



**American Samoa
Power Authority**

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In reply refer to:

October 1, 2013

TO: Jason Betham, President
Development Bank American Samoa

FROM: Ryan Tuatoo, MBA
Customer Service Manager, ASPA

RE: Utility Allowance for 1602 Housing

Talofa Mr. Betham,

Thank you for the opportunity to assist the Development Bank with creating a Utility Allowance for the 1602 Program. A total of 16 units were inspected with the assistance of the ASPA metering team, ASPA customer service and the representative from your office. The residential units ranged from studio's to a 4 bedroom unit. The two tables below highlight what ASPA charges residential customers with FIXED monthly service charges not inclusive of usage, which is charged when customer use the water or electricity. The utility allowance was based on calculations of appliances found in respective units versus the monthly average utility usage for the respective accounts assessed in the survey.

Table 1 is a breakdown of the FIXED Service Charges standard with all houses or units that have an individual electric meter and water meter. If a customer has an electric meter, the service charges for electric and solid waste are automatically assessed to the customer's bill. If the customer has a water meter, the water and groundwater protection service charges are assessed to the customer's bill.

Table 1: Residential FIXED Service Charges
(as of July 22, 2013 Bill)

▪ Electric	\$ 6.00
▪ Water	\$14.62
▪ Groundwater Pro	\$16.75
▪ <u>Solid Waste</u>	<u>\$ 8.64</u>
▪ TOTAL	\$46.01 (monthly)

Table 2 is a breakdown of individual sized units and based on appliances found to be standard in most units. The calculations for electric and water bills can be reviewed if needed, but may need some explanation for clarification. The fixed charges above are included in the utility allowance calculations below.

Table 2 Utility Allowance

Unit Demographics

Size	0 - Bedroom	1 - Bedroom	2 - Bedroom	3 - Bedroom	4 - Bedroom
Occupancy	2	3	4	5	6

Average Monthly Usage

Monthly kWh	137.43	196.00	251.60	288.20	324.81
Monthly Water (gal)	2400	3400	4400	5400	6400

Monthly Utility Allowance

Electricity	\$ 59.55	\$ 82.37	\$ 104.03	\$ 118.30	\$ 132.56
Water	\$ 24.34	\$ 28.39	\$ 32.44	\$ 36.49	\$ 40.53
Groundwater	\$ 16.75	\$ 16.75	\$ 16.75	\$ 16.75	\$ 16.75
Solid Waste	\$ 8.64	\$ 8.64	\$ 8.64	\$ 8.64	\$ 8.64
Total	\$ 109.28	\$ 136.15	\$ 161.86	\$ 180.17	\$ 198.49

The appliances used in the calculation of the utility allowance include **a refrigerator, an electric stove, fans, multiple lights and a T.V.** These items were found to be in most of the units surveyed and therefore included as a standard for calculation purposes. The fans and lights varied per unit as reported by the assessment results, but an average number was used based on bedroom size. The calculation for electric and water rates can be reviewed if needed.

Some units had washers, dryers, water heaters and air conditioning. Not all units were equipped with these extra appliances, so were therefore not included in the calculations. Any extra cost to run these units should be the sole responsibility of tenant beyond the utility allowance.

Some units have gas stoves instead of an electric stove. It is estimate that gas stoves use 30% less energy compared to electric stoves and is therefore 30% cheaper to operate. I have included estimates for operating an electric stove in the calculation for energy use and any savings for a gas stove can be a benefit for the tenant. For facilities with gas stoves, the respective utility allowance should be considered and the purchase of the gas cylinders should be the responsibility of the tenant.

ASPA has implemented a "Pause Fee" program for customers that have meters and no usage, but would like to put a hold on being charged only for service charges. This program has been extended out to the 1602 participants and they must visit the office to request to have their electric and water meters be put on hold to stop service charges. When they are ready to rent the unit, they can to have the services reconnected and we will try to get it on within 48 hours.

Sincerely,



Ryan Tuato'o, MBA

ASPA Customer Service Manager