price Index (CPI) which may occur following the issuance of this report.

In selecting the appropriate rent table, it is important to remember that the **design of the quarters, not its use, determines its category**. Thus, a house or an apartment unit **designed** to be occupied by an individual or a family, but which is actually used to house unrelated individuals, would be valued by the category for which it was designed to be used, rather than as a bunkhouse/dormitory. Where a structure is not designed for occupancy by an individual or family, or has been substantially modified to house individuals on a dormitory basis, it would be appropriate to apply bunkhouse/dormitory rates. Thus, an unmodified three-bedroom house with a **planned occupancy** of six unrelated individuals (normally two persons per bedroom) would have a rental rate determined by calculating the rental rate for a three-bedroom house and then dividing that rate by six. This rate would change if the number of **planned** occupants changed. If the house were later **structurally modified** to be used as a bunkhouse/dormitory, the rate then would be the dormitory rate.

Based upon information provided by the contractor, deductions from the monthly contract rental rate of each rental sample were made for the contributory costs of utilities, appliances, furnishings and services, provided and included in the contract rent. No deductions were made for central air conditioners, refrigerators or ranges; however, if a refrigerator or range was missing, the value was added to the adjusted rent. Central air conditioners are valued at their contributory value, if any. The resulting adjusted monthly contract rental rate represents the contributory value of the dwelling structure equipped with a refrigerator and a range. The establishment of final monthly quarters rental charges for houses, apartments, mobile homes and cabins/lookouts requires the addition of charges for Government-provided utilities, services, appliances and furnishings. Conversely, **deductions** are required for the values of ranges and refrigerators when they are not provided by the Government.

There are a total of nine rental rate charts: four charts for single-family housing, four charts for apartments, and one chart for mobile homes. Instructions for computing rental rates for cabins, bunkhouses and

dormitories, transient quarters and trailer spaces are found in Sections V.E, V.F, V.G and V.H, respectively. Because OMB Circular A-45 excludes tents from the definition of “rental quarters,” there is no charge for the provision of tents.

The use of the charts is fairly simple. First, find the chart for the category into which the Government quarter fits. Next, round the square feet **down** to the nearest hundreds of square feet. Thus, if a unit has 980 square feet, the row labeled 900 SQ FT would be used. Then the age should be rounded **up** to the nearest age increment. If the dwelling at issue was built in 1982, its age would be computed as 2006 (the current year) minus 1982 (the year built). Thus, in this instance, the unit is $2006 - 1982 = 24$ years old; and the column headed by “25 YEARS OLD” should then be followed down to the 900 SQ FT row to obtain the size/age adjusted rent.

The rent charts also have various location adjustments, as well as adjustments for physical features such as the number of bathrooms, the type of garage facilities, the condition of the housing, etc. These should be subtracted from, or added to, the size/age adjusted rent, as specified, to determine the MBRR.

When computing the final rent (net rent) to be paid, the MBRR must be adjusted to include the value of Government-provided related facilities (utilities, appliances, furnishings and services); and the administrative adjustments prescribed in OMB Circular A-45. Use Form DI 1880, Rent Computation Schedule, or a similar form, as may be used by agencies other than the Department of the Interior (DOI.)

Where a dwelling is larger than the highest square footage in the chart pertinent to that unit, use the size/age rent and adjustments from the bottom (largest SQ FT) row. This may eliminate the need for some administrative adjustments due to excess size of the housing. If a dwelling is smaller than the smallest square footage, use the lowest square footage listed on the chart.

The rent for a dwelling with more than 4 bedrooms (3 bedrooms for apartments and mobile homes) is calculated as if the unit had 4 bedrooms (3 bedrooms for apartments and mobile homes). In addition, the carport charge is the same regardless of the size of the carport; and the fireplace charge is the same for one or more fireplaces. For rental calculation purposes, a “cap” of 3 bathrooms applies. Therefore, assume 3 bathrooms when applying the bathrooms charge in the rent charts shown in Tables 3, 4, and 5.

To assist in the calculation of quarters MBRRs, examples are provided in the following pages. While the rates appearing in the following tables should allow users to establish MBRRs for essentially any property, not all situations and conditions can be anticipated. Therefore, housing managers should use professional discretion to set rates for truly unusual situations. In cases where housing managers must use some other method to establish rates, please notify the National Business Center Quarters Operations Office via telephone **303-969-5696** or fax 303-969-6634. You should explain the conditions, the rate used, and the reasoning so that the Quarters Operations Office may anticipate such circumstances in the future. Please retain the documentation for such actions in housing management files.

B. SINGLE FAMILY HOUSING

For single-family detached houses, including plexed dwellings and townhouses, use the rental chart which appropriately describes the housing class and the number of bedrooms of the subject quarters. The charts for houses are in Tables 3a through 3d.

Assume for example, a 3-bedroom, 1½-bath house, that was built in 1973, and which has a 2-car garage, two fireplaces, a central refrigerated air conditioning system, and 1,276 gross square feet of living space. The house, located near Wolf Point, Montana, is fair in both exterior and interior condition.

First, the chart for 3-bedroom, good condition, 1 bathroom, houses (Table 3b) should be located and used. These charts are baseline charts, which assume that each house is in good condition inside and outside and has one full bathroom. Therefore, if the house is in good condition inside and outside and has one bathroom, no additional computations are needed. If there is a deviation from either good inside or outside condition or there are less or more bathrooms than one, then the computations must be changed as discussed below. In the first step, Table 3b is selected as the proper chart for 3-bedroom houses. Next, the size (gross finished floor space) should be rounded **down** to the nearest 100 square feet (from 1,276 to 1,200 sq. ft.) Under the column headed “**SQ FT**,” the figure 1,200 should be located. Further adjustments will be taken from this row.

Finally, the appropriate age column should be selected. The house in this example is $2006 - 1973 = 33$ years old. The age should be rounded **up** to the next highest age column, which, in this case, is the column headed “**35 YRS OLD**.” Follow this column down to the 1,200 square feet row to obtain the size/age “Chart Rent” of \$495.

The first adjustment is the extra bathroom charge. Follow the column headed “**PER EXTRA BATHROOM**” down to the 1,200 SQ FT row to find a charge of \$58 for a full extra bathroom. As the house in this example has only ½ of an extra bathroom, the adjustment is $\$58 \times .5$ (½ extra bathroom) = \$29.00. Add \$29 to the rent.

The second and third adjustments are made for a fair exterior and a fair interior condition. Follow the column headed “**FAIR EXTERIOR/INTERIOR***” down to the 1,200 SQ FT row. The amount reflects a deduction of \$10 for a house with a fair exterior **and** a deduction of \$10 for a house with a fair interior. Since both the exterior and interior are in fair condition, the total adjustment is -\$20.

The fourth adjustment is for the central refrigerated air conditioning system. Follow the column headed “**Air Cond**” down to the 1,200 SQ FT row. The amount reflects an addition of \$18 for central refrigerated air conditioning.

The fifth adjustment is for a two-car garage. Follow the column headed “**GARAGE (PER CAR)**” down to the 1,200 SQ FT row. \$25 should be charged for each car the garage is designed to accommodate. Since the house in this example has a 2-car garage, multiply the amount shown for one car (\$25) times 2 to reflect the value of a 2-car garage ($2 \times \$25 = \50). Add \$50 to the rent.

The sixth adjustment is made for the fireplace. Follow the column headed “**FIREPLACES**” down to the 1,200 SQ FT row. The amount reflects an addition of \$15 for one or more fireplaces. Add \$15 to the rent for the fireplace.

The final adjustment is the community adjustment. The house in this example is located near Wolf Point, MT. The notes beneath the table (see “**COMMUNITY ADJUSTMENTS**”) reflect that Wolf Point, MT receives an adjustment of -\$106. As instructed, subtract \$106 from the rent. Community adjustments are given only to communities in which the market rents are **lower** than the regional average level of rents. Communities not listed in the tables have rents which are equal to or higher than the regional average rent, and do not receive community adjustments.

In summary, the adjustments that produce the Monthly Base Rental Rate for the house used in this example are shown below.

Chart Rent (1,200 SQ FT/35 yrs. old).....	\$495.00
Extra Bath Adjustment (.5 X \$58).....	+ 29.00
Fair Exterior Condition Adjustment.....	- 10.00
Fair Interior Condition Adjustment.....	- 10.00
Central Refrigerated Air Conditioning Adjustment.....	+ 18.00
Garage Adjustment (Two Car X \$25).....	+ 50.00
Fireplace Adjustment	+ 15.00
Community Adjustment (Wolf Point, MT).....	- <u>106.00</u>
Monthly Base Rent.....	\$481.00
Monthly Base Rent (Rounded).....	\$481.00

C. APARTMENTS

For all apartment units, use the rental chart which appropriately describes the housing class and the number of bedrooms of the subject quarters. The charts for apartments are in Tables 4a through 4d.

Assume a 2-bedroom, 2-bathroom apartment, near Boise, Idaho, with 760 square feet. The exterior is in poor condition; the interior is in fair condition. The apartment, which was built in 1961, is 45 years old (2006-1961), has a carport, and central refrigerated air conditioning.

First, the two-bedroom chart for good condition apartments (Table 4b) should be located and used. These charts are baseline charts, which assume that each apartment is in good condition inside and outside and has one full bathroom. Therefore, if the apartment is in good condition inside and outside and has one bathroom, no additional computations are needed. If there is a deviation from either good inside or outside condition, or there are less or more bathrooms than one, then the computations must be changed as discussed below. In the first step, Table 4b is selected as the proper chart for 2-bedroom apartments.

In the second step, the size (gross living area) is rounded **down** from 760 to 700 square feet. Under the column headed **“SQ FT”** the figure 700 should be located. All further adjustments will be taken from this row.

In the third step the appropriate age column is selected. A 45-year-old apartment is between 35 and 45 years old; therefore, the **“45 YRS OLD”** column should be used. A two-bedroom apartment, in good condition with 700 square feet of living space (gross), and which is 45 years of age, has a “Chart Rent” of \$390 per month.

The first adjustment is the extra bathroom adjustment charge. Following the 700 SQ FT row along to the column headed **“PER EXTRA BATHROOM”** you will find a charge of \$92. To compute the charge for the extra bathroom, multiply 1 (1 extra bath) times \$92 (the extra bath charge). Add \$92 to the rent.

The second and third adjustments are for a poor exterior and a fair interior condition. Follow the 700 SQ FT row across the table to the column headed **“POOR EXTERIOR/INTERIOR*”** a deduction of \$15 is shown; and in the next column titled **“FAIR EXTERIOR/INTERIOR*”**, a deduction of \$10 is shown. Subtract from the rent \$15 for poor exterior condition, and \$10 for fair interior condition.

The fourth adjustment is for a carport. Beneath the table, under **“ADDITIONAL ADJUSTMENTS”**, there is an instruction to add \$15 for a carport of any size. As instructed add \$15 to the rent of this apartment.

The fifth adjustment is for the evaporative air cooling system. Beneath the table, under **“ADDITIONAL ADJUSTMENTS”**, there is an instruction to add \$15 for Central Evaporative Air Conditioning.

The final adjustment is the community adjustment. The apartment in this example is located near Boise, Idaho. The notes beneath the table (see **“COMMUNITY ADJUSTMENTS”**) show no adjustment for Boise, ID. Therefore, rental values in Boise, ID for apartments are equal to or greater than the regional average. Since positive community adjustments are not applied, no community adjustment is shown for Boise, ID.

The last step is to round the resulting MBRR (Monthly Base Rental Rate) to the nearest whole dollar. Any amount resulting in an amount of \$.50 or greater is rounded up; any amount resulting in an amount of \$.49 or less is rounded down. The decision to round is discretionary.

In summary, the Monthly Base Rental Rate for the apartment in this example is determined as follows:

Chart Rent (700 SQ FT/45 years old)	\$390.00
Extra Bath Adjustment (1 X \$92).....	+ 92.00
Poor Exterior Adjustment	-15.00
Fair Interior Adjustment	- 10.00
Carport Adjustment	+15.00
Evaporative Air Conditioning Adjustment	+15.00
Location Adjustment (Boise, ID)	<u>- 0.00</u>
Monthly Base Rental Rate.....	\$487.00
Monthly Base Rental Rate (Rounded).....	\$487.00

**TABLE 4A MONTHLY BASE RENT CHART - GOOD CONDITION, 3 BEDROOM, 1 BATH APARTMENTS
IDAHO/MONTANA REGION**

Sq Ft	5 yrs old	15 yrs old	25 yrs old	35 yrs old	45 yrs old	55 yrs old	75+ yrs old	Per Extra Bath	Excellent Interior / Exterior*	Fair Interior / Exterior*	Poor Interior / Exterior*	Garage	Air Cond
600	\$460	\$455	\$450	\$445	\$440	\$435	\$425	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
700	\$467	\$462	\$457	\$452	\$447	\$442	\$432	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
800	\$474	\$469	\$464	\$459	\$454	\$449	\$439	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
900	\$481	\$476	\$471	\$466	\$461	\$456	\$446	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1000	\$489	\$484	\$479	\$474	\$469	\$464	\$454	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1100	\$496	\$491	\$486	\$481	\$476	\$471	\$461	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1200	\$503	\$498	\$493	\$488	\$483	\$478	\$468	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1300	\$510	\$505	\$500	\$495	\$490	\$485	\$475	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1400	\$517	\$512	\$507	\$502	\$497	\$492	\$482	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1500	\$524	\$519	\$514	\$509	\$504	\$499	\$489	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1600	\$531	\$526	\$521	\$516	\$511	\$506	\$496	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1700	\$538	\$533	\$528	\$523	\$518	\$513	\$503	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1800	\$545	\$540	\$535	\$530	\$525	\$520	\$510	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25

Additional Adjustments:

Carport (Any Size)	+\$15	Central Evaporative Air:	+\$15
Fireplace(s)	+\$84		

Community Adjustments:

Grangeville, ID	-\$22	Colstrip, MT	-\$98
Moscow, ID	-\$83	Cut Bank, MT	-\$62
Orofino, ID	-\$63	Forsyth, MT	-\$98
Rexburg, ID	-\$22	Hardin, MT	-\$57
St. Anthony, ID	-\$42	Lewistown, MT	-\$83
		Malta, MT	-\$86
		Miles City, MT	-\$101
		Wolf Point, MT	-\$128

*If both the Exterior and Interior are in this condition, apply this factor twice.

Regardless of adjustments, the minimum base rent is \$185 per month.

The appropriate CPI factor should be applied after completing the above adjustments.

