

Asset Management Notice 2016-03

Issued: January 29, 2016



To: All Owners and Managers

From: Bob Conroy, Director of Asset Management

In this issue:

T. **Utility Allowances Change**

I. **Utility Allowances Change**

Attached you will find a copy of the most recent changes to the HUD Allowances for Tenant-Furnished Utilities and Other Services effective March 1, 2016.

Attachments:

2016 Utility Allowances

Please note that MaineHousing provides notices as a service to our partners. Notices are not intended to replace ongoing training and do not encompass all compliance and regulatory changes that may occur on the wide arrange of housing programs in which we work. MaineHousing recommends partners establish an ongoing training program for their staff.

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Allowances for	U.S. Departm	nent of Housing	3	Date			***************************************	
Tenant-Furnished Utilities	and Urban De		,		March 1	2016		
and Other Services		ic and Indian F	fousing		,	, 20.0		
Locality	1011100 07 1 425	Unit Type	rousing .	1	····			
1	High Rise w/ Elevator							
Utility or Service	<u> </u>		Monthly	/ Dollar Allov		QIO!		
	0BR	1BR	2BR	3BR	4BR	5BR	6BR	
HEATING								
a. Oil	45	58	71	87	123	131	158	
b. Electric	70	97	116	147	155	171	186	
c. Natural Gas			t-1 2-		****			
d. Bottle Gas(Propane)	54	72	87	108	151	175	205	
e. Wood	38	50	75	94	107	124	145	
f. Kerosene	52	68	83	102	145	154	185	
g. Electric (thermal storage heat)								
AIR CONDITIONING								
COOKING								
a. Electric	6	8	9	12	14	17	19	
b. Natural Gas								
c. Bottle Gas(Propane)	15	17	22	27	35	40	45	
OTHER ELECTRIC LIGHTING	22	26	32	38	45	48	54	
REFRIGERATION, ETC.								
WATER HEATING								
a. Oil	20	22	26	33	43	50	56	
b. Electric	26	29	35	42	58	64	70	
c. Natural Gas								
d. Bottle Gas(Propane)	30	37	50	55	75	80	100	
WATER	11	13	17	21	25	29	34	
SEWER	11	13	17	21	25	29	34	
TRASH COLLECTION	32	32	32	32	32	32	32	
RANGE	9	9	9	9	9	9	9	
REFRIGERATOR	11	11	11	11	11	11	11	
ACTUAL FAMILY ALLOWANCES								
(To be used by family to compute allowance	∍)	Utili	ty or Servi	ce	F	Per Month		
Name of Family		Heating		v				
		Air Conditior	ning					
Address of Unit		Cooking		, [
		Other Electri	ic					
		Water Heatii						
		Water						
		Sewer						
		Trash Collec		L				
	-	Range						
		Refrigerator.						
Number of Bedrooms		Other						
			TOTAL					

Allowances for	U.S. Departm	nent of Housing		Date					
Tenant-Furnished Utilities	and Urban De	"		March 1, 2016					
and Other Services		lic and Indian H							
Locality	1 	Unit Type		lise,Walk up	. Row.Gard	den.Townh	iouse		
1		* '			, , ,				
Utility or Service				Dollar Allow	ances		MARKET		
	0BR	1BR	2BR	3BR	4BR	5BR	6BR		
HEATING									
a. Oil	63	84	105	126	147	173	184		
b. Electric c. Natural Gas	93	116	140	178	202	217	233		
d. Bottle Gas(Propane)	78	87		404	400	400			
e. Wood	48	64	90 84	121	166	196	226		
f. Kerosene	74	99	123	102	117	138	172		
g. Electric (thermal storage heat) ,	74	99	123	148	173	204	216		
AIR CONDITIONING			· · · · · · · · · · · · · · · · · · ·						
COOKING				*		- 			
a. Electric	, 6	8	9	12	14	17	40		
b. Natural Gas			3		14		19		
c. Bottle Gas(Propane)	15	17	22	27	35	40	45		
OTHER ELECTRIC LIGHTING	22	26	32	38	45	48	54		
REFRIGERATION, ETC.			01.		70	70	V4		
WATER HEATING					, , , , , , , , , , , , , , , , , , , 				
a. Qil	20	22	26	33	43	50	56		
b. Electric	26	29	35	42	58	64	70		
 c. Natural Gas 					num.				
d. Bottle Gas(Propane)	30	37	50	55	75	80	100		
WATER	11	13	17.	21	25	29	34		
SEWER	11	13	17	21	25	29	34		
TRASH COLLECTION	32	32	32	32	32	32	32		
RANGE	9	9	9	9	9	9	· 9		
REFRIGERATOR	11	11	11	11	11	11	11		
ACTUAL FAMILY ALLOWANCES	_								
(To be used by family to compute allowance		Utili		F	Per Month	****			
Name of Family		Heating					w		
Address of Unit		Air Conditioning					****		
Address of Offic		Cooking							
		Other Electric							
	Water Heating								
		Water							
		SewerTrash Collection							
		Range							
		Refrigerator.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	·····		<u>-</u>			
Number of Bedrooms		Other							
	}	Other TOTAL							

