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**NOTICE TO RESIDENTS  
PROPOSED UTILITY ALLOWANCES  
October 1, 2024**

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 **January 1, 2025**. **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 November 1, 2024 to:

Fort Lauderdale Housing Authority  
Attn: Willie Mosley ( **wmosley@hacfl.com** )  
Section 8 Office (2nd Floor)  
500 West Sunrise Blvd  
Fort Lauderdale, FL 33311

**BELOW ARE THE 2025 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. 04/30/2026

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

Locality/PHA Housing Authority of the City of Fort Lauderdale	Unit Type High Rise	Date (mm/dd/yyyy) 01/01/2025
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Utility or Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Air Conditioning	17	25	29	34	40	47	52	57	0	0
Electric - Cooking	7	10	13	15	20	26	30	33	0	0
Electric - Heating	4	5	7	7	8	11	12	15	0	0
Electric - Water Heating	22	30	39	47	71	81	92	102	0	0
Electric -Heat Pump	1	2	3	3	3	4	5	6	0	0
Electric-WH-Heat Pump	5	8	10	12	18	20	23	25	0	0
Natural Gas - Cooking	5	7	11	12	15	17	19	21	0	0
Natural Gas - Heating	2	3	3	4	4	6	6	7	0	0
Natural Gas - Water Heating	36	41	47	52	61	66	72	77	0	0
Other - Customer charge electric	5	5	5	5	5	5	5	5	0	0
Other - Customer charge gas	10	10	10	10	10	10	10	10	0	0
Other Electric	27	34	40	45	56	62	68	75	0	0
Other-Medical	36	36	36	42	42	42	42	42	0	0
Range/Microwave	6	6	6	6	6	6	6	6	0	0
Refrigerator	6	6	6	6	6	6	6	6	0	0
Sewer	44	64	83	103	132	152	172	191	0	0
Trash Collection	48	48	48	48	48	48	48	48	0	0
Water	32	46	61	84	103	133	148	172	0	0

<b>Actual Family Allowances</b> – 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	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	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” 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.

**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)
Housing Authority of the City of Fort Lauderdale	Low Rise/Garden Walk-Up/Town/Row House	01/01/2025

Utility or Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Air Conditioning	20	24	28	39	44	47	52	57	0	0
Electric - Cooking	7	10	13	15	20	26	30	33	0	0
Electric - Heating	5	6	7	12	13	14	15	20	0	0
Electric - Water Heating	22	30	39	47	71	81	92	102	0	0
Electric -Heat Pump	2	2	3	5	5	5	6	8	0	0
Electric-WH-Heat Pump	5	8	10	12	18	20	23	25	0	0
Natural Gas - Cooking	5	7	11	12	15	17	19	21	0	0
Natural Gas - Heating	3	3	4	6	7	7	8	9	0	0
Natural Gas - Water Heating	36	41	47	52	61	66	72	77	0	0
Other - Customer charge electric	5	5	5	5	5	5	5	5	0	0
Other - Customer charge gas	10	10	10	10	10	10	10	10	0	0
Other Electric	27	34	40	45	56	62	68	75	0	0
Other-Medical	36	36	36	42	42	42	42	42	0	0
Range/Microwave	6	6	6	6	6	6	6	6	0	0
Refrigerator	6	6	6	6	6	6	6	6	0	0
Sewer	44	64	83	103	132	152	172	191	0	0
Trash Collection	48	48	48	48	48	48	48	48	0	0
Water	32	46	61	84	103	133	148	172	0	0

<b>Actual Family Allowances</b> – 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	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	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.

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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.