**TABLE 4B MONTHLY BASE RENT CHART - GOOD CONDITION, 2 BEDROOM, 1 BATH APARTMENTS
IDAHO/MONTANA REGION**

Sq Ft	5 yrs old	15 yrs old	25 yrs old	35 yrs old	45 yrs old	55 yrs old	75+ yrs old	Per Extra Bath	Excellent Interior / Exterior*	Fair Interior / Exterior*	Poor Interior / Exterior*	Garage	Air Cond
400	\$389	\$384	\$379	\$374	\$369	\$364	\$354	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
500	\$396	\$391	\$386	\$381	\$376	\$371	\$361	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
600	\$403	\$398	\$393	\$388	\$383	\$378	\$368	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
700	\$410	\$405	\$400	\$395	\$390	\$385	\$375	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
800	\$417	\$412	\$407	\$402	\$397	\$392	\$382	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
900	\$424	\$419	\$414	\$409	\$404	\$399	\$389	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1000	\$432	\$427	\$422	\$417	\$412	\$407	\$397	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1100	\$439	\$434	\$429	\$424	\$419	\$414	\$404	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1200	\$446	\$441	\$436	\$431	\$426	\$421	\$411	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1300	\$453	\$448	\$443	\$438	\$433	\$428	\$418	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1400	\$460	\$455	\$450	\$445	\$440	\$435	\$425	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1500	\$467	\$462	\$457	\$452	\$447	\$442	\$432	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1600	\$474	\$469	\$464	\$459	\$454	\$449	\$439	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25

Additional Adjustments:

Carport (Any Size)	+\$15	Central Evaporative Air:	+\$15
Fireplace(s)	+\$84		

Community Adjustments:

Grangeville, ID	-\$22	Colstrip, MT	-\$98
Moscow, ID	-\$83	Cut Bank, MT	-\$62
Orofino, ID	-\$63	Forsyth, MT	-\$98
Rexburg, ID	-\$22	Hardin, MT	-\$57
St. Anthony, ID	-\$42	Lewistown, MT	-\$83
		Malta, MT	-\$86
		Miles City, MT	-\$101
		Wolf Point, MT	-\$128

*If both the Exterior and Interior are in this condition, apply this factor twice.

Regardless of adjustments, the minimum base rent is \$185 per month.

The appropriate CPI factor should be applied after completing the above adjustments.

**TABLE 4C MONTHLY BASE RENT CHART - GOOD CONDITION, 1 BEDROOM, 1 BATH APARTMENTS
IDAHO/MONTANA REGION**

Sq Ft	5 yrs old	15 yrs old	25 yrs old	35 yrs old	45 yrs old	55 yrs old	75+ yrs old	Per Extra Bath	Excellent Interior / Exterior*	Fair Interior / Exterior*	Poor Interior / Exterior*	Garage	Air Cond
300	\$325	\$320	\$315	\$310	\$305	\$300	\$290	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
400	\$332	\$327	\$322	\$317	\$312	\$307	\$297	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
500	\$339	\$334	\$329	\$324	\$319	\$314	\$304	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
600	\$346	\$341	\$336	\$331	\$326	\$321	\$311	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
700	\$353	\$348	\$343	\$338	\$333	\$328	\$318	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
800	\$360	\$355	\$350	\$345	\$340	\$335	\$325	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
900	\$367	\$362	\$357	\$352	\$347	\$342	\$332	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1000	\$375	\$370	\$365	\$360	\$355	\$350	\$340	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1100	\$382	\$377	\$372	\$367	\$362	\$357	\$347	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1200	\$389	\$384	\$379	\$374	\$369	\$364	\$354	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1300	\$396	\$391	\$386	\$381	\$376	\$371	\$361	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1400	\$403	\$398	\$393	\$388	\$383	\$378	\$368	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1500	\$410	\$405	\$400	\$395	\$390	\$385	\$375	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25

Additional Adjustments:

Carport (Any Size)	+\$15	Central Evaporative Air:	+\$15
Fireplace(s)	+\$84		

Community Adjustments:

Grangeville, ID	-\$22	Colstrip, MT	-\$98
Moscow, ID	-\$83	Cut Bank, MT	-\$62
Orofino, ID	-\$63	Forsyth, MT	-\$98
Rexburg, ID	-\$22	Hardin, MT	-\$57
St. Anthony, ID	-\$42	Lewistown, MT	-\$83
		Malta, MT	-\$86
		Miles City, MT	-\$101
		Wolf Point, MT	-\$128

*If both the Exterior and Interior are in this condition, apply this factor twice.

Regardless of adjustments, the minimum base rent is \$185 per month.

The appropriate CPI factor should be applied after completing the above adjustments.

**TABLE 4D MONTHLY BASE RENT CHART - GOOD CONDITION, 0 BEDROOM, 1 BATH APARTMENTS
IDAHO/MONTANA REGION**

Sq Ft	5 yrs old	15 yrs old	25 yrs old	35 yrs old	45 yrs old	55 yrs old	75+ yrs old	Per Extra Bath	Excellent Interior / Exterior*	Fair Interior / Exterior*	Poor Interior / Exterior*	Garage	Air Cond
100	\$254	\$249	\$244	\$239	\$234	\$229	\$219	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
200	\$261	\$256	\$251	\$246	\$241	\$236	\$226	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
300	\$268	\$263	\$258	\$253	\$248	\$243	\$233	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
400	\$275	\$270	\$265	\$260	\$255	\$250	\$240	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
500	\$282	\$277	\$272	\$267	\$262	\$257	\$247	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
600	\$289	\$284	\$279	\$274	\$269	\$264	\$254	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
700	\$296	\$291	\$286	\$281	\$276	\$271	\$261	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
800	\$303	\$298	\$293	\$288	\$283	\$278	\$268	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
900	\$310	\$305	\$300	\$295	\$290	\$285	\$275	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1000	\$318	\$313	\$308	\$303	\$298	\$293	\$283	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25
1100	\$325	\$320	\$315	\$310	\$305	\$300	\$290	+\$92	+\$39	-\$10	-\$15	+\$20	+\$25

Additional Adjustments:

Carport (Any Size)	+\$15	Central Evaporative Air:	+\$15
Fireplace(s)	+\$84		

Community Adjustments:

Grangeville, ID	-\$22	Colstrip, MT	-\$98
Moscow, ID	-\$83	Cut Bank, MT	-\$62
Orofino, ID	-\$63	Forsyth, MT	-\$98
Rexburg, ID	-\$22	Hardin, MT	-\$57
St. Anthony, ID	-\$42	Lewistown, MT	-\$83
		Malta, MT	-\$86
		Miles City, MT	-\$101
		Wolf Point, MT	-\$128

*If both the Exterior and Interior are in this condition, apply this factor twice.

Regardless of adjustments, the minimum base rent is \$185 per month.

The appropriate CPI factor should be applied after completing the above adjustments.

D. MOBILE HOMES, TRAVEL TRAILERS, AND HOUSEBOATS

For these housing classes, use the mobile home base rental chart (Table 5a). To familiarize the reader with this chart, assume a 490 square foot, 1-bedroom mobile home built in 1972 with a $\frac{3}{4}$ bathroom. This mobile home is in poor interior and poor exterior condition and is located near Anaconda, Montana. The Monthly Base Rental Rate for the mobile home in this example is calculated from Table 5a as follows.

The chart for good condition mobile homes (Table 5a) should be located and used. This chart is a baseline chart, which assumes that each mobile home is in good condition inside and outside and has one full bathroom. Therefore, if the mobile home is in good condition inside and outside and has one full bathroom, no additional computations are needed. If there is a deviation from either good inside or outside condition, or there are less or more bathrooms than one, then the computations must be changed accordingly.

First, locate Table 5a. Next, the gross **square feet** of living area should be rounded **down** to 400 square feet, and the **age** (2006-1972 = 34 years) is rounded **up** to 35+ years. The column headed **“SQ FT”** is followed down to 400. All other adjustments are taken from this row. On this row, under the column headed **“35+ YRS OLD,”** the “Chart Rent” is \$235.

The base rental value of \$235 (“chart rent”) includes the value of one full bathroom. Since the unit in this example has only a $\frac{3}{4}$ bathroom, an adjustment must be made for the missing $\frac{1}{4}$ bathroom. At the top of the table is a column titled **“PER EXTRA BATHROOM.”** Follow this column down to the 400 SQ FT row. A value of \$46 is shown. Multiply this value times .25 ($\frac{1}{4}$ bathroom) to calculate the value of the missing $\frac{1}{4}$ bathroom ($\$46 \times .25 = \11.50). Subtract \$12.00 (rounded) from the rent.

The second and third adjustments are for the condition of the unit. Follow the 400 SQ FT row to the column headed **“POOR EXTERIOR/INTERIOR*”**; subtract \$15 for the poor exterior condition and another \$15 for the poor interior condition.

The final adjustment is the community adjustment. The mobile home in this example is located near Anaconda, Montana. The notes beneath the table (see **“COMMUNITY ADJUSTMENTS”**) show an adjustment of -\$165 for Anaconda, MT. The rental values for mobile homes in Anaconda, MT are much lower than the survey area average. The rent for mobile homes which use Anaconda, MT as the nearest established community should be reduced by \$165.

The Monthly Base Rental Rate for this mobile home is shown below.

Chart Rent (400 SQ FT/35+ years old)	\$235.00
Bathroom Adjustment (.25 X \$46)	- 12.00
Poor Exterior	- 15.00
Poor Interior	- 15.00
Location Adjustment (Auberry, CA).....	<u>-165.00</u>
Computed Monthly Base Rental Rate.....	\$28.00
Actual Monthly Base Rental Rate (Minimum Base).....	\$185.00

Note: In this example, the minimum base rent applies. The Monthly Base Rental Rate computes to \$28.00, which is less than the \$185 minimum Monthly Base Rental Rate for the Idaho/Montana Survey Region (refer to the footnotes on each rent table for the minimum base rent). Therefore, the Monthly Base Rental Rate for the mobile home in this example will be set at \$185. Keep in mind that the minimum *Monthly Base Rental Rate* is different from the minimum monthly *Net Rent*. Thus, \$185 is not the minimum final rent possible.

TABLE 5A MONTHLY BASE RENT CHART - GOOD CONDITION, ANY BEDROOMS, 1 BATH MOBILE HOMES
IDAHO/MONTANA REGION

Sq Ft	5 yrs old	10 yrs old	15 yrs old	20 yrs old	25 yrs old	30 yrs old	35+ yrs old	Per Extra Bath	Excellent Interior / Exterior*	Fair Interior / Exterior*	Poor Interior / Exterior*
100	\$284	\$252	\$231	\$215	\$203	\$193	\$185	+\$46	+\$10	-\$10	-\$15
200	\$301	\$269	\$248	\$232	\$220	\$210	\$201	+\$46	+\$10	-\$10	-\$15
300	\$318	\$285	\$264	\$249	\$237	\$226	\$218	+\$46	+\$10	-\$10	-\$15
400	\$334	\$302	\$281	\$266	\$253	\$243	\$235	+\$46	+\$10	-\$10	-\$15
500	\$351	\$319	\$298	\$283	\$270	\$260	\$251	+\$46	+\$10	-\$10	-\$15
600	\$368	\$336	\$315	\$299	\$287	\$277	\$268	+\$46	+\$10	-\$10	-\$15
700	\$385	\$353	\$332	\$316	\$304	\$294	\$285	+\$46	+\$10	-\$10	-\$15
800	\$402	\$369	\$348	\$333	\$321	\$310	\$302	+\$46	+\$10	-\$10	-\$15
900	\$418	\$386	\$365	\$350	\$337	\$327	\$319	+\$46	+\$10	-\$10	-\$15
1000	\$435	\$403	\$382	\$367	\$354	\$344	\$335	+\$46	+\$10	-\$10	-\$15
1100	\$452	\$420	\$399	\$383	\$371	\$361	\$352	+\$46	+\$10	-\$10	-\$15
1200	\$469	\$437	\$416	\$400	\$388	\$378	\$369	+\$46	+\$10	-\$10	-\$15
1300	\$486	\$453	\$432	\$417	\$405	\$394	\$386	+\$46	+\$10	-\$10	-\$15
1400	\$502	\$470	\$449	\$434	\$421	\$411	\$403	+\$46	+\$10	-\$10	-\$15
1500	\$519	\$487	\$466	\$451	\$438	\$428	\$419	+\$46	+\$10	-\$10	-\$15
1600	\$536	\$504	\$483	\$467	\$455	\$445	\$436	+\$46	+\$10	-\$10	-\$15

Additional Adjustments:

Garage (Any Size)	+\$20	Central Refrigerated Air:	+\$20
Carport (Any Size)	+\$15	Central Evaporative Air:	+\$15

Community Adjustments:

Bonnars Ferry, ID	-\$20	Anaconda, MT	-\$165
Burley, ID	-\$21	Big Timber, MT	-\$26
Gooding, ID	-\$29	Dillon, MT	-\$36
Mountain Home, ID	-\$29	Ft. Benton, MT	-\$105
Orofino, ID	-\$16	Great Falls, MT	-\$15
Rexburg, ID	-\$66	Miles City, MT	-\$21
Rupert, ID	-\$21		
Salmon, ID	-\$17	Lovell, WY	-\$95
St. Anthony, ID	-\$86		
Wendell, ID	-\$29		

*If both the Exterior and Interior are in this condition, apply this factor twice.

Regardless of adjustments, the minimum base rent is \$185 per month.

The appropriate CPI factor should be applied after completing the above adjustments.

E. CABINS OR LOOKOUTS

For purposes of rental rate establishment, the rental housing class most comparable to cabins or lookouts would be 1-bedroom, single-family houses, regardless of the number of bedrooms in the cabin. One-bedroom, single-family rental houses generally consist of smaller and older housing units. Where the cabins or lookouts are outfitted for housekeeping, and contain an independent primary heating system, the rental rates (including all applicable adjustments) are determined by using the 1-bedroom house chart (Table 3d).

Where a cabin or lookout lacks full housekeeping facilities (including running water, an inside heated bathroom or a central heating system), additional adjustments (shown below) must be made to the Monthly Base Rental Rate. A free-standing stove without a fan or a fireplace does not qualify as a central primary heating system. These adjustments are designed to take into consideration the inconvenience resulting from the lack of full housekeeping facilities. However, the adjusted monthly base rental rate for cabins or lookouts may not be set below the minimum monthly base rent of \$185.

No Electricity =	- 20%
No Inside Bathroom =	- 20%
No Running Water =	- 20%
No Central Heating System =	- 15% (*)
Less Than Two Rooms (One-Room Cabin or Lookout) =	- 10%

(*) Applied only if used during the heating season.

F. BUNKHOUSE AND DORMITORIES

Bunkhouses and dormitories should only include housing units that have been specifically constructed or modified for use as bunkhouses or dormitories. Single-family houses, apartments or mobile homes that are **used** as dormitories or bunkhouses, must be valued as what they are (houses, apartments or mobile homes), with the rent divided by the number of **planned** occupants (normally 2 per bedroom).