Allowances for	U.S. Departr	ment of Housin	ıg	Date	······································			
Tenant-Furnished Utilities	and Urban D			March 1, 2016				
and Other Services		olic and Indian	Housing					
Locality	1	Unit Type		Detached,	Single Fami	ly, Mobile I	lome	
1				<u>'</u>				
Utility or Service				y Dollar Allo	wances			
	0BR	1BR	2BR	3BR	4BR	5BR	6BR	
HEATING								
a. Oil	66		110			181	189	
b. Electric	93	124	155	194	209	233	240	
c. Natural Gas			400				*	
d. Bottle Gas(Propane)	87	114	133	178		271	316	
e. Wood	55 77	11	87	106		156	187	
f. Kerosene		102	130	154	179	213	222	
g. Electric (thermal storage heat) AIR CONDITIONING		 						
COOKING					ļ			
a. Electric	6	8	9	12	14	477	40	
b. Natural Gas					14	17	19	
c. Bottle Gas(Propane)	15		22	27	35	40	1 E	
OTHER ELECTRIC LIGHTING	22	26	32	38	£	48	45 54	
REFRIGERATION, ETC.	24	20	<i>ع</i> د	30	40	40	34	
WATER HEATING	<u> </u>		· · · · · · · · · · · · · · · · · · ·					
a. Oil	20	22	26	33	43	50	56	
b. Electric	26		35	42	58	64	70	
c. Natural Gas				- T &			, 0	
d. Bottle Gas(Propane)	30	37	50	55	75	80	100	
WATER	11	13	17	21	25	29	34	
SEWER	11	13	17	21	25	29	34	
TRASH COLLECTION	32	32	32	32	32	32	32	
RANGE	9	9	9	9	<u></u>	9	9	
REFRIGERATOR	11	11	11	11	11	11	11	
ACTUAL FAMILY ALLOWANCES		e and the second second	si 1,50,51\$	()) ; ii	early of a far in a sale by			
(To be used by family to compute allowance	∍)	Uti	lity or Servi	ce		er Month		
Name of Family		Heating		Jac 3 7				
	, si	JAIr Conditio	ning					
Address of Unit	414	Cooking.,	. 19. 19. 19. 19. 19. 19. 19. 19. 19. 19	المنافينية المنافية				
	4	Other Elect Water Heat	ric	militaria i				
		Water Heat	ing					
	Water Sewer Trash Collection			3443				
	***	Sewer	i. Erseressasasasasas D					
		Trash Colle	ction					
		Range						
Alice to a set Charles	·····	Refrigerato			J			
Number of Bedrooms		Other		*******				
		<u> </u>	TOTAL		<u> </u>			

