



To: All Owners and Managers
From: Bob Conroy, Director of Asset Management

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I. Utility Allowances Change

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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 Tenant-Furnished Utilities and Other Services		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		Date March 1, 2016			
Locality 1		Unit Type High Rise w/ Elevator					
Utility or Service	Monthly Dollar Allowances						
	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	--	--	--	--	--	--	--
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 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)		Utility or Service			Per Month		
Name of Family		Heating.....					
Address of Unit		Air Conditioning.....					
		Cooking.....					
		Other Electric.....					
		Water Heating.....					
		Water.....					
		Sewer.....					
		Trash Collection.....					
		Range.....					
		Refrigerator.....					
Number of Bedrooms		Other.....					
		TOTAL					

Allowances for Tenant-Furnished Utilities and Other Services	U.S. Department of Housing and Urban Development	Date
	Office of Public and Indian Housing	March 1, 2016

Locality	1	Unit Type	Low Rise,Walk up, Row,Garden,Townhouse
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Utility or Service	Monthly Dollar Allowances						
	0BR	1BR	2BR	3BR	4BR	5BR	6BR
HEATING							
a. Oil	63	84	105	126	147	173	184
b. Electric	93	116	140	178	202	217	233
c. Natural Gas	--	--	--	--	--	--	--
d. Bottle Gas(Propane)	78	87	90	121	166	196	226
e. Wood	48	64	84	102	117	138	172
f. Kerosene	74	99	123	148	173	204	216
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 REFRIGERATION, ETC.	22	26	32	38	45	48	54
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)		Utility or Service	Per Month
Name of Family		Heating.....	
Address of Unit		Air Conditioning.....	
		Cooking.....	
		Other Electric.....	
		Water Heating.....	
		Water.....	
		Sewer.....	
		Trash Collection.....	
		Range.....	
Number of Bedrooms		Refrigerator.....	
		Other.....	
		TOTAL	

Allowances for Tenant-Furnished Utilities and Other Services		U.S. Department of Housing and Urban Development Office of Public and Indian Housing			Date March 1, 2016				
Locality 1		Unit Type Semi-Detached, Single Family, Mobile Home							
Utility or Service		Monthly Dollar Allowances							
		0BR	1BR	2BR	3BR	4BR	5BR	6BR	
HEATING									
a. Oil		66	87	110	131	152	181	189	
b. Electric		93	124	155	194	209	233	240	
c. Natural Gas		--	--	--	--	--	--	--	
d. Bottle Gas(Propane)		87	114	133	178	226	271	316	
e. Wood		55	68	87	106	126	156	187	
f. Kerosene		77	102	130	154	179	213	222	
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 REFRIGERATION, ETC.									
22		26	32	38	45	48	54		
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)		Utility or Service						Per Month	
Name of Family		Heating.....							
Address of Unit		Air Conditioning.....							
		Cooking.....							
		Other Electric.....							
		Water Heating.....							
		Water.....							
		Sewer.....							
		Trash Collection.....							
		Range.....							
		Refrigerator.....							
Number of Bedrooms		Other.....							
		TOTAL							

Allowances for Tenant-Furnished Utilities and Other Services		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		Date March 1, 2016			
Locality 2,3		Unit Type High Rise w/ Elevator					
Utility or Service	Monthly Dollar Allowances						
	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	--	--	--	--	--	--	--
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							
a. Electric	6	8	9	12	14	17	19
b. Natural Gas	--	--	--	--	--	--	--
c. Bottle Gas(Propane)	15	17	22	27	35	40	44
OTHER ELECTRIC LIGHTING REFRIGERATION, ETC.							
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)		Utility or Service			Per Month		
Name of Family		Heating.....					
Address of Unit		Air Conditioning.....					
		Cooking.....					
		Other Electric.....					
		Water Heating.....					
		Water.....					
		Sewer.....					
		Trash Collection.....					
		Range.....					
Number of Bedrooms		Refrigerator.....					
		Other.....					
		TOTAL					

Allowances for Tenant-Furnished Utilities and Other Services		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		Date March 1, 2016			
Locality 2,3		Unit Type Low Rise,Walk up, Row,Garden,Townhouse					
Utility or Service	Monthly Dollar Allowances						
	0BR	1BR	2BR	3BR	4BR	5BR	6BR
HEATING							
a. Oil	60	80	100	120	140	165	175
b. Electric	101	126	151	194	219	236	252
c. Natural Gas	--	--	--	--	--	--	--
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							
COOKING							
a. Electric	6	8	9	12	14	17	19
b. Natural Gas	--	--	--	--	--	--	--
c. Bottle Gas(Propane)	15	17	22	27	35	40	44
OTHER ELECTRIC LIGHTING REFRIGERATION, ETC.							
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)		Utility or Service			Per Month		
Name of Family		Heating.....					
Address of Unit		Air Conditioning.....					
		Cooking.....					
		Other Electric.....					
		Water Heating.....					
		Water.....					
		Sewer.....					
		Trash Collection.....					
		Range.....					
		Refrigerator.....					
Number of Bedrooms		Other.....					
		TOTAL					