Dormitory or bunkhouse units typically lack either a living room or kitchen, or have common baths and kitchens serving many people. Many also have multiple bunk beds in large ward-like rooms. Such housing units pose a valuation problem, as they are normally found only in association with institutions such as the military or colleges, of which its occupants are members. Since these institutions do not typically rent to the public at large, one cannot obtain an arms-length market rent.

Under circumstances where there is a lack of comparable rental data, OMB Circular A-45 provides that rental rates may be established using an extension of the Principle of Comparability. Under this procedure, rental rates are established using the most comparable rental housing available, and the rate is essentially 50 percent of the average house rent.

During the February 1994 National Quarters Conference, the National Quarters Council decided that one aggregate monthly rate should be established for **all** dormitories in a survey region. This aggregate dormitory rate, which includes the value of Government-provided utilities, furnishings and services, was determined as follows. An analysis of the comparables used in this survey found that the average single-family house had 1,241 square feet of finished floor space, 2.5 bedrooms and an average monthly-adjusted contract rent of \$565. By applying an extension of the Principle of Comparability, the Base Shelter Rental Rate (BSRR) for bunkhouses and dormitories is calculated as shown below.

During the 2002 National Quarters Conference, the National Quarters Council reviewed different dormitory costing methods for the newer types of dormitories being built by some agencies. In researching new and existing dormitory models, it was found the majority of the dormitories plan to house two occupants per room, which the current costing methodology is based upon. In addition, most occupants in dormitories share both a kitchen and bathroom. Based on these factors, the Council decided to continue using the current costing methodology.

$$\begin{aligned} &\text{Average adjusted contract rent} / 2 = \$565 / 2 = \$283 \\ &\$283 / (\text{average \# of bedrooms} \times 2 \text{ occupants per bedroom}) \\ &\$283 / (2.5 \text{ bedrooms} \times 2 \text{ occupants}) = \$283 / 5 = \$56.60 \text{ per month/per occupant} \end{aligned}$$

Charges were then added to this rate for utilities, services and furnishings that are provided by the Government. The aggregate value of these items was based on a study of the rates prevailing in the regional survey area. These charges were prorated based upon a 1,241 square foot, 2.5 bedroom, single-family house occupied by 2 people per bedroom. The aggregate charge for these related facilities is \$51.45.

Monthly, weekly, and daily bunkhouse and dormitory rates are computed as follows.

TABLE 6 BUNKHOUSE/DORMITORY RENTS

IDAHO/MONTANA REGION

Monthly Charge

Dormitory Base Shelter Rent Rate (BSRR)	\$56.60
Related Facilities Charges	<u>\$70.28</u>
Monthly Base Rental Rate (MBRR, rounded to nearest five cents)	\$108.05

Bi-Weekly Charge

To convert to bi-weekly rate, multiply MBRR by .4615 and round to nearest five cents	\$49.85
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Weekly Charge

To convert to weekly rate, multiply MBRR by .2308 and round to nearest five cents	\$24.95
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Daily Charge

To convert to daily rate, multiply MBRR by .0333 and round to nearest five cents	\$3.60
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Note: An administrative adjustment of –10% is permitted if 3 or more people must share a bedroom or sleeping area. Also, an administrative adjustment of –10% is permitted for dormitories that lack a kitchen or cooking facilities.

G. TRANSIENT QUARTERS

Transient quarters are those that are occupied on a transient basis, normally for a period of 90 days or less. Government provided transient quarters offer a range of accommodations. At some locations, kitchen facilities, private telephones and private bathrooms may be available; at others, they are not provided. At some locations, maid service is provided (with varying degrees of frequency); at other locations, employees are “issued” bedding and other domestic items, and must take care of their own housekeeping arrangements.

Given the diversity of facilities and services associated with Government-provided transient quarters, the QMIS National Quarters Council determined that private housing comparable to Government transient quarters generally does not exist. Accordingly, the rental charges for transient quarters have been established by extending the principle of comparability, as provided in OMB Circular A-45.

Essentially, the rental charge for transient quarters is the sum of the monthly dormitory rate plus related facilities, a monthly charge for maid service (Table 18), and a 20 percent administrative/service charge required by OMB Circular A-45 paragraph 7.c (4)(a). Monthly, weekly and daily charges for transient quarters are shown, below, in Table 7.

TABLE 7 TRANSIENT QUARTERS RENTS

IDAHO/MONTANA REGION

Dormitory BSRR	\$56.60
Related Facilities Charges	51.45
Maid Service (Table 18)	<u>76.30</u>
Subtotal (Rounded to nearest five cents)	\$184.35
Administrative Charge +20% (OMB Cir. A-45)	<u>x 1.20</u>
Transient MBRR (rounded to nearest five cents)	\$221.20
Monthly Charge	\$221.20
Bi-Weekly Charge (\$221.20 x .4615 Rounded)	\$102.10
Weekly Charge (\$221.20 x .2308 Rounded)	\$51.05
Daily Charge (\$221.20 x .0333 Rounded)	\$7.35

H. TRAILER SPACES

During the course of the survey, trailer pads were surveyed in a wide variety of mobile home parks and varied widely in physical characteristics, utilities, rents, and geographical location.

A simplified analysis of this data was done. The value of related facilities in the contract rent was subtracted to arrive at an adjusted rent. After excluding extreme outliers, the average adjusted rent was determined for the remaining samples.

The average adjusted rent was then divided into the actual rent of each remaining sample. Those communities where the adjusted contract rents were significantly lower than the average rent for the region were given their typical adjusted rents. The rental rates of trailer pads in all other communities were established at the survey average rental level for the region.

During the February 1993 National Quarters Conference, the National Quarters Officers of the agencies that participate in the Quarters Management Program agreed to assess the same monthly base rental rate (the rate for a single-wide space) for **all** Government-furnished trailer spaces. This is because most employees do not own/occupy doublewide mobile homes, and because the market differences are negligible.

To determine the trailer pad Monthly Base Rental Rate, use the applicable rate contained in Table 8. Do not use the rates in Table 8 if the trailer pad is occupied by a Government-owned or leased mobile home, as the land rent is already included in the base rent for all improved quarters.

If, as an example, the trailer pad were occupied by a tenant-owned mobile home located near Burley, Idaho, the base rent for this pad would be \$121 per month. If, for another example, the trailer space were located near Missoula, Montana, the base rental rate for this pad would be \$174 (the "All Other Locations" charge). No other adjustments are made for physical characteristics such as the date the trailer pad was installed, the front or square footage, or the total number of sites at that location.

However, all appropriate administrative adjustments (such as amenity and isolation adjustments), as well as all charges for Government provided related facilities (such as utilities and furnishings) should be applied to the Monthly Base Rental Rates in Table 8 to determine the monthly net rental charge.

TABLE 8 TRAILER SPACES - MONTHLY BASE RENTAL RATES

<u>COMMUNITIES</u>	<u>MONTHLY BASE RENTAL RATES</u>
IDAHO	
Blackfoot, ID	\$158
Bonnars Ferry, ID	\$143
Burley, ID	\$121
Emmett, ID	\$161
Grangeville, ID	\$114
McCall, ID	\$163
Mt. Home, ID	\$121
Orofino, ID	\$ 98
Priest River, ID	\$110
Rexburg, ID	\$109
St. Anthony, ID	\$139
Salmon, ID	\$140
Sandpoint, ID	\$137
Soda Springs, ID	\$ 99
MONTANA	
Anaconda, MT	\$ 83
Columbia Falls, MT	\$163
Hardin, MT	\$155
Havre, MT	\$105
Libby, MT	\$ 91
Ronan, MT	\$133
Townsend, MT	\$122
ALL OTHER LOCATIONS	\$174

I. OBSOLETE QUARTERS

OMB Circular A-45 (revised October 20, 1993) excludes from the term rental quarters "...housing which due to extreme deterioration is unsuitable for occupancy except in exigent circumstances. ..." The net effect of this change means there will be no base rental rate for obsolete quarters. However, assessments will be made for utilities, furnishings, appliances and any other services that are provided by the Government.

The Department of the Interior Quarters Handbook: Department Manual 400 (DM 400), and the regulations of other QMIS program participants, provide that housing used as employee quarters must be safe, sanitary, and energy efficient. Where housing is in obsolete condition, it is by definition unfit for use as employee housing, and should be renovated, replaced, destroyed or used for non-residential purposes. Section 7.3A of DM 400 also provides that the appropriate Program Assistant Secretary, or his/her designee (Bureau Head), may authorize temporary occupancy, for a period not to exceed one year, pending rehabilitation or replacement action where sufficient written justification is provided.

VI. CHARGES FOR UTILITIES, APPLIANCES AND RELATED SERVICES

A. BACKGROUND

OMB Circular A-45 requires that, whenever possible, utilities should be provided by a private company and billed directly to quarters occupants. Where Government-furnished utilities are provided, they should be metered or measured. When Government-furnished utilities are not metered or measured, consumption will be determined from an analysis of the average amounts of utilities used in comparable private housing in the nearest established community or survey area. **Where the Government furnishes utilities, and where the quarters rental rates are established by the regional survey method, the utility rates shall be the regional average utility rates prescribed in this report – not the rates prevailing in the nearest established community.**

The regional average utility rates contained in this report include all applicable delivery charges, adjustments, taxes and surcharges. Charges for Government-provided appliances, services and furnishings will be based upon nationwide average costs.

The following sections of this report detail the consumption and cost data to be used in the circumstances described above. The cost data in this report will be updated by the Quarters Operations Office each year and distributed with the Consumer Price Index (CPI) adjustment that takes effect each year.

B. ENERGY CONSUMPTION STUDY

1. **General.** Energy consumption estimates are required where the Government furnishes the space heating or cooling fuel and the electricity, and where consumption is neither metered nor measured. In such instances, average energy consumption must be estimated and the Government must assess a charge based on private sector energy costs in the survey area. No methodology for estimating energy consumption can exactly predict the amounts of energy needed to heat or cool specific dwellings. Precise consumption measurements are possible only when metering is used. However, the methodology used in this report will yield **reasonable** estimates of the heating and cooling energy consumption requirements of unmetered dwellings. The methodology employed in this section was contractor-developed. For this report, however, the contractor-provided tables and conversion charts have been reformatted, and the methodology has been re-stated, to simplify the process of estimating energy consumption requirements. The unit costs for various fuel types and for electricity (e.g., the cost per gallon for fuel oil and propane; the cost per MCF (1,000 cubic feet) for natural gas; and the cost per Kwh for electricity) are regional averages of the unit fuel/electricity prices gathered by the contractor in each community surveyed.
2. **Housing Prototypes.** For the Idaho/Montana energy study, estimates of the heating and cooling energy requirements were prepared for each of the following six prototypical housing units.
 - Type I** – Single family, one story, no basement
 - Type II** – Single family, one story, full basement
 - Type III** – Single family, two story, no basement
 - Type IV** – Single family, two story, full basement
 - Type V** – Apartment unit
 - Type VI** – Mobile Home
3. **Assumptions.** For each of the housing prototypes, the following assumptions were made:
 - a. Location – The housing is located in Boise, Idaho (the Baseline City.)
 - b. R values – Each housing type has the R values of insulation in floors, walls, and ceilings recommended in the HUD Minimum Property Standards (HUD-MPS) for the Boise, ID area.
 - c. Occupants – The housing contains an average compliment of occupants who are energy conscious (one person per 500 feet of floor space was assumed).
 - d. All measurements are of finished living space only and are based upon exterior dimensions.
 - e. Condition – The housing is in good condition.

- f. Building shape – A rectangular shape with a ratio of 2:1 was established. This provides more building skin than a square configuration therefore; the rectangular shape yields a conservative estimate of skin loads.
 - g. Window area – A window area of 10 percent of wall area was used to match UBC (Uniform Building Code) minimum window area standards.
 - h. Roof type – A flat or pitched roof with ceiling insulation was assumed in all cases.
 - i. Air changes – 1.5 air changes per hour were established as representing a conservative estimate of air changes in residential applications.
 - j. Perimeter loss – Approximately 10 percent of overall building load is attributed to the slab on grade floors with rigid insulation to a value of R-6.
4. Using the above assumptions, infiltration factors developed by the Department of Energy, R values, building dimensions, and cooling and heating degree days, a contractor has formulated methodologies for estimating British Thermal Unit (BTU) and kilowatt hour (KwH) consumption rates and costs for heating and cooling. The relevant portions of the methodology are explained below.

C. SPACE HEATING (FOSSIL FUEL) CONSUMPTION/COST CALCULATIONS

To illustrate the procedure for calculating the cost of heating with fossil fuel, a single story 1,850 square foot house, with no basement, located near Orofino, Idaho will be used as an example.

1. The first step is to select from among Tables 9a through 9f the table that most closely describes the quarters unit at issue. In this case, Table 9a is for a 1-story single-family house with a partial (50 percent or less) or no basement (Prototype I). When determining the prototype, use the total basement (finished and unfinished) square footage. Unfinished space is only considered when determining the prototype. It is never used when using a rent setting or consumption chart. Table 9a should be selected in this example.
2. The second step is to determine the number of BTUs consumed **annually** for heating the house used in this example. Select from Table 9a the annual MBTU (million BTUs) consumption appropriate for the heating degree days (HDDs) and the gross **finished** square footage of the house in this example. Use the table as shown below.
 - a. Find the number of HDDs for the established community near which the quarters are located. Table 10 contains the HDDs for the nearest established communities in the Idaho/Montana survey region; this table shows that Orofino, ID has 5,712 HDDs. In Table 9a, 5,712 HDDs lies between the columns headed **“5,500”** and **“6,000.”** Round 5,712 HDDs down to 5,500 HDDs.
 - b. In Table 9a, 1,850 square feet (the size of the house used in the example) lies between the rows headed **“1,800”** and **“2,000”** square feet; round 1,850 down to 1,800 square feet.
 - c. From Table 9a (1,800 square feet and 5,500 HDDs) the annual MBTU consumption rate is 78.6 MBTUs.