Allowances for	U.S. Departm	nent of Housin	g	Date	***************************************		· · · · · · · · · · · · · · · · · · ·		
Tenant-Furnished Utilities	and Urban D			March 1, 2016					
and Other Services		lic and Indian	Housing		,				
Locality		Unit Type							
2,3		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		High	Rise w/ Elev	/ator			
Utility or Service			Monthly	Dollar Allov					
	0BR	1BR	2BR	3BR	4BR	5BR	6BR		
HEATING							***************************************		
a. Oil	43	55	68	83	118	125	150		
b. Electric	76	105	126	160	168	185	202		
c. Natural Gas	·w m								
d. Bottle Gas(Propane)	58	78	94	116	162	188	220		
e. Wood	41	55	81	102	116	134	157		
f. Kerosene	56	72	89	109	155	164	197		
g. Electric (thermal storage heat)	0	0	0	0	0	0	0		
AIR CONDITIONING COOKING									
1				40					
a. Electric b. Natural Gas	6	8	9	12	14	17	19		
c. Bottle Gas(Propane)	 15	 17	22	0.7					
OTHER ELECTRIC LIGHTING	22	26	22 32	27 39	35	40	44		
REFRIGERATION, ETC.	42	20	32	39	45	48	55		
WATER HEATING									
a. Oil	17	19	23	29	38	44	50		
b. Electric	26	29	35	42	58	64	71		
c. Natural Gas							<i>f</i> 1		
d. Bottle Gas(Propane)	30	37	49	54	74	79	99		
WATER	16	19	25	31	37	43	50		
SEWER	11	13	17	21	25	29	34		
TRASH COLLECTION	8	8	8	8	8	8	8		
RANGE	9	9	9	9	9	9	9		
REFRIGERATOR	11	11	11	11	11	11	11		
ACTUAL FAMILY ALLOWANCES									
(To be used by family to compute allowance	e)		lity or Servi		F	Per Month			
Name of Family		Heating							
A. 5. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7.		Air Conditioning							
Address of Unit		Cooking		·······					
		Other Electr							
	Water Heating								
		Water							
		Sewer							
		Trash Collection							
Number of Bedrooms		Refrigerator	**************						
		OtherTOTAL							
			TOTAL						

Allowances for	U.S. Department of Housing			Date					
Tenant-Furnished Utilities	and Urban D	evelopment		March 1, 2016					
and Other Services	1	lic and Indian i	lousina						
Locality	1	Unit Type	· · · · · · · · · · · · · · · · · · ·	lise,Walk u	den.Townh	ouse			
2,3		· ·		,					
Utility or Service				/ Dollar Allov	vances				
	0BR	1BR	2BR	3BR	4BR	5BR	6BR		
HEATING		ĺ							
a. Oil	60	80	100	120	140	165	175		
b. Electric	101	126	151	194	219	236	252		
c. Natural Gas			um	~					
d. Bottle Gas(Propane)	84	94	97	129	178	210	243		
e. Wood	52	69	91	110	127	149	187		
f. Kerosene	79	105	132	158	184	217	230		
g. Electric (thermal storage heat)	0	0	0	0	0	0	0		
AIR CONDITIONING							M. 2011 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
COOKING									
a. Electric	6	8	9	12	14	17	19		
b. Natural Gas	4.5		~~						
c. Bottle Gas(Propane)	15	17	22	27	35	40	44		
OTHER ELECTRIC LIGHTING	22	26	32	39	45	48	55		
REFRIGERATION, ETC.									
WATER HEATING		4.0				~***			
a. Oil	17	19	23	29	38	44	50		
b. Electric	26	29	35	42	58	64	71		
c. Natural Gas									
d. Bottle Gas(Propane) WATER	30	37	49	54	74	79	99		
SEWER	16	19	25	31	37	43	50		
TRASH COLLECTION	11	13	17	21	25	29	34		
RANGE	8	8	8	8	8	8	8		
REFRIGERATOR	11	11	9	9	9	9	9		
ACTUAL FAMILY ALLOWANCES]	11)			11	11	11		
(To be used by family to compute allowance	a)	1 1+11	ty or Sorvi		r) Jan Mamth			
Name of Family	-)	Utility or Service Heating				Per Month			
Trainio of Fairing		Air Condition	nina	·····					
Address of Unit		Cooking	g	·····					
Addices of Gift		Other Flectr	ir						
	Other ElectricWater Heating								
	Water								
		Sewer							
	Trash Collection								
	Range								
		Refrigerator.		-					
Number of Bedrooms		Other	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-					
	TOTAL								

