

**Utility Allowance Schedule
December 1, 2023**

Check Metered Electric

Residents of **Parkside Homes, Frederick Manor, and Douglas Court** pay basic electric. The city reads individual meters and bills the resident, and the resident pays the utility bill directly to the City. Rent = 30% of monthly adjusted income, minus the utility allowance.

HA Reads Meters

Residents of **Noland Village** pay excess electric to the Housing Authority. The HA receives an electric bill from the city for the entire community. The HA reads the meters monthly and bills resident for the overage.

Monthly Electrical Allowances in KWH
Average consumption based on Noland Village

Location	1 BR Average Consumption	\$	2 BR Average Consumption	\$	3 BR Average Consumption	\$	4 BR Average Consumption	\$	5 BR Average Consumption	\$
Parkside Homes	237	17.00	338	24.00	464	33.00	657	46.00	---	---
Frederick Manor	237	17.00	338	24.00	464	33.00	657	46.00	657	46.00
Douglas Court	237	17.00	338	24.00	464	33.00	657	46.00	657	46.00
Noland Village	---	---	338	24.00	464	33.00	657	46.00	657	46.00

- Parkside, Frederick Manor, Douglas Court & Noland Village= City Light residential rate: 0.07021
- Noland Village utility allowances are adjusted to equal other similar communities.

MD 6-9 Scattered Sites (North Jonathan, East Avenue, East Franklin, Wakefield, Freemont, and Mitchell –451, 453, 455, 457)

<u>Electric</u>	<u>2 BR</u>	<u>3BR</u>
Period 1 – Nov/Dec/Jan/ Feb	1899 KWH/Mo.	2123
Period 2 – May/ June/ July/ Aug	763	957
Period 3 – Mar/Apr/Sept/ Oct	967	1129

- Rate \$ 0.07021 per KWH

<u>Water/ Sewer</u>	<u>2 BR</u>	<u>3 BR</u>
Water \$1.82 per 1000/gal plus \$2.69	13,554 gal/ qtr.	16,613 gal/ qtr.
Sewer \$5.95 per 1000/gal plus \$8.14		

MD 6-10 Scattered Sites (Clarendon, Mitchell – 452, 454, 456, 458, 462, 464)

Columbia Gas reads meter and bills HA. HA charges resident for overage
City bills HA for electric and HA bills resident for overage.

<u>Utility</u>	<u>2 BR</u>	<u>3 BR</u>
Gas	37.76 CCF	43.17 CCF
Electric	443 KWH	450 KWH
Water/ Sewer	11,114 gal/ qtr	13,894 gal/ qtr

- Rates: Gas \$1.50183 per CCF plus \$17.92; Electric \$ 0.07021 per KWH; Water/ Sewer \$7.77 per thousand gallons plus \$32.49/qtr. (see breakdown below)

Water: \$1.82 per 1000/gal plus \$2.69
Sewer: \$5.95 per 1000/gal plus \$8.14

Excess Electric for Major Appliances in Potomac & Walnut Towers

Air Conditioner	\$9.00/per month in June, July, Aug. and Sept
Television	\$2.00 each TV
Freezer	\$7.00