- The third step is to calculate the amount of fossil fuel needed to produce 78.6 MBTUs. Table 11 shows the amount of fossil fuel needed to produce 1 MBTU. The total amount of heating fuel required to produce 78.6 MBTUs is computed by multiplying the appropriate fuel factor in Table 11 by the number of MBTUs. In this case the fuel required is:

Natural gas:	78.6 MBTUs x 1 MCF	=	78.6 MCF
Propane:	78.6 MBTUs x 10.2 gallons	=	801.72 gallons
Fuel oil:	78.6 MBTUs x 7.04 gallons	=	553.34 gallons

- The fourth step is to calculate the annual cost of the fuel consumed. This can be done by multiplying the annual fuel consumption by the unit fuel charges shown in Table 12. Following this procedure, the charge for fuel consumed annually to produce 78.6 MBTUs is:

Natural gas:	78.6 MCF x \$12.47 (per MCF)	=	\$ 980.14 annually
Propane:	801.72 gallons x \$1.83 (per gallon)	=	\$1,467.15 annually
Fuel oil:	553.34 gallons x \$2.31 (per gallon)	=	\$1,278.22 annually

- The fifth step is to calculate the monthly charge for fossil heating fuel. This is done simply by dividing the annual charges (above) by 12 (months). In this manner the monthly charges are: natural gas = \$81.68; propane = \$122.26; and fuel oil = \$106.52.
- The final step is to multiply the monthly charge (computed in step 5 above) by the appropriate HUD MPS Heating Zone conversion factor (Table 13). In order to use Table 13, it is first necessary to determine the HUD MPS Zone for the community at issue (Orofino, ID). Table 10 shows the HUD MPS Zones for the nearest established communities located within the Idaho/Montana survey region. From Table 10, it can be seen that Orofino, ID is in MPS Zone 8. The conversion factor can now be found in Table 13. The conversion factor for a single story dwelling with no basement (Prototype I) in HUD MPS Zone 8 is 0.90. Multiply the monthly charges determined in step 5 above by 0.90 (the conversion factor). In this manner, the heating fuel charge can be computed for any quarters unit in any community or location. In this example, the final monthly fossil fuel heating costs are \$73.51 (\$81.68 x 0.90) for natural gas, \$110.03 (\$122.26 x 0.90) for propane; and \$95.87 (\$106.52 x 0.90) for fuel oil per month.

The above example pertained to a single story dwelling with a partial (50 percent or less) or no basement. When calculating the heating fuel charge for a different type of housing (including apartments and mobile homes), use the Table (9a through f) which most closely describes the quarters unit to compute the annual MBTU consumption.

TABLE 9A ANNUAL MBTU USAGE (MILLIONS BTUS) - PROTOTYPE I
 Single Family, One Story, Partial (Less Than 50%) or No Basement

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating Degree Days															
	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000
200	4.0	4.8	5.6	6.3	7.1	7.9	8.7	9.5	10.3	11.1	11.9	12.7	13.5	14.3	15.1	15.9
400	7.9	9.5	11.1	12.7	14.3	15.9	17.5	19.0	20.6	22.2	23.8	25.4	27.0	28.6	30.2	31.7
600	11.9	14.3	16.7	19.0	21.4	23.8	26.2	28.6	31.0	33.3	35.7	38.1	40.5	42.9	45.2	47.6
800	15.9	19.0	22.2	25.4	28.6	31.7	34.9	38.1	41.3	44.4	47.6	50.8	54.0	57.1	60.3	63.5
1,000	19.8	23.8	27.8	31.7	35.7	39.7	43.6	47.6	51.6	55.6	59.5	63.5	67.5	71.4	75.4	79.4
1,200	23.8	28.6	33.3	38.1	42.9	47.6	52.4	57.1	61.9	66.7	71.4	76.2	80.9	85.7	90.5	95.2
1,400	27.8	33.3	38.9	44.4	50.0	55.6	61.1	66.7	72.2	77.8	83.3	88.9	94.4	100.0	105.6	111.1
1,600	31.7	38.1	44.4	50.8	57.1	63.5	69.8	76.2	82.5	88.9	95.2	101.6	107.9	114.3	120.6	127.0
1,800	35.7	42.9	50.0	57.1	64.3	71.4	78.6	85.7	92.9	100.0	107.1	114.3	121.4	128.6	135.7	142.9
2,000	39.7	47.6	55.6	63.5	71.4	79.4	87.3	95.2	103.2	111.1	119.0	127.0	134.9	142.9	150.8	158.7
2,200	43.6	52.4	61.1	69.8	78.6	87.3	96.0	104.8	113.5	122.2	130.9	139.7	148.4	157.1	165.9	174.6
2,400	47.6	57.1	66.7	76.2	85.7	95.2	104.8	114.3	123.8	133.3	142.9	152.4	161.9	171.4	180.9	190.5
2,600	51.6	61.9	72.2	82.5	92.9	103.2	113.5	123.8	134.1	144.4	154.8	165.1	175.4	185.7	196.0	206.3
2,800	55.6	66.7	77.8	88.9	100.0	111.1	122.2	133.3	144.4	155.6	166.7	177.8	188.9	200.0	211.1	222.2
3,000	59.5	71.4	83.3	95.2	107.1	119.0	130.9	142.9	154.8	166.7	178.6	190.5	202.4	214.3	226.2	238.1

TABLE 9B ANNUAL MBTU USAGE (MILLIONS BTUS) - PROTOTYPE II
 Single Family, Single Story, Full Basement

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating Degree Days															
	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000
200	3.1	3.7	4.3	4.9	5.5	6.1	6.7	7.4	8.0	8.6	9.2	9.8	10.4	11.0	11.7	12.3
400	6.1	7.4	8.6	9.8	11.0	12.3	13.5	14.7	15.9	17.2	18.4	19.6	20.9	22.1	23.3	24.5
600	9.2	11.0	12.9	14.7	16.6	18.4	20.2	22.1	23.9	25.8	27.6	29.4	31.3	33.1	35.0	36.8
800	12.3	14.7	17.2	19.6	22.1	24.5	27.0	29.4	31.9	34.3	36.8	39.3	41.7	44.2	46.6	49.1
1,000	15.3	18.4	21.5	24.5	27.6	30.7	33.7	36.8	39.9	42.9	46.0	49.1	52.1	55.2	58.3	61.3
1,200	18.4	22.1	25.8	29.4	33.1	36.8	40.5	44.2	47.8	51.5	55.2	58.9	62.6	66.2	69.9	73.6
1,400	21.5	25.8	30.1	34.3	38.6	42.9	47.2	51.5	55.8	60.1	64.4	68.7	73.0	77.3	81.6	85.9
1,600	24.5	29.4	34.3	39.3	44.2	49.1	54.0	58.9	63.8	68.7	73.6	78.5	83.4	88.3	93.2	98.1
1,800	27.6	33.1	38.6	44.2	49.7	55.2	60.7	66.2	71.8	77.3	82.8	88.3	93.8	99.4	104.9	110.4
2,000	30.7	36.8	42.9	49.1	55.2	61.3	67.5	73.6	79.7	85.9	92.0	98.1	104.3	110.4	116.5	122.7
2,200	33.7	40.5	47.2	54.0	60.7	67.5	74.2	81.0	87.7	94.5	101.2	108.0	114.7	121.4	128.2	134.9
2,400	36.8	44.2	51.5	58.9	66.2	73.6	81.0	88.3	95.7	103.0	110.4	117.8	125.1	132.5	139.8	147.2
2,600	39.9	47.8	55.8	63.8	71.8	79.7	87.7	95.7	103.7	111.6	119.6	127.6	135.6	143.5	151.5	159.5
2,800	42.9	51.5	60.1	68.7	77.3	85.9	94.5	103.0	111.6	120.2	128.8	137.4	146.0	154.6	163.2	171.7
3,000	46.0	55.2	64.4	73.6	82.8	92.0	101.2	110.4	119.6	128.8	138.0	147.2	156.4	165.6	174.8	184.0

TABLE 9C ANNUAL MBTU USAGE (MILLIONS BTUS) - PROTOTYPE III
 Single Family, Two Story, Partial (Less Than 50%) or No Basement

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating Degree Days															
	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000
200	3.5	4.1	4.8	5.5	6.2	6.9	7.6	8.3	9.0	9.7	10.4	11.1	11.8	12.4	13.1	13.8
400	6.9	8.3	9.7	11.1	12.4	13.8	15.2	16.6	18.0	19.4	20.7	22.1	23.5	24.9	26.3	27.6
600	10.4	12.4	14.5	16.6	18.7	20.7	22.8	24.9	27.0	29.0	31.1	33.2	35.3	37.3	39.4	41.5
800	13.8	16.6	19.4	22.1	24.9	27.6	30.4	33.2	35.9	38.7	41.5	44.2	47.0	49.8	52.5	55.3
1,000	17.3	20.7	24.2	27.6	31.1	34.6	38.0	41.5	44.9	48.4	51.8	55.3	58.8	62.2	65.7	69.1
1,200	20.7	24.9	29.0	33.2	37.3	41.5	45.6	49.8	53.9	58.1	62.2	66.4	70.5	74.7	78.8	82.9
1,400	24.2	29.0	33.9	38.7	43.5	48.4	53.2	58.1	62.9	67.7	72.6	77.4	82.3	87.1	91.9	96.8
1,600	27.6	33.2	38.7	44.2	49.8	55.3	60.8	66.4	71.9	77.4	82.9	88.5	94.0	99.5	105.1	110.6
1,800	31.1	37.3	43.5	49.8	56.0	62.2	68.4	74.7	80.9	87.1	93.3	99.5	105.8	112.0	118.2	124.4
2,000	34.6	41.5	48.4	55.3	62.2	69.1	76.0	82.9	89.9	96.8	103.7	110.6	117.5	124.4	131.3	138.2
2,200	38.0	45.6	53.2	60.8	68.4	76.0	83.6	91.2	98.8	106.5	114.1	121.7	129.3	136.9	144.5	152.1
2,400	41.5	49.8	58.1	66.4	74.7	82.9	91.2	99.5	107.8	116.1	124.4	132.7	141.0	149.3	157.6	165.9
2,600	44.9	53.9	62.9	71.9	80.9	89.9	98.8	107.8	116.8	125.8	134.8	143.8	152.8	161.8	170.7	179.7
2,800	48.4	58.1	67.7	77.4	87.1	96.8	106.5	116.1	125.8	135.5	145.2	154.8	164.5	174.2	183.9	193.5
3,000	51.8	62.2	72.6	82.9	93.3	103.7	114.1	124.4	134.8	145.2	155.5	165.9	176.3	186.6	197.0	207.4

TABLE 9D ANNUAL MBTU USAGE (MILLIONS BTUS) - PROTOTYPE IV
 Single Family, Two Story, Full Basement

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating Degree Days															
	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000
200	3.8	4.6	5.3	6.1	6.8	7.6	8.4	9.1	9.9	10.6	11.4	12.2	12.9	13.7	14.4	15.2
400	7.6	9.1	10.6	12.2	13.7	15.2	16.7	18.2	19.7	21.3	22.8	24.3	25.8	27.3	28.9	30.4
600	11.4	13.7	15.9	18.2	20.5	22.8	25.1	27.3	29.6	31.9	34.2	36.5	38.7	41.0	43.3	45.6
800	15.2	18.2	21.3	24.3	27.3	30.4	33.4	36.5	39.5	42.5	45.6	48.6	51.6	54.7	57.7	60.8
1,000	19.0	22.8	26.6	30.4	34.2	38.0	41.8	45.6	49.4	53.2	57.0	60.8	64.6	68.4	72.2	76.0
1,200	22.8	27.3	31.9	36.5	41.0	45.6	50.1	54.7	59.2	63.8	68.4	72.9	77.5	82.0	86.6	91.1
1,400	26.6	31.9	37.2	42.5	47.8	53.2	58.5	63.8	69.1	74.4	79.7	85.1	90.4	95.7	101.0	106.3
1,600	30.4	36.5	42.5	48.6	54.7	60.8	66.8	72.9	79.0	85.1	91.1	97.2	103.3	109.4	115.4	121.5
1,800	34.2	41.0	47.8	54.7	61.5	68.4	75.2	82.0	88.9	95.7	102.5	109.4	116.2	123.0	129.9	136.7
2,000	38.0	45.6	53.2	60.8	68.4	76.0	83.5	91.1	98.7	106.3	113.9	121.5	129.1	136.7	144.3	151.9
2,200	41.8	50.1	58.5	66.8	75.2	83.5	91.9	100.3	108.6	117.0	125.3	133.7	142.0	150.4	158.7	167.1
2,400	45.6	54.7	63.8	72.9	82.0	91.1	100.3	109.4	118.5	127.6	136.7	145.8	154.9	164.1	173.2	182.3
2,600	49.4	59.2	69.1	79.0	88.9	98.7	108.6	118.5	128.4	138.2	148.1	158.0	167.8	177.7	187.6	197.5
2,800	53.2	63.8	74.4	85.1	95.7	106.3	117.0	127.6	138.2	148.9	159.5	170.1	180.8	191.4	202.0	212.7
3,000	57.0	68.4	79.7	91.1	102.5	113.9	125.3	136.7	148.1	159.5	170.9	182.3	193.7	205.1	216.5	227.9

TABLE 9E ANNUAL MBTU USAGE (MILLIONS BTUS) - PROTOTYPE V

Apartments

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating Degree Days															
	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000
200	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0
400	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0	16.0	17.0	18.0	19.1	20.1
600	7.5	9.0	10.5	12.0	13.5	15.0	16.5	18.0	19.6	21.1	22.6	24.1	25.6	27.1	28.6	30.1
800	10.0	12.0	14.0	16.0	18.0	20.1	22.1	24.1	26.1	28.1	30.1	32.1	34.1	36.1	38.1	40.1
1,000	12.5	15.0	17.5	20.1	22.6	25.1	27.6	30.1	32.6	35.1	37.6	40.1	42.6	45.1	47.6	50.1
1,200	15.0	18.0	21.1	24.1	27.1	30.1	33.1	36.1	39.1	42.1	45.1	48.1	51.1	54.1	57.2	60.2
1,400	17.5	21.1	24.6	28.1	31.6	35.1	38.6	42.1	45.6	49.1	52.6	56.2	59.7	63.2	66.7	70.2
1,600	20.1	24.1	28.1	32.1	36.1	40.1	44.1	48.1	52.1	56.2	60.2	64.2	68.2	72.2	76.2	80.2
1,800	22.6	27.1	31.6	36.1	40.6	45.1	49.6	54.1	58.7	63.2	67.7	72.2	76.7	81.2	85.7	90.2
2,000	25.1	30.1	35.1	40.1	45.1	50.1	55.2	60.2	65.2	70.2	75.2	80.2	85.2	90.2	95.3	100.3
2,200	27.6	33.1	38.6	44.1	49.6	55.2	60.7	66.2	71.7	77.2	82.7	88.2	93.8	99.3	104.8	110.3
2,400	30.1	36.1	42.1	48.1	54.1	60.2	66.2	72.2	78.2	84.2	90.2	96.3	102.3	108.3	114.3	120.3
2,600	32.6	39.1	45.6	52.1	58.7	65.2	71.7	78.2	84.7	91.3	97.8	104.3	110.8	117.3	123.8	130.4
2,800	35.1	42.1	49.1	56.2	63.2	70.2	77.2	84.2	91.3	98.3	105.3	112.3	119.3	126.3	133.4	140.4
3,000	37.6	45.1	52.6	60.2	67.7	75.2	82.7	90.2	97.8	105.3	112.8	120.3	127.9	135.4	142.9	150.4