Allowances for	U.S. Departr	nent of Housin	g	Date					
Tenant-Furnished Utilities	and Urban D		•	March 1, 2016					
and Other Services	Office of Public and Indian Housing				waron i	, 2010			
Locality	311.00 017 00	Unit Type		Detached.S	lv.Mobile H	ome			
2,3		Unit Type Semi-Detached, Single Family, Mobile (formerly Detached)							
Utility or Service		Monthly Dollar Allowances							
	0BR	1BR	2BR	3BR	4BR	5BR	6BR		
HEATING									
a. Oil	63	83	105	125	145	173	180		
b. Electric	101	135	168	210	227	252	261		
c. Natural Gas							~~		
d. Bottle Gas(Propane)	94	123	142	191	243	291	340		
e. Wood	62	73	94	115	136	168	202		
f. Kerosene	82	109	138	164	191	227	237		
g. Electric (thermal storage heat) AIR CONDITIONING	0	0	0	0	0	0	0		
COOKING									
a. Electric	6	8	0	40	4.4	, ,	40		
b. Natural Gas		0	9	12	14	17	19		
c. Bottle Gas(Propane)	15	17	22	27	35	40			
OTHER ELECTRIC LIGHTING	22	26	32	39	45	48	44 55		
REFRIGERATION, ETC.		20	JZ.	39	43	40	551		
WATER HEATING									
a. Oil	17	19	23	29	38	44	50		
b. Electric	26	29	35	42	58	64	71		
c. Natural Gas									
d. Bottle Gas(Propane)	30	37	49	54	74	79	99		
WATER	16	19	25	31	37	43	50		
SEWER	11	13	17	21	25	29	34		
TRASH COLLECTION	8	8	8	8	8	8	8		
RANGE	9	9	9	9	9	9	9		
REFRIGERATOR	11	11	11	11	11	11	11		
ACTUAL FAMILY ALLOWANCES									
(To be used by family to compute allowance	e)		ity or Servi		F	Per Month			
Name of Family		Heating							
		Air Condition							
Address of Unit		Cooking							
		Other Electr		L.					
		Water Heating							
		Water							
		Sewer							
		Trash Collection							
		Range							
Number of Podrooms		Refrigerator							
Number of Bedrooms		Other							
			TOTAL						

Allowances for	U.S. Departn	nent of Housin	g	Date				
Tenant-Furnished Utilities	and Urban D		-		March 1	. 2016		
and Other Services	Office of Public and Indian Housing							
Locality	<u></u>	Unit Type	, , , , , , , , , , , , , , , , , , , ,					
4,5,6,7		High Rise w/ Elevator						
Utility or Service			Monthly	/ Dollar Allov				
	0BR	1BR	2BR	3BR	4BR	5BR	6BR	
HEATING		***************************************						
a. Oil	42	54	67	82	116	124	148	
b. Electric	86	119	143	181	191	210	229	
c. Natural Gas	45	63	82	95	107	125	142	
d. Bottle Gas(Propane)	51	68	82	102	142	165	193	
e. Wood f. Kerosene	36 49	47 64	71	89	101	117	136	
g. Electric (thermal storage heat)	49	04	78	96	137	145	174	
AIR CONDITIONING								
COOKING								
a. Electric	10	11	13	17	21	25	29	
b. Natural Gas	6	8	9	11	15	17	19	
c. Bottle Gas(Propane)	15	11	22	27	35	40	45	
OTHER ELECTRIC LIGHTING	33	38	48	57	67	72	81	
REFRIGERATION, ETC.								
WATER HEATING								
a. Oil	20	22	26	33	43	50	56	
b. Electric	38	43	52	62	86	95	105	
c. Natural Gas	21	28	36	44	55	65	74	
d. Bottle Gas(Propane)	30	37	50	55	75	80	100	
WATER	11	13	17	21	25	29	34	
SEWER TRASH COLLECTION	13	15	20	25	30	35	40	
RANGE	27	27	27	27	27	27	27	
REFRIGERATOR	9	9	9	9	9	9	9 11	
ACTUAL FAMILY ALLOWANCES	11		* * *			11	11	
(To be used by family to compute allowance	<u> </u>	 1#i	ity or Servi	ce	Per Month			
Name of Family	~/	Heating			1	ei Month		
,		Air Conditio	nina	·····				
Address of Unit		Cooking						
		Other Electi	ic					
		Water Heating						
	Water							
		Sewer						
	Trash Collection							
		Range						
N		Refrigerator						
Number of Bedrooms		Other						
			TOTAL					