Allowances for Tenant-Furnished Utilities and Other Services		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		Date March 1, 2016			
Locality 2,3		Unit Type Semi-Detached, Single Family, Mobile Home (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)	0	0	0	0	0	0	0
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	44
OTHER ELECTRIC LIGHTING REFRIGERATION, ETC.							
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							
SEWER							
TRASH COLLECTION							
RANGE							
REFRIGERATOR							
ACTUAL FAMILY ALLOWANCES (To be used by family to compute allowance)		Utility or Service			Per Month		
Name of Family		Heating.....					
Address of Unit		Air Conditioning.....					
		Cooking.....					
		Other Electric.....					
		Water Heating.....					
		Water.....					
		Sewer.....					
		Trash Collection.....					
		Range.....					
		Refrigerator.....					
Number of Bedrooms		Other.....					
		TOTAL					

Allowances for Tenant-Furnished Utilities and Other Services		U.S. Department of Housing and Urban Development Office of Public and Indian Housing			Date March 1, 2016		
Locality 4,5,6,7		Unit Type High Rise w/ Elevator					
Utility or Service	Monthly Dollar Allowances						
	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	36	47	71	89	101	117	136
f. Kerosene	49	64	78	96	137	145	174
g. Electric (thermal storage heat)							
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	17	22	27	35	40	45
OTHER ELECTRIC LIGHTING 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	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)		Utility or Service			Per Month		
Name of Family		Heating.....					
Address of Unit		Air Conditioning.....					
		Cooking.....					
		Other Electric.....					
		Water Heating.....					
		Water.....					
		Sewer.....					
		Trash Collection.....					
		Range.....					
Number of Bedrooms		Refrigerator.....					
		Other.....					
		TOTAL					

Allowances for Tenant-Furnished Utilities and Other Services		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		Date March 1, 2016				
Locality 4,5,6,7		Unit Type <u>Low Rise,Walk up, Row,Garden,Townhouse</u>						
Utility or Service		Monthly Dollar Allowances						
		0BR	1BR	2BR	3BR	4BR	5BR	6BR
HEATING								
a. Oil		59	79	99	119	139	163	173
b. Electric		115	143	172	219	248	267	286
c. Natural Gas		63	69	88	107	123	139	158
d. Bottle Gas(Propane)		74	82	85	114	156	185	213
e. Wood		45	60	80	96	110	130	162
f. Kerosene		70	93	116	140	163	192	203
g. Electric (thermal storage heat)								
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	17	22	27	35	40	45
OTHER ELECTRIC LIGHTING REFRIGERATION, ETC.								
a. Electric		33	38	48	57	67	72	81
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
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)		Utility or Service				Per Month		
Name of Family		Heating.....						
Address of Unit		Air Conditioning.....						
		Cooking.....						
		Other Electric.....						
		Water Heating.....						
		Water.....						
		Sewer.....						
		Trash Collection.....						
		Range.....						
		Refrigerator.....						
Number of Bedrooms		Other.....						
		TOTAL						

Allowances for Tenant-Furnished Utilities and Other Services		U.S. Department of Housing and Urban Development Office of Public and Indian Housing			Date March 1, 2016			
Locality 4,5,6,7		Unit Type Single Family, Semi-Detached, Mobile Home (formerly Detached)						
Utility or Service		Monthly Dollar Allowances						
		0BR	1BR	2BR	3BR	4BR	5BR	6BR
HEATING								
a. Oil		62	82	104	124	143	171	178
b. Electric		115	153	191	239	258	286	296
c. Natural Gas		69	74	94	109	126	147	165
d. Bottle Gas(Propane)		82	108	125	167	213	255	298
e. Wood		54	64	82	100	118	147	176
f. Kerosene		73	96	122	145	169	201	209
g. Electric (thermal storage heat)								
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	17	22	27	35	40	45
OTHER ELECTRIC LIGHTING REFRIGERATION, ETC.								
33		38	48	57	67	72	81	
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
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)		Utility or Service				Per Month		
Name of Family		Heating.....						
		Air Conditioning.....						
Address of Unit		Cooking.....						
		Other Electric.....						
		Water Heating.....						
		Water.....						
		Sewer.....						
		Trash Collection.....						
		Range.....						
		Refrigerator.....						
Number of Bedrooms		Other.....						
		TOTAL						