TABLE 9F ANNUAL MBTU USAGE (MILLIONS BTUS) - PROTOTYPE VI
Mobile Homes

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating Degree Days															
	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000
200	6.5	7.8	9.1	10.4	11.6	12.9	14.2	15.5	16.8	18.1	19.4	20.7	22.0	23.3	24.6	25.9
400	12.9	15.5	18.1	20.7	23.3	25.9	28.5	31.1	33.6	36.2	38.8	41.4	44.0	46.6	49.2	51.8
600	19.4	23.3	27.2	31.1	34.9	38.8	42.7	46.6	50.5	54.4	58.2	62.1	66.0	69.9	73.8	77.6
800	25.9	31.1	36.2	41.4	46.6	51.8	56.9	62.1	67.3	72.5	77.6	82.8	88.0	93.2	98.4	103.5
1,000	32.4	38.8	45.3	51.8	58.2	64.7	71.2	77.6	84.1	90.6	97.1	103.5	110.0	116.5	122.9	129.4
1,200	38.8	46.6	54.4	62.1	69.9	77.6	85.4	93.2	100.9	108.7	116.5	124.2	132.0	139.8	147.5	155.3
1,400	45.3	54.4	63.4	72.5	81.5	90.6	99.6	108.7	117.8	126.8	135.9	144.9	154.0	163.1	172.1	181.2
1,600	51.8	62.1	72.5	82.8	93.2	103.5	113.9	124.2	134.6	144.9	155.3	165.6	176.0	186.4	196.7	207.1
1,800	58.2	69.9	81.5	93.2	104.8	116.5	128.1	139.8	151.4	163.1	174.7	186.4	198.0	209.6	221.3	232.9
2,000	64.7	77.6	90.6	103.5	116.5	129.4	142.4	155.3	168.2	181.2	194.1	207.1	220.0	232.9	245.9	258.8
2,200	71.2	85.4	99.6	113.9	128.1	142.4	156.6	170.8	185.1	199.3	213.5	227.8	242.0	256.2	270.5	284.7
2,400	77.6	93.2	108.7	124.2	139.8	155.3	170.8	186.4	201.9	217.4	232.9	248.5	264.0	279.5	295.1	310.6
2,600	84.1	100.9	117.8	134.6	151.4	168.2	185.1	201.9	218.7	235.5	252.4	269.2	286.0	302.8	319.6	336.5
2,800	90.6	108.7	126.8	144.9	163.1	181.2	199.3	217.4	235.5	253.6	271.8	289.9	308.0	326.1	344.2	362.4
3,000	97.1	116.5	135.9	155.3	174.7	194.1	213.5	232.9	252.4	271.8	291.2	310.6	330.0	349.4	368.8	388.2

TABLE 10 HEATING/COOLING DEGREE DAYS AND MPS ZONES

<u>Community</u>	<u>Heating Degree Days</u>	<u>Cooling Degree Days</u>	<u>HUD MPS Zone</u>
IDAHO			
Blackfoot, ID	7,498	288	8
Boise, ID	5,727	807	7
Bonnars Ferry, ID	7,961	141	8
Burley, ID	6,210	608	8
Coeur d'Alene, ID	6,540	426	8
Emmett, ID	5,646	792	8
Grangeville, ID	6,508	318	8
Hailey, ID	9,398	97	8
Idaho Falls, ID	7,917	322	8
Ketchum, ID	9,398	97	8
Malad City, ID	7,825	296	8
McCall, ID	8,888	87	8
Montpelier, ID	8,727	220	8
Mt. Home, ID	6,084	812	7
Nampa, ID	5,873	692	7
Orofino, ID	5,712	600	8
Pocatello, ID	7,109	387	8
Priest River, ID	7,961	141	8
Rexburg, ID	8,325	236	7
St. Anthony, ID	8,909	162	7
St. Maries, ID	6,870	341	7
Salmon, ID	7,776	344	8
Sandpoint, ID	7,422	185	8
Soda Springs, ID	9,045	149	8
Wendell, ID	6,483	651	7
MONTANA			
Anaconda, MT	8,155	181	8
Baker, MT	8,211	592	8
Big Timber, MT	7,503	382	8
Bozeman, MT	7,729	298	8
Butte, MT	9,399	127	8

TABLE 10 (Continued). HEATING/COOLING DEGREE DAYS AND MPS ZONES

<u>Community</u>	<u>Heating Degree Days</u>	<u>Cooling Degree Days</u>	<u>HUD MPS Zone</u>
MONTANA			
Choteau, MT	7,629	329	8
Colstrip, MT	7,313	613	8
Columbia Falls, MT	8,382	189	8
Cut Bank, MT	8,880	195	8
Dillon, MT	8,194	199	8
Fort Benton, MT	7,143	485	8
Glasgow, MT	8,560	494	8
Great Falls, MT	7,828	288	8
Hamilton, MT	7,494	262	8
Hardin, MT	6,825	736	8
Havre, MT	8,250	377	8
Helena, MT	7,975	277	8
Kalispell, MT	8,193	142	8
Laurel, MT	7,006	583	8
Lewistown, MT	8,413	255	8
Libby, MT	7,006	326	8
Malta, MT	8,946	456	8
Miles City, MT	7,620	822	8
Missoula, MT	7,622	256	8
Plentywood, MT	9,037	470	8
Ronan, MT	7,092	342	8
Shelby, MT	8,880	195	8
Townsend, MT	7,446	285	8
Whitefish, MT	8,382	189	8
Wolf Point, MT	8,361	717	8
WYOMING			
Lovell, WY	7,932	492	8

TABLE 11 FUEL REQUIRED TO PRODUCE 1 MBTU

Type of Fuel	Amount Needed to Produce 1 MBTU
Natural Gas	1 MCF (1,000 cu. Ft.)
Propane	10.2 Gallons
Fuel Oil #2	7.04 Gallons

TABLE 12 HEATING FUEL COST

IDAHO/MONTANA REGION

Type of Fuel	Charge per unit
Natural Gas	\$12.47
Propane	\$1.83
Fuel Oil #2	\$2.31

TABLE 13 MPS HEATING ZONE CONVERSION FACTORS

IDAHO/MONTANA REGION

Dwelling Prototypes

	I	II	III	IV	V	VI
HUD MPS Heating Zone	Single Story No <u>Basement</u>	Single Story Full <u>Basement</u>	Double Story No <u>Basement</u>	Double Story Full <u>Basement</u>	<u>Apartment</u> s	Mobile <u>Homes</u>
1						
2						
3						
4						
5						
6						
7	1.00	1.00	1.00	1.00	1.00	1.00
8	.90	.87	.89	.90	.84	.89

D. SPACE HEATING (ELECTRICITY) CONSUMPTION/COST CALCULATIONS

The procedure for calculating electrical consumption and costs for space heating (where electricity is unmetered or otherwise unmeasured) is similar to the procedure used for fossil fuels. Tables 14a through 14f are used.

1. Select from these tables the dwelling prototype most similar to the quarters at issue.
2. Determine the annual kilowatt hour (KwH) consumption by finding the appropriate columns for square feet and HDD (heating degree days). Note: HDDs for the nearest established communities may be found in Table 10.
3. Divide the annual KwH by 12 to determine the monthly average electrical consumption.
4. Adjust for HUD MPS Heating Zone, using the conversion factors in Table 13.
5. Adjust for heat pump (if applicable).
6. Determine the appropriate charge per KwH from the table below. **Do not calculate the total cost of electricity in steps such as the first 500 KwH costs so much, then the second 500 KwH costs so much, etc.**

<u>KwH Consumed</u> <u>Per Month</u>	IDAHO/MONTANA <u>Charge per KwH</u>
1 – 500	\$.084
501 – 1,000	\$.079
1,001 – 1,500	\$.077
Over 1,500	\$.076

7. Compute the monthly charge for space heating by multiplying the appropriate charge per KwH times the number of KwH consumed per month.
8. Example: The average monthly electric heating charge for a single family, 2,100 square foot, two story, no basement home located near Butte, Montana is computed as follows:
 - a. Step 1. Select the table (table 14a through f) that most closely describes the quarters unit at issue. In this case, table 14c (single family, two story, no basement - prototype III) should be selected.
 - b. Step 2. Determine from table 14c the annual KwH consumption appropriate for the heating degree days (HDD) and the gross square footage of the house in this example. Use the table as follows:
 - 1) Find the number of heating degree days for the established community in which the quarters is located. Table 10 (which contains the HDD for established communities in the Idaho/Montana survey region) shows that Butte, MT has 9,399 HDD. In table 14c, the number of HDDs in Butte, MT (9,399) lies between the columns headed 8,750 and 9,500. Round down to 8,750 HDD.

- 2) In table 14c, 2,100 square feet (the size of the house used in this example) lies between the rows headed 2,000 and 2,200 square feet. Round 2,100 down to 2,000 square feet.
 - 3) From table 14c (2,000 square feet and 8,750 HDD) the annual Kwh consumption rate is 28,355 Kwh.
- c. Step 3. Calculate the monthly Kwh consumption by dividing the annual Kwh by 12 (months). In this instance, the monthly consumption is 2,363 Kwh ($28,355 / 12 = 2,362.92$).
- d. Step 4, HUD MPS Zone adjustment. The HUD MPS Zone adjustment is made as follows:
- 1) Use Table 10 to find the HUD MPS Zone for the community at issue. In this manner, Butte, MT is found to be in HUD MPS Zone 8.
 - 2) In Table 13, determine the heating adjustment factor for the appropriate dwelling type and MPS Zone. The factor for housing prototype III in HUD MPS Zone 8 is 0.89.
 - 3) Multiply the monthly electric consumption (as computed in paragraph 8c, above) times the HUD MPS adjustment factor ($2,363 \times 0.89 = 2,103$ Kwh per month).
- e. Step 5, **Adjustment for heat pump.** The process described above is used for computing the electrical consumption for heating with a straight resistance heating system. Where a dwelling is heated with an electric heat pump, the straight resistance heating consumption (2,103 Kwh in this example) should be multiplied by a factor of .75, which represents the greater efficiency of the heat pump. In this example, the monthly electric consumption for a heat pump as the heating source would be 1,577 Kwh per month ($2,103 \times .75 = 1,577.25$).
- f. Step 6. The final step is to compute the monthly charge for the electricity consumed. This is done by multiplying the charge per Kwh times the Kwh consumed per month. The appropriate charge per Kwh may be found in the table below.

<u>Kwh Consumed</u> <u>Per Month</u>	<u>IDAHO/MONTANA</u> <u>Charge per Kwh</u>
1 – 500	\$.084
501 – 1,000	\$.079
1,001 – 1,500	\$.077
Over 1,500	\$.076

In this example, the average monthly consumption for resistance heat (2,103 Kwh) falls in the “Over 1,500 Kwh” per month consumption category; the appropriate charge is \$.076 per Kwh. The average monthly consumption for a heat pump (1,577 Kwh) falls in the “Over 1,500” Kwh per month consumption category; and the appropriate unit charge is \$.076 per Kwh.

Therefore, the monthly electric heating charge for the house used in this example is computed as follows:

Resistance heat: 2,103 Kwh x \$.076 = \$159.83 monthly

Heat pump: 1,577 Kwh x \$.076 = \$119.85 monthly

E. SPACE COOLING CONSUMPTION/COST

Space cooling costs are calculated in the same manner as for electric space heating except that CDD (Cooling Degree Day) values are used in lieu of HDD values. CDD values for the Nearest Established Communities are found in Table 10. Additionally, only Tables 14a through 14f are used in calculating cooling energy consumption. Briefly, the steps are as follows.

1. Select from Tables 14a through 14f, the table that most closely describes the quarters unit at issue.
2. Based on the size of the dwelling (square feet) and the number of CDD (from Table 10), use the appropriate Table (14a-f) to determine the annual Kwh consumption.
3. Divide the annual Kwh consumption by 12 (months) to determine the average number of Kwh consumed per month.
4. Apply the HUD MPS Zone adjustment factor.
5. Apply the Coefficient of Performance (COP) adjustment.
6. Determine the appropriate charge per Kwh from the table below.

<u>Kwh Consumed Per Month</u>	<u>IDAHO/MONTANA Charge per Kwh</u>
1 – 500	\$.084
501 – 1,000	\$.079
1,001 – 1,500	\$.077
Over 1,500	\$.076

7. Compute the monthly charge for space cooling by multiplying the appropriate charge per Kwh times the number of Kwh consumed per month.
8. Example: Compute the average monthly electric cooling charge for a 1,275 square foot mobile home near Big Timber, Montana.
 - a. STEP 1: Table Selection. Select the table (table 14a through 14f), which most closely describes the quarters unit at issue. Table 14f (Mobile Home - Prototype VI) should be selected.
 - b. STEP 2: Annual Kwh Consumption. Determine from table 14f the annual Kwh consumption appropriate for the cooling degree days (CDD) and the gross square footage of the mobile home in this example. Use the table as follows:

- 1) Find the number of cooling degree days for the established community closest to the quarters. Table 10 (which contains the CDD for established communities in the Idaho/Montana survey region) shows that Big Timber, MT has 382 CDD. In table 14f, 382 CDD lies between the columns headed 300 and 400. Round down to 300 CDD.
 - 2) In table 14f, 1,275 square feet (the size of the mobile home used in this example) lies between the rows headed 1,200 and 1,400 square feet. Round down to 1,200 square feet.
 - 3) From table 14f (1,200 square feet and 300 CDD) the annual Kwh consumption rate is 1,092 Kwh.
- c. STEP 3: Monthly Consumption. Calculate the monthly Kwh consumption by dividing the annual Kwh consumption by 12 (months). In this instance, the monthly consumption is 91 Kwh ($1,092 / 12 = 91.0$).
- d. STEP 4: HUD MPS Zone Adjustment. The HUD MPS Zone adjustment is made as follows:
- 1) Use Table 10 to find the HUD MPS Zone for the community at issue. In this manner, Big Timber, MT is found to be in HUD MPS Zone 8.
 - 2) In Table 15, determine the cooling adjustment factor for the appropriate dwelling unit type and MPS Zone. The factor for housing prototype VI in HUD MPS Zone 8 is 1.42.
 - 3) Multiply the monthly electric consumption (as computed in paragraph 8c, above) times the HUD MPS Zone adjustment factor: $91 \times 1.42 = 129.22$ Kwh per month.
- e. STEP 5: Adjustment for Coefficient of Performance (COP). This adjustment accounts for the differences in the efficiencies of evaporative (swamp) and refrigerated air central cooling systems.
- 1) Evaporative (swamp) cooling. For a central evaporative cooling system the adjusted Kwh (computed in Step 4, above) is divided by a factor of 6.66. In this example, the monthly Kwh requirement for central evaporative cooling is computed as $129.22 / 6.66 = 19.40$ Kwh per month.
 - 2) Refrigerated air cooling. For a central refrigerated air cooling system, the adjusted Kwh (computed in step 4, above) is divided by a factor of 2. In this example, the monthly Kwh requirement for central refrigerated air cooling is computed as $129.22 / 2 = 64.61$ Kwh per month.