Tenant-Furnished Utilities	1 '		g	Date					
1.0.1	and Urban D		•	March 1, 2016					
and Other Services		olic and Indian	,						
Locality		Unit Type		o, Row,Gard	den.Townh	ouse			
4,5,6,7									
Utility or Service				y Dollar Allov					
LIMA TIME	0BR	1BR	2BR	3BR	4BR	5BR	6BR		
HEATING									
a. Oil	59		99	119	139	163	173		
b. Electric	115	143	172	219	248	267	286		
c. Natural Gas	63 74	69	88	107	123	139	158		
d. Bottle Gas(Propane)e. Wood	45	82 60	85	114	156	185	213		
f. Kerosene	70	93	80 116	96 140	110	130	162		
g. Electric (thermal storage heat)	70	93	110	140	163	192	203		
AIR CONDITIONING									
COOKING									
a. Electric	10	11	13	17	21	25	29		
b. Natural Gas	6	8	9	11	15	17	19		
c. Bottle Gas(Propane)	15		22	27	35	40	45		
OTHER ELECTRIC LIGHTING	33	38	48	57	67	72	81		
REFRIGERATION, ETC.			, ,		9.1	12	0.1		
WATER HEATING									
a. Oil	20	22	26	33	43	50	56		
b. Electric	38	43	52	62	86	95	105		
c. Natural Gas	21	28	36	44	55	65	74		
d. Bottle Gas(Propane)	30	37	50	55	75	80	100		
WATER	11	13	17	21	25	29	34		
SEWER	13	15	20	25	30	35	40		
FRASH COLLECTION	27	27	27	27	27	27	27		
RANGE	9	9	9	9	9	9	9		
REFRIGERATOR	11	11	11	11	11	11	11		
ACTUAL FAMILY ALLOWANCES									
To be used by family to compute allowanc	e)		ity or Servi		F	Per Month			
Name of Family		Heating							
Address of Unit		Air Conditio					·		
address of Offic		Cooking Other Electr							
			L			M			
	Water HeatingWater								
	SewerTrash Collection								
	Range								
		Refrigerator							
Number of Bedrooms		Other							
-		Other TOTAL							

Tenant-Furnished Utilities		nent of Housin	ч	Date					
TOTALICE GILLOUGH CHILLIES	and Urban D				March 1	. 2016			
and Other Services		olic and Indian	Housina		,,				
Locality	Unit Type Single Family, Semi-Detached,						Home		
4,5,6,7				(forn	(formerly Detached)				
Utility or Service		,		y Dollar Alloy	wances				
LIEATINIO	OBR	1BR	2BR	3BR	4BR	5BR	6BR		
HEATING									
a. Oil b. Electric	62	82	104	11	143	171	178		
c. Natural Gas	115 69	153 74	191 94	239	258	286	296		
d. Bottle Gas(Propane)	82	108	125		126 213	147	165		
e. Wood	54	64	82	100	∠13 118	255 147	298 176		
f. Kerosene	73	96	122	145	169	201	209		
g. Electric (thermal storage heat)			1 6 6	1-101	103	2011	209		
AIR CONDITIONING						<u> </u>			
COOKING									
a. Electric	10	11	13	17	21	25	29		
b. Natural Gas	6	8	9	11	15	17	19		
c. Bottle Gas(Propane)	15	17	22	27	35	40	45		
OTHER ELECTRIC LIGHTING	33	38	48	57	67	72	81		
REFRIGERATION, ETC.									
WATER HEATING	0.0								
a. Oil b. Electric	20	22	26	33	43	50	56		
c. Natural Gas	38 21	43 28	52 36	62	86	95	105		
d. Bottle Gas(Propane)	30	37	36 50	44 55	55 75	65	74		
WATER	11	13	17	21	25	80 29	100 34		
SEWER	13	15	20	25	30	35	40		
TRASH COLLECTION	27	27	27	27	27	27	27		
RANGE	9	9	9	9	9	9	9		
REFRIGERATOR	11	11	11	11	11	11	11		
ACTUAL FAMILY ALLOWANCES							***************************************		
(To be used by family to compute allowance	9)		ity or Servi		F	Per Month			
Name of Family		Heating							
A.3.3		Air Conditio							
Address of Unit		Cooking							
		Other Electr							
	Water Heating								
		Water			<u>.</u>				
		SewerTrash Collection							
	Range								
		Refrigerator							
Number of Bedrooms		Other				·			
			TOTAL						