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5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

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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. 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)
Housing Authority of the City of Fort Lauderdale	Mobile Home	01/01/2025

Utility or Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Air Conditioning	19	22	24	32	38	53	59	64	0	0
Electric - Cooking	7	10	13	15	20	26	30	33	0	0
Electric - Heating	4	5	6	8	9	13	15	19	0	0
Electric - Water Heating	22	30	39	47	71	81	92	102	0	0
Electric -Heat Pump	2	2	2	3	4	5	6	7	0	0
Electric-WH-Heat Pump	5	8	10	12	18	20	23	25	0	0
Natural Gas - Cooking	5	7	11	12	15	17	19	21	0	0
Natural Gas - Heating	2	3	3	4	5	7	8	8	0	0
Natural Gas - Water Heating	36	41	47	52	61	66	72	77	0	0
Other - Customer charge electric	5	5	5	5	5	5	5	5	0	0
Other - Customer charge gas	10	10	10	10	10	10	10	10	0	0
Other Electric	27	34	40	45	56	62	68	75	0	0
Other-Medical	36	36	36	42	42	42	42	42	0	0
Range/Microwave	6	6	6	6	6	6	6	6	0	0
Refrigerator	6	6	6	6	6	6	6	6	0	0
Sewer	44	64	83	103	132	152	172	191	0	0
Trash Collection	48	48	48	48	48	48	48	48	0	0
Water	32	46	61	84	103	133	148	172	0	0

<b>Actual Family Allowances</b> – 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	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	





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6. Real estate and property management firms
7. State and local agencies
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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. 04/30/2026

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Locality/PHA	Unit Type	Date (mm/dd/yyyy)
Housing Authority of the City of Fort Lauderdale	Semi-Detached/Duplex	01/01/2025

Utility or Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Air Conditioning	19	21	26	31	36	49	54	60	0	0
Electric - Cooking	7	10	13	15	20	26	30	33	0	0
Electric - Heating	5	5	6	7	8	15	17	22	0	0
Electric - Water Heating	22	30	39	47	71	81	92	102	0	0
Electric -Heat Pump	2	2	2	3	3	6	6	8	0	0
Electric-WH-Heat Pump	5	8	10	12	18	20	23	25	0	0
Natural Gas - Cooking	5	7	11	12	15	17	19	21	0	0
Natural Gas - Heating	3	3	3	4	4	8	9	9	0	0
Natural Gas - Water Heating	36	41	47	52	61	66	72	77	0	0
Other - Customer charge electric	5	5	5	5	5	5	5	5	0	0
Other - Customer charge gas	10	10	10	10	10	10	10	10	0	0
Other Electric	27	34	40	45	56	62	68	75	0	0
Other-Medical	36	36	36	42	42	42	42	42	0	0
Range/Microwave	6	6	6	6	6	6	6	6	0	0
Refrigerator	6	6	6	6	6	6	6	6	0	0
Sewer	44	64	83	103	132	152	172	191	0	0
Trash Collection	48	48	48	48	48	48	48	48	0	0
Water	32	46	61	84	103	133	148	172	0	0

<b>Actual Family Allowances</b> – May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
	Cooking	
Head of Household Name	Other Electric	
	Air Conditioning	
	Water Heating	
Unit Address	Water	
	Sewer	
	Trash Collection	
	Other	
	Range/Microwave	
Number of Bedrooms	Refrigerator	
	Total	



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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:

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Locality/PHA	Unit Type	Date (mm/dd/yyyy)
Housing Authority of the City of Fort Lauderdale	Single Family Home	01/01/2025

Utility or Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Air Conditioning	23	25	29	34	41	52	57	63	0	0
Electric - Cooking	7	10	13	15	20	26	30	33	0	0
Electric - Heating	7	8	8	9	11	17	18	24	0	0
Electric - Water Heating	22	30	39	47	71	81	92	102	0	0
Electric -Heat Pump	3	3	3	3	4	6	7	9	0	0
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Natural Gas - Heating	3	4	4	5	5	9	9	10	0	0
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Other - Customer charge electric	5	5	5	5	5	5	5	5	0	0
Other - Customer charge gas	10	10	10	10	10	10	10	10	0	0
Other Electric	27	34	40	45	56	62	68	75	0	0
Other-Medical	36	36	36	42	42	42	42	42	0	0
Range/Microwave	6	6	6	6	6	6	6	6	0	0
Refrigerator	6	6	6	6	6	6	6	6	0	0
Sewer	44	64	83	103	132	152	172	191	0	0
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Water	32	46	61	84	103	133	148	172	0	0

<b>Actual Family Allowances</b> – 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	
Unit Address	Water Heating	
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	Sewer	
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	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	



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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.