- f. STEP 6: Monthly Charge. The final step is to compute the monthly charge for the electricity consumed. This is done by multiplying the charge per Kwh times the Kwh consumed per month. The appropriate charge per Kwh may be found in the table below.

<u>Kwh Consumed</u> <u>Per Month</u>	<u>IDAHO/MONTANA</u> <u>Charge per Kwh</u>
1 – 500	\$.084
501 – 1,000	\$.079
1,001 – 1,500	\$.077
Over 1,500	\$.076

In this example, the average monthly consumption for evaporative cooling (19.40 Kwh) falls in the “1 – 500” Kwh consumption range. The consumption for refrigerated cooling (64.61 Kwh) also falls in the “1 – 500” Kwh consumption range. The appropriate charge will be \$.084 per Kwh for evaporative cooling and for refrigerated cooling.

Therefore, the monthly charges for cooling the mobile home used in this example would be computed as follows.

Evaporative cooling: $19.40 \text{ Kwh} \times \$.084 = \$1.63$ per month

Refrigerated cooling: $64.61 \text{ Kwh} \times \$.084 = \$5.43$ per month

9. Gas powered Central Air Conditioning Units. If the central air conditioning unit is gas operated (natural gas or propane), the charge is computed as follows:
- Compute the Kwh consumption in same manner as shown in steps 1 through 4 above (Note: the calculations through step 4 produce 129.22 Kwh per month).
 - Calculate the Coefficient of Performance (COP) adjustment in step 5 above for refrigerated air conditioning; that is, divide the number of Kwh in paragraph 9a, above (129.22 Kwh) by the COP (2); for example $129.22 / 2 = 64.61 \text{ Kwh}$.
 - Convert the monthly Kwh to MBTUs by dividing the Kwh calculated in paragraph 9b, above by 234.4. Thus, $64.61 \text{ Kwh} / 234.4 \text{ (Kwh per MBTU)} = 0.28 \text{ MBTUs}$. [It takes 234.4 Kilowatts to generate 1 MBTU.]
 - Calculate the volumes of natural gas and propane needed to produce 0.28 MBTUs. This is done as follows.
 - Natural Gas. For central air conditioning units that operate on natural gas, multiply the MBTUs calculated in paragraph 9c above by 1 MCF ($0.28 \text{ MBTUs} \times 1 \text{ MCF} = 0.28 \text{ MCF}$). Thus, 0.28 MCF of natural gas would be required per month (annual average) to cool the dwelling in this example.

- 2) Propane. For central air conditioning units that operate on propane gas, multiply the MBTUs calculated in paragraph 9c above by 10.2 gallons (0.28 MBTUs x 10.2 gallons = 2.86 gallons). Thus, 2.86 gallons of propane would be required per month (annual average) to cool the dwelling in this example.
- e. Calculate the monthly charge for natural gas or propane consumed, using the rates from Table 12. This is done by multiplying the volume of fuel consumed by the unit cost of the fuel. These calculations are shown below.

Natural gas: $0.28 \text{ MCF} \times \$12.47 \text{ per MCF} = \3.49 per month.

Propane gas: $2.86 \text{ gallons} \times \$1.98 \text{ per gallon} = \5.66 per month.

TABLE 14A ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - PROTOTYPE I
 Single Family, One Story, Partial (Less Than 50%) or No Basement

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating or Cooling Degree Days															
	100	200	300	400	500	750	1,000	3,500	4,250	5,000	5,750	6,500	7,250	8,000	8,750	9,500
200	37	74	112	149	186	279	372	1,302	1,581	1,860	2,139	2,418	2,697	2,976	3,255	3,534
400	74	149	223	298	372	558	744	2,604	3,162	3,720	4,279	4,837	5,395	5,953	6,511	7,069
600	112	223	335	446	558	837	1,116	3,907	4,744	5,581	6,418	7,255	8,092	8,929	9,766	10,603
800	149	298	446	595	744	1,116	1,488	5,209	6,325	7,441	8,557	9,673	10,789	11,906	13,022	14,138
1,000	186	372	558	744	930	1,395	1,860	6,511	7,906	9,301	10,696	12,092	13,487	14,882	16,277	17,672
1,200	223	446	670	893	1,116	1,674	2,232	7,813	9,487	11,161	12,836	14,510	16,184	17,858	19,533	21,207
1,400	260	521	781	1,042	1,302	1,953	2,604	9,115	11,068	13,022	14,975	16,928	18,881	20,835	22,788	24,741
1,600	298	595	893	1,191	1,488	2,232	2,976	10,417	12,650	14,882	17,114	19,346	21,579	23,811	26,043	28,276
1,800	335	670	1,005	1,339	1,674	2,511	3,348	11,720	14,231	16,742	19,253	21,765	24,276	26,787	29,299	31,810
2,000	372	744	1,116	1,488	1,860	2,790	3,720	13,022	15,812	18,602	21,393	24,183	26,973	29,764	32,554	35,345
2,200	409	819	1,228	1,637	2,046	3,069	4,093	14,324	17,393	20,463	23,532	26,601	29,671	32,740	35,810	38,879
2,400	446	893	1,339	1,786	2,232	3,348	4,465	15,626	18,974	22,323	25,671	29,020	32,368	35,717	39,065	42,413
2,600	484	967	1,451	1,935	2,418	3,627	4,837	16,928	20,556	24,183	27,811	31,438	35,066	38,693	42,320	45,948
2,800	521	1,042	1,563	2,083	2,604	3,907	5,209	18,230	22,137	26,043	29,950	33,856	37,763	41,669	45,576	49,482
3,000	558	1,116	1,674	2,232	2,790	4,186	5,581	19,533	23,718	27,904	32,089	36,275	40,460	44,646	48,831	53,017

TABLE 14B ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - PROTOTYPE II
 Single Family, Single Story, Full Basement

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating or Cooling Degree Days															
	100	200	300	400	500	750	1,000	3,500	4,250	5,000	5,750	6,500	7,250	8,000	8,750	9,500
200	29	58	86	115	144	216	288	1,006	1,222	1,438	1,653	1,869	2,085	2,300	2,516	2,732
400	58	115	173	230	288	431	575	2,013	2,444	2,875	3,307	3,738	4,169	4,601	5,032	5,463
600	86	173	259	345	431	647	863	3,019	3,666	4,313	4,960	5,607	6,254	6,901	7,548	8,195
800	115	230	345	460	575	863	1,150	4,026	4,888	5,751	6,614	7,476	8,339	9,202	10,064	10,927
1,000	144	288	431	575	719	1,078	1,438	5,032	6,110	7,189	8,267	9,345	10,424	11,502	12,580	13,659
1,200	173	345	518	690	863	1,294	1,725	6,038	7,332	8,626	9,920	11,214	12,508	13,802	15,096	16,390
1,400	201	403	604	805	1,006	1,510	2,013	7,045	8,555	10,064	11,574	13,083	14,593	16,103	17,612	19,122
1,600	230	460	690	920	1,150	1,725	2,300	8,051	9,777	11,502	13,227	14,952	16,678	18,403	20,128	21,854
1,800	259	518	776	1,035	1,294	1,941	2,588	9,058	10,999	12,940	14,881	16,822	18,762	20,703	22,644	24,585
2,000	288	575	863	1,150	1,438	2,157	2,875	10,064	12,221	14,377	16,534	18,691	20,847	23,004	25,160	27,317
2,200	316	633	949	1,265	1,582	2,372	3,163	11,071	13,443	15,815	18,187	20,560	22,932	25,304	27,676	30,049
2,400	345	690	1,035	1,380	1,725	2,588	3,451	12,077	14,665	17,253	19,841	22,429	25,017	27,605	30,192	32,780
2,600	374	748	1,121	1,495	1,869	2,804	3,738	13,083	15,887	18,691	21,494	24,298	27,101	29,905	32,709	35,512
2,800	403	805	1,208	1,610	2,013	3,019	4,026	14,090	17,109	20,128	23,148	26,167	29,186	32,205	35,225	38,244
3,000	431	863	1,294	1,725	2,157	3,235	4,313	15,096	18,331	21,566	24,801	28,036	31,271	34,506	37,741	40,976

TABLE 14C ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - PROTOTYPE III
 Single Family, Two Story, Partial (Less Than 50%) or No Basement

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating or Cooling Degree Days															
	100	200	300	400	500	750	1,000	3,500	4,250	5,000	5,750	6,500	7,250	8,000	8,750	9,500
200	32	65	97	130	162	243	324	1,134	1,377	1,620	1,863	2,106	2,349	2,592	2,835	3,079
400	65	130	194	259	324	486	648	2,268	2,754	3,241	3,727	4,213	4,699	5,185	5,671	6,157
600	97	194	292	389	486	729	972	3,403	4,132	4,861	5,590	6,319	7,048	7,777	8,506	9,236
800	130	259	389	518	648	972	1,296	4,537	5,509	6,481	7,453	8,425	9,398	10,370	11,342	12,314
1,000	162	324	486	648	810	1,215	1,620	5,671	6,886	8,101	9,317	10,532	11,747	12,962	14,177	15,393
1,200	194	389	583	778	972	1,458	1,944	6,805	8,263	9,722	11,180	12,638	14,096	15,555	17,013	18,471
1,400	227	454	681	907	1,134	1,701	2,268	7,939	9,641	11,342	13,043	14,745	16,446	18,147	19,848	21,550
1,600	259	518	778	1,037	1,296	1,944	2,592	9,074	11,018	12,962	14,907	16,851	18,795	20,740	22,684	24,628
1,800	292	583	875	1,167	1,458	2,187	2,916	10,208	12,395	14,582	16,770	18,957	21,145	23,332	25,519	27,707
2,000	324	648	972	1,296	1,620	2,430	3,241	11,342	13,772	16,203	18,633	21,064	23,494	25,924	28,355	30,785
2,200	356	713	1,069	1,426	1,782	2,673	3,565	12,476	15,150	17,823	20,496	23,170	25,843	28,517	31,190	33,864
2,400	389	778	1,167	1,555	1,944	2,916	3,889	13,610	16,527	19,443	22,360	25,276	28,193	31,109	34,026	36,942
2,600	421	843	1,264	1,685	2,106	3,160	4,213	14,745	17,904	21,064	24,223	27,383	30,542	33,702	36,861	40,021
2,800	454	907	1,361	1,815	2,268	3,403	4,537	15,879	19,281	22,684	26,086	29,489	32,892	36,294	39,697	43,099
3,000	486	972	1,458	1,944	2,430	3,646	4,861	17,013	20,659	24,304	27,950	31,595	35,241	38,887	42,532	46,178

TABLE 14D ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - PROTOTYPE IV
 Single Family, Two Story, Full Basement

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating or Cooling Degree Days															
	100	200	300	400	500	750	1,000	3,500	4,250	5,000	5,750	6,500	7,250	8,000	8,750	9,500
200	36	71	107	142	178	267	356	1,246	1,513	1,780	2,047	2,314	2,581	2,848	3,115	3,382
400	71	142	214	285	356	534	712	2,492	3,026	3,561	4,095	4,629	5,163	5,697	6,231	6,765
600	107	214	320	427	534	801	1,068	3,739	4,540	5,341	6,142	6,943	7,744	8,545	9,346	10,147
800	142	285	427	570	712	1,068	1,424	4,985	6,053	7,121	8,189	9,257	10,325	11,394	12,462	13,530
1,000	178	356	534	712	890	1,335	1,780	6,231	7,566	8,901	10,236	11,572	12,907	14,242	15,577	16,912
1,200	214	427	641	855	1,068	1,602	2,136	7,477	9,079	10,682	12,284	13,886	15,488	17,090	18,693	20,295
1,400	249	498	748	997	1,246	1,869	2,492	8,723	10,592	12,462	14,331	16,200	18,070	19,939	21,808	23,677
1,600	285	570	855	1,139	1,424	2,136	2,848	9,969	12,106	14,242	16,378	18,515	20,651	22,787	24,924	27,060
1,800	320	641	961	1,282	1,602	2,403	3,204	11,216	13,619	16,022	18,426	20,829	23,232	25,636	28,039	30,442
2,000	356	712	1,068	1,424	1,780	2,670	3,561	12,462	15,132	17,803	20,473	23,143	25,814	28,484	31,154	33,825
2,200	392	783	1,175	1,567	1,958	2,937	3,917	13,708	16,645	19,583	22,520	25,458	28,395	31,332	34,270	37,207
2,400	427	855	1,282	1,709	2,136	3,204	4,273	14,954	18,159	21,363	24,567	27,772	30,976	34,181	37,385	40,590
2,600	463	926	1,389	1,851	2,314	3,471	4,629	16,200	19,672	23,143	26,615	30,086	33,558	37,029	40,501	43,972
2,800	498	997	1,495	1,994	2,492	3,739	4,985	17,446	21,185	24,924	28,662	32,401	36,139	39,878	43,616	47,355
3,000	534	1,068	1,602	2,136	2,670	4,006	5,341	18,693	22,698	26,704	30,709	34,715	38,720	42,726	46,732	50,737

TABLE 14E ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - PROTOTYPE V
 Apartments