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Hagerstown Housing Authority		A Townhouse, Row, Garden					12/1/23	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	33	43	61	74	86	110	
	Bottled Gas	116	152	216	265	311	393	
	Electric	39	51	71	88	103	130	
	Electric – Heat Pump	N/A	N/A	N/A	N/A	N/A	N/A	
	Fuel Oil	66	87	121	149	175	221	
	Other							
Cooking	Natural Gas	5	6	7	8	9	10	
	Bottled Gas	18	21	24	27	30	33	
	Electric	2	4	5	6	7	11	
	Other							
Other Electric		12	15	22	25	29	32	
Air Conditioning		5	8	10	13	15	19	
Water Heating	Natural Gas	11	14	16	19	22	25	
	Bottled Gas	37	49	58	70	79	88	
	Electric	13	18	22	26	31	35	
	Electric – Heat Pump	N/A	N/A	N/A	N/A	N/A	N/A	
	Fuel Oil	22	31	44	47	54	61	
Water		5	7	11	16	20	25	
Sewer		14	21	34	47	60	74	
Trash Collection		16	16	16	16	16	16	
Other – specify								
Range/Microwave		11	11	11	11	11	11	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Hagerstown Housing Authority		B End of Row, Sem-Detached					12/1/23	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	38	50	70	86	101	127	
	Bottled Gas	134	177	247	305	356	451	
	Electric	45	59	82	101	119	150	
	Electric – Heat Pump	N/A	N/A	N/A	N/A	N/A	N/A	
	Fuel Oil	75	99	139	171	202	254	
	Other							
Cooking	Natural Gas	5	6	7	8	9	10	
	Bottled Gas	18	21	24	27	30	33	
	Electric	2	4	5	6	7	11	
	Other							
Other Electric		12	15	22	25	29	32	
Air Conditioning		6	9	12	14	17	21	
Water Heating	Natural Gas	11	14	16	19	22	25	
	Bottled Gas	37	49	58	70	79	88	
	Electric	13	18	22	26	31	35	
	Electric – Heat Pump	N/A	N/A	N/A	N/A	N/A	N/A	
	Fuel Oil	22	31	44	47	54	61	
Water		5	7	11	16	20	25	
Sewer		14	21	34	47	60	74	
Trash Collection		16	16	16	16	16	16	
Other – specify								
Range/Microwave		11	11	11	11	11	11	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
Number of Bedrooms					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Other			
					Range/Microwave			
					Refrigerator			
					Total			

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Hagerstown Housing Authority		C Detached, Mobile Home					12/1/23	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	43	56	79	97	114	143	
	Bottled Gas	152	201	280	344	405	509	
	Electric	50	66	93	114	134	169	
	Electric – Heat Pump	N/A	N/A	N/A	N/A	N/A	N/A	
	Fuel Oil	86	112	158	193	228	287	
	Other							
Cooking	Natural Gas	5	6	7	8	9	10	
	Bottled Gas	18	21	24	27	30	33	
	Electric	2	4	5	6	7	11	
	Other							
Other Electric		12	15	22	25	29	32	
Air Conditioning		7	10	13	16	19	24	
Water Heating	Natural Gas	11	14	16	19	22	25	
	Bottled Gas	37	49	58	70	79	88	
	Electric	13	18	22	26	31	35	
	Electric – Heat Pump	N/A	N/A	N/A	N/A	N/A	N/A	
	Fuel Oil	22	31	44	47	54	61	
Water		5	7	11	16	20	25	
Sewer		14	21	34	47	60	74	
Trash Collection		16	16	16	16	16	16	
Other – specify								
Range/Microwave		11	11	11	11	11	11	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Gateway Crossing		Duplex - Townhomes					10/27/2023
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	n/a	\$28.00	\$42.00	\$43.00	\$50.00	n/a
	Bottled Gas						
	Electric						
	Electric – Heat Pump						
	Fuel Oil						
<i>Surcharge</i>	Other <i>Gas</i>	n/a	\$17.00	\$17.00	\$17.00	\$17.00	n/a
Cooking	Natural Gas						
	Bottled Gas						
	Electric						
	Other						
Other Electric	<i>CL + Potomac Edison</i>	n/a	\$32.00	\$38.00	\$38.00	\$38.00	n/a
Air Conditioning		n/a	\$3.00	\$3.00	\$3.00	\$3.00	n/a
Water Heating	Natural Gas	n/a	\$6.00	\$9.00	\$9.00	\$11.00	n/a
	Bottled Gas						
	Electric						
	Electric – Heat Pump						
	Fuel Oil						
Water		n/a	\$8.00	\$11.00	\$14.00	\$15.00	n/a
Sewer		n/a	\$17.00	\$24.00	\$33.00	\$35.00	n/a
Trash Collection							
Other – specify							
Range/Microwave							
Refrigerator		n/a	\$8.00	\$9.00	\$10.00	\$10.00	n/a
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottled Gas						
	Electric						
	Electric – Heat Pump						
	Fuel Oil						
	Other						
Cooking	Natural Gas						
	Bottled Gas						
	Electric						
	Other						
Other Electric							
Air Conditioning							
Water Heating	Natural Gas						
	Bottled Gas						
	Electric						
	Electric – Heat Pump						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other – specify	Service Charges						
Range/Microwave							
Refrigerator							
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating" and "Water Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

OMB Burden Statement: The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information collected is required to determine the amount of utility allowance necessary to calculate the family's tenant portion. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Notice: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information collected specifies which utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.