



NOTICE TO RESIDENTS
PROPOSED UTILITY ALLOWANCES
October 1, 2020

The Housing Authority of the City of Fort Lauderdale is proposing the attached utility allowances as a result of a utility allowance study performed. These allowances are based on tenant-paid utilities (except telephone), such as: cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services (e.g. trash collection (disposal of waste and refuse)) water, sewage and electric. These requirements are based on HUD regulations found in 24 CFR 982.517 of the Federal Register Rules and Regulations.

The allowances are a direct reflection of the energy needs required by the structure's major systems and variations of each unit type.

The attached utility allowances will be put into effect beginning **December 1, 2020**. **The Change in your utility allowance will be effective at your next annual recertification.**

A copy of the documents describing the basis on which the allowances were established are available for inspection at the following locations:

Fort Lauderdale Housing Authority
Section 8 Office (2nd Floor)
500 West Sunrise Blvd
Fort lauderdale, FL 33311

Comments can be submitted in writing or via email by October 31, 2020 to:

Fort Lauderdale Housing Authority
Attn: Anita Flores (aflores@hacfl.com)
Section 8 Office (2nd Floor)
500 West Sunrise Blvd
Fort lauderdale, FL 33311

BELOW ARE THE 2020 UTILITY ALLOWANCE CHARTS

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. 7/31/2022

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

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the City of Fort Lauderdale		High Rise						12/1/2020
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$2	\$3	\$4	\$4	\$5	\$6	
	Bottled Gas							
	Electric	\$3	\$4	\$5	\$6	\$7	\$9	
	Electric – Heat Pump							
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$6	\$8	\$12	\$13	\$16	\$19	
	Bottled Gas							
	Electric	\$6	\$8	\$10	\$12	\$16	\$22	
	Other							
Other Electric		\$23	\$28	\$33	\$37	\$46	\$51	
Air Conditioning		\$14	\$21	\$24	\$28	\$33	\$39	
Water Heating	Natural Gas	\$32	\$38	\$45	\$51	\$60	\$66	
	Bottled Gas							
	Electric	\$17	\$24	\$31	\$38	\$61	\$69	
	Fuel Oil							
Water		\$18	\$28	\$37	\$47	\$61	\$71	
Sewer		\$42	\$49	\$55	\$62	\$72	\$79	
Trash Collection		\$41	\$41	\$41	\$41	\$41	\$41	
Other – specify	a. Customer Chg. Gas b. Customer Chg. Electric	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4	
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5	
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			
					Refrigerator			
Number of Bedrooms					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". 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.

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 Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: 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). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

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. 7/31/2022

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

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the City of Fort Lauderdale		Low Rise/Garden Walk-Up/Town/Row House						12/1/2020
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$3	\$3	\$4	\$7	\$7	\$8	
	Bottled Gas							
	Electric	\$4	\$5	\$6	\$10	\$10	\$11	
	Electric – Heat Pump							
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$6	\$8	\$12	\$13	\$16	\$19	
	Bottled Gas							
	Electric	\$6	\$8	\$10	\$12	\$16	\$22	
	Other							
Other Electric		\$23	\$28	\$33	\$37	\$46	\$51	
Air Conditioning		\$16	\$19	\$23	\$32	\$37	\$39	
Water Heating	Natural Gas	\$32	\$38	\$45	\$51	\$60	\$66	
	Bottled Gas							
	Electric	\$17	\$24	\$31	\$38	\$61	\$69	
	Fuel Oil							
Water		\$18	\$28	\$37	\$47	\$61	\$71	
Sewer		\$42	\$49	\$55	\$62	\$72	\$79	
Trash Collection		\$41	\$41	\$41	\$41	\$41	\$41	
Other – specify	a. Customer Chg. Gas b. Customer Chg. Electric	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4	
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5	
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			

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". 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.

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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. 7/31/2022

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

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the City of Fort Lauderdale		Semi-Detached/Duplex						12/1/2020
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$3	\$3	\$3	\$4	\$5	\$9	
	Bottled Gas							
	Electric	\$4	\$4	\$5	\$6	\$7	\$12	
	Electric – Heat Pump							
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$6	\$8	\$12	\$13	\$16	\$19	
	Bottled Gas							
	Electric	\$6	\$8	\$10	\$12	\$16	\$22	
	Other							
Other Electric		\$23	\$28	\$33	\$37	\$46	\$51	
Air Conditioning		\$16	\$17	\$22	\$25	\$29	\$41	
Water Heating	Natural Gas	\$32	\$38	\$45	\$51	\$60	\$66	
	Bottled Gas							
	Electric	\$17	\$24	\$31	\$38	\$61	\$69	
	Fuel Oil							
Water		\$18	\$28	\$37	\$47	\$61	\$71	
Sewer		\$42	\$49	\$55	\$62	\$72	\$79	
Trash Collection		\$41	\$41	\$41	\$41	\$41	\$41	
Other – specify	a. Customer Chg. Gas b. Customer Chg. Electric	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4	
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5	
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			
					Refrigerator			
Number of Bedrooms					Total			

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Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the City of Fort Lauderdale		Single Family Home						12/1/2020
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$4	\$4	\$4	\$5	\$6	\$9	
	Bottled Gas							
	Electric	\$5	\$6	\$6	\$7	\$9	\$13	
	Electric – Heat Pump							
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$6	\$8	\$12	\$13	\$16	\$19	
	Bottled Gas							
	Electric	\$6	\$8	\$10	\$12	\$16	\$22	
	Other							
Other Electric		\$23	\$28	\$33	\$37	\$46	\$51	
Air Conditioning		\$19	\$20	\$24	\$28	\$34	\$43	
Water Heating	Natural Gas	\$32	\$38	\$45	\$51	\$60	\$66	
	Bottled Gas							
	Electric	\$17	\$24	\$31	\$38	\$61	\$69	
	Fuel Oil							
Water		\$18	\$28	\$37	\$47	\$61	\$71	
Sewer		\$42	\$49	\$55	\$62	\$72	\$79	
Trash Collection		\$41	\$41	\$41	\$41	\$41	\$41	
Other – specify	a. Customer Chg. Gas b. Customer Chg. Electric	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	a.\$10/ b.\$5	
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4	
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5	
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			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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