BASELINE CITY: Boise, Idaho

Gross Sq Ft	Heating or Cooling Degree Days															
	100	200	300	400	500	750	1,000	3,500	4,250	5,000	5,750	6,500	7,250	8,000	8,750	9,500
200	24	47	71	94	118	176	235	823	999	1,175	1,351	1,528	1,704	1,880	2,057	2,233
400	47	94	141	188	235	353	470	1,645	1,998	2,350	2,703	3,056	3,408	3,761	4,113	4,466
600	71	141	212	282	353	529	705	2,468	2,997	3,526	4,054	4,583	5,112	5,641	6,170	6,699
800	94	188	282	376	470	705	940	3,291	3,996	4,701	5,406	6,111	6,816	7,521	8,226	8,932
1,000	118	235	353	470	588	881	1,175	4,113	4,995	5,876	6,757	7,639	8,520	9,402	10,283	11,165
1,200	141	282	423	564	705	1,058	1,410	4,936	5,994	7,051	8,109	9,167	10,224	11,282	12,340	13,397
1,400	165	329	494	658	823	1,234	1,645	5,759	6,993	8,226	9,460	10,694	11,928	13,162	14,396	15,630
1,600	188	376	564	752	940	1,410	1,880	6,581	7,991	9,402	10,812	12,222	13,632	15,043	16,453	17,863
1,800	212	423	635	846	1,058	1,587	2,115	7,404	8,990	10,577	12,163	13,750	15,337	16,923	18,510	20,096
2,000	235	470	705	940	1,175	1,763	2,350	8,226	9,989	11,752	13,515	15,278	17,041	18,803	20,566	22,329
2,200	259	517	776	1,034	1,293	1,939	2,585	9,049	10,988	12,927	14,866	16,806	18,745	20,684	22,623	24,562
2,400	282	564	846	1,128	1,410	2,115	2,821	9,872	11,987	14,103	16,218	18,333	20,449	22,564	24,679	26,795
2,600	306	611	917	1,222	1,528	2,292	3,056	10,694	12,986	15,278	17,569	19,861	22,153	24,444	26,736	29,028
2,800	329	658	987	1,316	1,645	2,468	3,291	11,517	13,985	16,453	18,921	21,389	23,857	26,325	28,793	31,261
3,000	353	705	1,058	1,410	1,763	2,644	3,526	12,340	14,984	17,628	20,272	22,917	25,561	28,205	30,849	33,494

TABLE 14F ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - PROTOTYPE VI
Mobile Homes

BASELINE CITY: Boise, ID																
Gross Sq Ft	Heating or Cooling Degree Days															
	100	200	300	400	500	750	1,000	3,500	4,250	5,000	5,750	6,500	7,250	8,000	8,750	9,500
200	61	121	182	243	303	455	607	2,123	2,578	3,033	3,488	3,943	4,398	4,853	5,308	5,763
400	121	243	364	485	607	910	1,213	4,247	5,157	6,067	6,977	7,887	8,797	9,707	10,617	11,527
600	182	364	546	728	910	1,365	1,820	6,370	7,735	9,100	10,465	11,830	13,195	14,560	15,925	17,290
800	243	485	728	971	1,213	1,820	2,427	8,494	10,314	12,134	13,954	15,774	17,594	19,414	21,234	23,054
1,000	303	607	910	1,213	1,517	2,275	3,033	10,617	12,892	15,167	17,442	19,717	21,992	24,267	26,542	28,817
1,200	364	728	1,092	1,456	1,820	2,730	3,640	12,740	15,470	18,200	20,930	23,661	26,391	29,121	31,851	34,581
1,400	425	849	1,274	1,699	2,123	3,185	4,247	14,864	18,049	21,234	24,419	27,604	30,789	33,974	37,159	40,344
1,600	485	971	1,456	1,941	2,427	3,640	4,853	16,987	20,627	24,267	27,907	31,547	35,187	38,828	42,468	46,108
1,800	546	1,092	1,638	2,184	2,730	4,095	5,460	19,110	23,206	27,301	31,396	35,491	39,586	43,681	47,776	51,871
2,000	607	1,213	1,820	2,427	3,033	4,550	6,067	21,234	25,784	30,334	34,884	39,434	43,984	48,534	53,085	57,635
2,200	667	1,335	2,002	2,669	3,337	5,005	6,673	23,357	28,362	33,367	38,373	43,378	48,383	53,388	58,393	63,398
2,400	728	1,456	2,184	2,912	3,640	5,460	7,280	25,481	30,941	36,401	41,861	47,321	52,781	58,241	63,701	69,162
2,600	789	1,577	2,366	3,155	3,943	5,915	7,887	27,604	33,519	39,434	45,349	51,264	57,180	63,095	69,010	74,925
2,800	849	1,699	2,548	3,397	4,247	6,370	8,494	29,727	36,097	42,468	48,838	55,208	61,578	67,948	74,318	80,688
3,000	910	1,820	2,730	3,640	4,550	6,825	9,100	31,851	38,676	45,501	52,326	59,151	65,976	72,802	79,627	86,452

TABLE 15 MPS COOLING ZONE CONVERSION FACTORS

IDAHO/MONTANA REGION

		Dwelling Prototypes					
		I	II	III	IV	V	VI
HUD MPS Heating Zone		Single Story No Basement	Single Story Full Basement	Double Story No Basement	Double Story Full Basement	Apartments	Mobile Homes
1							
2							
3							
4							
5							
6							
7		1.15	1.18	1.21	1.13	1.25	1.28
8		1.28	1.35	1.36	1.27	1.46	1.42

F. NON-SPACE HEATING/COOLING ENERGY CONSUMPTION/COST

The examples in the preceding sections (VI.C, VI.D and VI.E) dealt with the charges for space heating and cooling. However, to compute **total** energy consumption charges, the costs for energy consumed by lights, equipment, and appliances (Government **and** tenant-owned) must be determined and added to the heating and cooling charges.

1. **Consumption.** Electric non-space heating/cooling consumption and cost estimates include electricity used by small appliances, lights, radios, television, refrigerators, ranges, washers, dryers, etc. These items, and their associated consumption levels, are shown in Table 16. It is assumed that every government quarter uses a furnace fan, television/radio, lights, and miscellaneous small appliances. Be sure to add these items from Table 16 in addition to any other applicable items in determining the total consumption.

To use Table 16, first determine the finished floor space square footage range within which a specific quarters unit falls. Then, using the values in Table 16, add the Kwh consumed by each appliance or equipment item which is present in the quarters unit. If a housing unit has more than one (1) refrigerator, freezer, room (window) air conditioner or space heater, multiply the Kwh shown in the table times the number of refrigerators, freezers, room air conditioners, or space heaters that are present in the quarters unit to determine the total monthly Kwh consumption for these appliances.

There may be instances where appliances are fueled by fossil fuels rather than by electricity. Table 16a provides monthly consumption (in MCF or gallons of fuel) for the most common of these.

If an appliance listed in Table 16 or Table 16a is not present in the quarters unit at issue, do not include its monthly energy consumption when computing the total energy consumed by equipment and appliances.

2. **Cost.** The cost of electricity or fossil fuel consumed by appliances and equipment is easily computed by multiplying the total monthly consumption (as determined in the preceding paragraphs) times the appropriate charge per Kwh, MCF or gallon. These unit charges are shown in Table 17.

TABLE 16 MONTHLY KWH USAGE: APPLIANCES AND EQUIPMENT

Appliance/ Equipment	<i>Gross Square Feet of Living Space</i>									
	Under 301	301- 500	501- 700	701- 1,100	1,101- 1,300	1,301- 1,500	1,501- 1,900	1,901- 2,100	2,101- 2,500	Over 2,500
Hot water heater	130	130	245	245	370	370	480	480	600	705
Stove / Microwave	45	45	50	50	55	55	60	60	65	70
Refrigerator 1/	45	50	50	50	85	85	85	85	85	85
Clothes washer	20	35	35	35	45	45	45	55	55	65
Clothes dryer	15	15	25	25	35	35	35	35	40	50
Dishwasher	35	35	45	45	60	60	70	70	80	95
Freezer 1/	70	70	70	70	70	70	70	70	70	70
Furnace fan	15	15	20	20	20	25	25	30	30	35
Room air conditioner	65	65	65	65	65	65	65	65	65	65
Television / radio	5	5	10	10	20	20	20	20	25	25
Lights	50	55	75	80	90	90	95	100	120	120
Space heater (portable) 1/	130	130	130	130	130	130	130	130	130	130
Misc. small appliances	30	30	45	45	65	65	75	80	95	105
Engine Heaters	195	195	195	195	195	195	195	195	195	195
Hot Tub	360	360	360	360	360	360	360	360	360	360

1/ If more than one of these appliances are present in a quarters unit, multiply the Kwh consumption times the number of appliances to determine the total Kwh consumed for each appliance category.

NOTE: FOR APPLIANCES OPERATED BY FOSSIL FUELS, SEE TABLE 16A.

TABLE 16A MONTHLY FOSSIL FUEL CONSUMPTION: APPLIANCES AND EQUIPMENT

Appliance/ Equipment	<i>Gross Square Feet of Living Space</i>									
	Under 301	301- 500	501- 700	701- 1,100	1,101- 1,300	1,301- 1,500	1,501- 1,900	1,901-2 ,100	2,101- 2,500	Over 2,500
Hot water heater										
Natural Gas MCF	.55	.55	1.05	1.05	1.58	1.58	2.05	2.05	2.56	3.01
Propane Gallons	5.61	5.61	10.7	10.71	16.12	16.12	20.91	20.91	26.11	30.70
Fuel Oil Gallons	3.87	3.87	7.39	7.39	11.12	11.12	14.43	14.43	18.02	21.19
Kitchen Range										
Natural Gas MCF	.19	.21	.21	.21	.36	.36	.36	.36	.36	.36
Propane Gallons	1.94	1.94	2.14	2.14	2.35	2.35	2.65	2.65	2.86	3.06
Fuel Oil Gallons	1.34	1.34	1.48	1.49	1.62	1.62	1.83	1.83	1.97	2.11
Refrigerator 1/										
Natural Gas MCF	.19	.21	.21	.21	.36	.36	.36	.36	.36	.36
Propane Gallons	1.94	2.14	2.14	2.14	3.67	3.67	3.67	3.67	3.67	3.67
Clothes dryer										
Natural Gas MCF	.06	.06	.11	.11	.15	.15	.15	.15	.17	.21
Propane Gallons	.61	.61	1.12	1.12	1.53	1.53	1.53	1.53	1.73	2.14
Freezer 1/										
Natural Gas MCF	.30	.30	.30	.30	.30	.30	.30	.30	.30	.30
Propane Gallons	3.06	3.06	3.06	3.06	3.06	3.06	3.06	3.06	3.06	3.06
Space heater (portable) 1/										
Natural Gas MCF	.55	.55	.55	.55	.55	.55	.55	.55	.55	.55
Propane Gallons	5.61	5.61	5.61	5.61	5.61	5.61	5.61	5.61	5.61	5.61
Fuel oil Gallons	3.87	3.87	3.87	3.87	3.87	3.87	3.87	3.87	3.87	3.87

1/ If more than one of these appliances are present in a quarters unit, multiply the consumption times the number of appliances to determine the total consumed for each appliance category.

NOTE: To compute the cost per month for an appliance that is fueled by a fossil fuel, multiply the consumption listed by the unit cost found in Table 17 of this report.

G. WATER AND SEWER CONSUMPTION/COST CALCULATIONS

In accordance with OMB Circular No. A-45 and Departmental policies and guidelines, when utilities are furnished by the Government, charges shall be based upon regional average residential rates and consumption levels applicable to private rental housing in the survey region.

Where regional survey procedures are used to establish base rental rates, *the charges for Government-furnished water and sewer services must be based upon regional average water and sewer rates, and not the rates prevailing in the nearest established community.* In determining the regional average rates, the water and sewer rates for each survey community were obtained and averaged.

Thus, where the water service is unmetered, and where the Government furnishes water and sewer services, *including well water and septic waste disposal systems,* the regional average flat rate charges, shown below, shall be used. These charges are based upon (1) the average of the monthly service costs (including taxes, service charges, etc.) in all surveyed communities; and (2) consumption levels (based on numbers of bedrooms) contained in planning guides published by the Department of Housing and Urban Development (HUD). The rates below are based upon the number of bedrooms contained in a dwelling.

Flat Rate Water and Sewer Charges

IDAHO/MONTANA

<u>Number of Bedrooms</u>	<u>Monthly Charges</u>	<u>Total</u>
1 (or less)	\$19.85 water + \$17.50 sewer	= \$37.35
2	\$22.55 water + \$19.75 sewer	= \$42.30
3	\$25.90 water + \$22.80 sewer	= \$48.70
4	\$29.25 water + \$25.95 sewer	= \$55.20

H. GOVERNMENT PROVIDED METERED UTILITIES

Where the Government provides the utilities, and the consumption is metered *at the quarters unit level*, the following unit charges will apply.

TABLE 17 UTILITY CHARGES (COST PER UNIT)
IDAHO/MONTANA

Do not calculate the total cost of electricity in steps, such as the first 500 Kwh costs so much, then the second 500 Kwh costs so much, etc.

a. <u>Electricity</u>	Kwh Consumed	
	Per Month	Charge Per Kwh
	0 – 500	\$.084
	501 – 1,000	\$.079
	1,001 – 1,500	\$.077
	Over 1,500	\$.076
b. <u>Fuel Oil #2</u>	\$2.31 Per Gallon.	
c. <u>Propane</u>	\$1.83 Per Gallon.	
d. <u>Natural Gas</u>	\$12.47 Per MCF (1,000 cubic feet).	
e. <u>Water</u>		Cost Per
	<u>Water Consumed Per Month</u>	<u>Gallon</u>
	1 – 3,000 Gallons	\$0.0066
	3,001 – 5,000 Gallons	\$0.0045
	5,001 – 7,500 Gallons	\$0.0035
	Over 7,500 Gallons	\$0.0029
f. <u>Sewer</u>		Cost Per
	<u>Sewer Consumed Per Month</u>	<u>Gallon</u>
	1 – 3,000 Gallons	\$0.0058
	3,001 – 5,000 Gallons	\$0.0040
	5,001 – 7,500 Gallons	\$0.0030
	Over 7,500 Gallons	\$0.0026

I. GARBAGE/TRASH REMOVAL SERVICE RATES

In the case of garbage and trash hauling, as with other Government-provided services, OMB Circular No. A-45 requires the charges to be based upon the domestic rates for comparable services provided to occupants of private rental units in the survey area.

The garbage and trash services provided to quarters occupants vary from weekly to daily service. Establishment of a service charge based upon the service in the nearest established community may or may not reflect a similar level of service. Therefore, the charge for garbage and trash collection, when conducted by the Government, will, regardless of quarters type, be **\$11.40 per quarters unit per month**.

J. CHARGES FOR APPLIANCES AND RELATED SERVICES

OMB Circular No. A-45 requires agencies to charge occupants of Government quarters for appliances, furnishings and services that the Government provides with the quarters. The charges for appliances, furnishings and services most typically provided by Federal agencies are found in Table 18. The monthly recapture cost of the items in Table 18 were determined from information gathered by contractors in the survey communities of all QMIS regions, and from special studies conducted by the Quarters Operations Office.

Agencies providing appliances, furnishings or services that are not included in Table 18 are responsible for establishing an appropriate monthly charge that reflects the private market value of the item(s) provided. In such cases, the agency or bureau should advise the Quarters Operations Office to ensure that subsequent regional survey reports include charges for all Government-provided appliances, furnishings and services.

TABLE 18 MONTHLY CHARGES FOR APPLIANCES & RELATED SERVICES

APPLIANCES		SERVICES AND FURNISHINGS	
Range (Gas / Electric) *	(+/-) \$3.55	Storage Shed (Per Unit)	\$2.50
Refrigerator *	(+/-) 3.20	Furniture (Per Room)	10.95
Clothes Washer	3.75	Swimming Pool	
Clothes Dryer	3.10	Private Pool	60.00
Dishwasher	3.05	Community Pool	20.00
Microwave Oven	1.20	Satellite Dish	21.15
Trash Compactor	3.55	Cable Television	27.40
Freezer	1.85	Premium Channel (Each)	18.40
Freezer (Community)	.95	Maid Service	76.30
Window Air Conditioner		Lawncare (Per Mowing)	
Refrigerated Unit	3.95	Houses (Excluding Plexes)	22.70
Evaporative (Swamp) Unit	2.95	All Other Classes	11.40
Free Standing Stove	3.60	Snow Removal (Per Removal)	13.90
Fireplace Insert	4.25	Firewood (Per Cord)	142.75
Lawn Mower	3.70		
Hot Tub	32.40	<u>ELECTRIC CREDITS</u>	
		Well pump (0-1 Bedroom)	1.20
Community Laundry		Well pump (2 Bedrooms)	1.95
(Non-Coin Operated)		Well pump (3 Bedrooms)	2.80
Washer Only	1.85	Well pump (4+ Bedrooms)	3.80
Dryer Only	1.55		
Washer and Dryer	3.40	Sewer Lift Pump (0-1 Bedroom)	1.20
		Sewer Lift Pump (2 Bedrooms)	1.20
		Sewer Lift Pump (3 Bedrooms)	1.45
		Sewer Lift Pump (4+ Bedrooms)	1.95
ISOLATION ADJUSTMENT FACTOR	3.90	Base Radio	1.20
		Remote Control Relay	1.20
		Sump Pump	1.20
		Radon Mitigation Fan	11.30

** If the Government provides one range and refrigerator, no additions or deductions are made.*

If the Government does not provide a range or a refrigerator, deduct the amount shown above.

If the Government provides 2 or more ranges or refrigerators, add the amounts shown above for each appliance furnished in excess of one range and one refrigerator.

VII. ADMINISTRATIVE ADJUSTMENTS

Once the MBRR is established, certain adjustments (e.g. for isolation and amenity deficiencies) are authorized by OMB Circular No. A-45. These administrative adjustments are established by OMB and are not derived from regional surveys conducted by the Quarters Operations Office.

The administrative adjustments contained in OMB Circular A-45, and described below, are not authorized for dormitories, bunkhouses, or transient quarters. This is because the rental rates for those housing classes are administratively established, through extensions of the principle of comparability, and are not based directly upon market comparability.

A. SITE AMENITY ADJUSTMENTS

Living conditions at some Government housing sites are not always the same as those found in the survey communities. In the communities surveyed, the amenities discussed below (and in OMB Circular A-45) are generally present and their contributory value is included in the contract rent and in the quarters MBRRs determined from the tables in this report. Thus, if any amenity listed below is present at the quarters site, no positive adjustment is made for that amenity because its presence has already accounted for in the MBRR. However, the lack of an amenity discussed below represents a less desirable condition that should be reflected as a **negative** percentage adjustment to the quarters MBRR or CPI-adjusted MBRR (CPI-MBRR), whichever is applicable.

1. **Reliability and adequacy of water supply.** The water delivery system at the quarters site should provide potable water (free of significant discoloration or odor) and adequate pressure at usual outlets. If the water delivery system at the quarters site does not meet these conditions, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.
2. **Reliability and adequacy of electric service.** Electric service at the quarters site must equal or exceed a 100-ampere power system, and should provide 24-hour service under **normal** conditions. When evaluating the electric service, housing managers are reminded that OMB Circular A-45 recognizes that occasional temporary power outages are considered to be “**normal**” conditions. Furthermore, if an adequate back-up generator is available, then the electric service amenity will be considered to be reliable and adequate regardless of the reliability of the primary power source. When electric service is inadequate and unreliable, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.
3. **Reliability and adequacy of fuel for heating, cooling and cooking.** There should be sufficient fuel storage capacity to meet prevailing weather conditions and needs. Where electricity is used as the heating, cooling or cooking “fuel,” an adjustment can only be made when a deduction has been made for deficient electric service (see paragraph VII.A.2, above). If the fuel delivery/storage system is inadequate, 3 percent should be deducted from the MBRR or the CPI-MBRR, whichever is applicable.
4. **Reliability and adequacy of police protection.** Law enforcement personnel, including Government employees with law enforcement authority, should be available on a 24-hour basis. OMB Circular A-45 defines “**availability**” as the ability of law enforcement officers to respond to

emergencies at the quarters site as quickly as a law enforcement officer in the nearest established community could respond to an emergency in the nearest established community.

OMB Circular A-45 further provides that where part-time officers serve the quarters site, the fact that the officers are part-time does not necessarily mean that they are less available than officers in the nearest established community. The important point is that the availability determination must be based on comparative response times (quarters site vs. the nearest established community) – not the employment conditions of the officers serving the quarters site.

Finally, OMB Circular A-45 provides that gaps in availability due to temporary illness or injury, use of annual leave, temporary duties, training, or other short absences, do not render law enforcement personnel “unavailable” at the quarters site.

If, after applying these guidelines, it is determined that the law enforcement protection at the quarters site is unreliable and inadequate in comparison to the reliability and adequacy of law enforcement protection in the nearest established community, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.

5. **Fire insurance availability or reliability and adequacy of fire protection.** Fire insurance should be available (for the quarters) with the premium charge based upon a rating equal to the rating available to comparable housing located in the nearest established community. Alternatively, adequate equipment, an adequate supply of water (or fire retardant chemical), and trained personnel should be available on a 24-hour basis to meet foreseeable emergencies. OMB Circular A-45 provides that **if either element is present (adequate insurance or an adequate fire fighting capability), no adjustment is authorized.** If both elements are missing, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.
6. **Reliability and adequacy of sanitation service.** An adequately functioning sewage disposal system and a solid waste disposal system should be available. OMB Circular A-45 considers septic, cesspool or other systems adequate even though they may require periodic maintenance, as long as they are usable during periods of occupancy. If the sanitation service at the quarters site is unreliable or inadequate, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.
7. **Reliability and adequacy of telephone service.** Access to commercial telephone facilities should be available on a 24-hour basis. Deductions (except as provided below) are not allowed for occasional temporary interruptions of telephone service. OMB Circular A-45 allows specific deductions for various levels of service and privacy. These are explained below.
 - a. The MBRR or CPI-MBRR (whichever is applicable) should be reduced by 3 percent if telephone service is not available within the quarters or within 100 yards of the quarters.
 - b. The MBRR or CPI-MBRR (whichever is applicable) should be reduced by 2 percent if there is no telephone service within the quarters, but telephone service (either private or party line) is available within 100 yards of the quarters.

- c. The MBRR or CPI-MBRR (whichever is applicable) should be reduced by 1 percent if telephone service is available in the employee's quarters, but the service is not a private line and/or the service is not accessible on a 24-hour per day basis.
8. **Noise and odors.** If there are frequent disturbing or offensive noises and/or odors at the quarters site, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.
9. **Miscellaneous improvements.** One or more of the following improvements should be available at the quarters site: paved roads/streets, sidewalks or street lights. If any one of these improvements is present, no deduction is authorized. If all three of these improvements are missing (i.e., there are no paved roads/streets **and** there are no sidewalks **and** there are no street lights), 1 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.

B. ISOLATION ADJUSTMENT

In some cases, Government quarters are located far from the nearest established community (see paragraph IX.C for the OMB's definition of "established community"). In addition, different modes of transportation (travel categories) may serve to further isolate the quarters from the nearest established community. In situations where the quarters location and the travel categories meet the requirements contained in OMB Circular A-45, an isolation adjustment should be applied. To determine whether an isolation adjustment applies, and the amount of the adjustment (if one does apply), you should follow the steps in the Isolation Adjustment Computation Schedule, shown on the following page. This schedule is a (modified) reproduction of the appendix to OMB Circular A-45, and is included in this report for illustrative purposes only. Therefore, you should use the form prescribed by your agency or bureau when documenting the isolation adjustment.

Isolation Adjustment Computation

- *Step 1.* Determine the one-way distance in miles (from the quarters to the nearest established community) for each category of transportation listed in Figure 1. Enter mileage(s) in the appropriated block(s) under Column B.
- *Step 2.* Multiply mileage figures entered in Column B by point values listed in Column A for each affected category of transportation to produce one-way points for each category. Add 29 points to the category 4 subtotal and 27 points to the category 5 subtotal to reflect relative differences in cost or time by use of these modes of travel.
- *Step 3.* Add all categories of one-way points in Column C to produce one-way points. (The total must exceed 30 points or there is no adjustment for isolation.)

Figure 1

<u>Category of Travel</u>	Column A <u>Point Value</u>	X	Column B <u>One-way Miles</u>	=	Column C <u>One-way Points</u>
(1) Paved road or rail	1.0	X	_____	=	_____
(2) Unpaved but improved road	1.5	X	_____	=	_____
(3) Unimproved road	2.0	X	_____	=	_____
(4) Water, snowmobile, pack animal, foot or other special purpose conveyance	2.5	X	_____	=	_____+29
(5) Air	4.0	X	_____	=	_____+27
TOTAL ONE-WAY POINTS				=	_____

- *Step 4.* Calculate the Isolation Adjustment Factor (IAF) using the following OMB formula: Multiply 2 (to reflect round-trip points) by 4 (to reflect number of trips per month) and then multiply by \$x.xx (GSA's current automobile allowance as of the last day of September of each year). For example, the GSA mileage allowance, as of September 30, 2005, was \$0.485 per mile, resulting in an IAF of \$3.90 per point.

ISOLATION ADJUSTMENT FACTOR = 3.90

- *Step 5.* Multiply total adjusted points by the Isolation Adjustment Factor to produce the monthly adjustment for isolation (rounded to the nearest whole dollar).

MONTHLY ADJUSTMENT = _____

C. LOSS OF PRIVACY

Some quarters occupants are subject to a loss of privacy during non-duty hours by virtue of **public visits which occur several times daily**. In other cases, quarters occupants may be **inhibited from enjoying the full range of activities normally associated with living in private rental housing** (such as where restrictions are imposed on activities in quarters at national cemeteries, or where quarters are in view of prison inmates). In such cases, OMB Circular A-45 allows a deduction from the MBRR or CPI-MBRR (whichever is applicable) of up to 10 percent. OMB Circular A-45 instructs housing managers to establish proportional adjustments to reflect situations of less frequency or seriousness in their impact upon privacy or usage, or to reflect seasonal variations.

D. EXCESSIVE OR INADEQUATE SIZE

Quarters occupants are sometimes provided dwellings that are excessively large or small for their needs. This may be because the range and variety of quarters available at an installation may be much less than that which is available in private rental markets. In such cases, OMB Circular A-45 allows a deduction from the MBRR or the CPI-MBRR (whichever is applicable) of up to 10 percent. The Circular instructs that the deduction should be in direct proportion to the degree of excess or inadequacy, and that the deduction must not continue beyond one month after suitable quarters are made available. Before this adjustment is applied, local housing managers should consult with managers within their agencies or bureaus to determine whether other alternatives (such as closing off rooms and other excess space) would offer a more suitable means of adjustment.

E. LIMITATIONS TO ADMINISTRATIVE ADJUSTMENTS

Administrative adjustments cannot be applied without limit. OMB Circular A-45 provides that the MBRR or CPI-MBRR cannot be reduced by more than 50 percent unless an isolation is authorized and applied. For quarters which receive an isolation adjustment, the MBRR or CPI-MBRR may not be reduced by more than 60 percent. These limitations do not apply to excessive heating or cooling adjustments, which are described in paragraph IX.A of this report.

VIII. CONSUMER PRICE INDEX (CPI) ADJUSTMENTS

OMB Circular A-45 requires annual verification and adjustment (when necessary) of the following rental components that are presented in this report: (1) the Monthly Base Rental Rates (MBRRs); (2) the charges for related facilities (utilities, appliances, furnishings and services); and (3) the Isolation Adjustment Factor (IAF). These verifications and adjustments are to be made, essentially, in each interim year between baseline regional surveys.

Generally, OMB Circular A-45 specifies that these changes are to be based upon September index levels of specified components of the Consumer Price Index (CPI); and the GSA temporary duty mileage allowance in effect as of September 30, of each year. These changes must be implemented at the beginning of the first pay period in March of each following year.

The Quarters Operations Office is responsible for determining the amounts of these changes, and for providing QMIS Program participants with the information, the software, and the instructions needed to

implement the required changes. This information is usually distributed to each National Quarters Officer in November of each year. National, regional or installation quarters managers (as required by your agency or bureau) are responsible for implementing these annual rental adjustments.

IX. OTHER OMB CIRCULAR A-45 RENT CONSIDERATIONS

A. EXCESSIVE HEATING OR COOLING COSTS

OMB Circular A-45 authorizes a deduction from the Monthly Base Rental Rate (MBRR) or the Consumer Price Index-adjusted Monthly Base Rental Rate (CPI-MBRR), whichever is applicable, when quarters are unusually costly to heat or cool. This adjustment is allowed only when: (1) the excessive heating or cooling costs are due to the poor design of the quarters or the lack of adequate insulation/weather-proofing; and (2) when the energy/fuel used for heating and/or cooling is metered. This adjustment will vary from quarters-to-quarters, but is the difference between the actual heating and/or cooling costs paid by the quarters occupant and 125 percent of the cost of heating and/or cooling a comparable (but adequately constructed and insulated) dwelling located in the same climate zone. For more information on this adjustment, you should consult your agency or bureau policies.

B. INCREMENTAL ADJUSTMENTS

New baseline regional surveys or annual CPI adjustments may occasionally increase quarters rents by more than 25 percent. When this occurs, OMB Circular A-45 allows housing managers to impose the increase incrementally over a period of not more than one year. The Circular also requires that such increases must be applied in equal increments on at least a quarterly basis.

C. ESTABLISHED COMMUNITY

OMB Circular A-45 has established the following minimum standards for use in determining which population centers (cities, towns, etc.) may be used as “established communities” when determining quarters rents.

1. An established community must have a year-round population of 1,500 or more (5,000 or more in Alaska). The population determinations must be based upon the most recently conducted decennial census.
2. An established community must have at least one doctor and one dentist, who are available to all quarters occupants on a non-emergency basis.
3. An established community must have a private rental market with housing available to the general public. This requirement excludes communities on military posts, Indian reservations and other Government installations which may meet the other criteria contained in paragraphs IX.C.1 and 2, above.