

UTILITY ALLOWANCES

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REGULATIONS

- **HUD REGULATIONS CFR 982.517
and CFR 982.507**
- **982.517 sets the Standards**
- **982.507 requires allowances to be
reviewed annually**

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ESTABLISHING UTILITY ALLOWANCE SCHEDULES

- **PROCEDURE TYPE 1 – CALCULATION USING ACTUAL ELECTRIC/GAS/WATER CONSUMPTION**
- **PROCEDURE TYPE 2 – ENGINEERING METHOD USING HUD FORM 52667**

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PROCEDURE TYPE 1

- **OBTAIN 12 MONTH UTILITY DATA FOR A PERCENTAGE OF DWELLING UNITS BASED ON SIZE**
- **ELIMINATE EXCESSIVELY HIGH/LOW USAGE (DOES NOT APPLY TO SEC 8 NC – MORE ON THAT LATER)**
- **CALCULATE AVERAGE MONTHLY CONSUMPTION – DIFFUCULT TO ELIMINATE COOLING FOR PHA’S USING THIS PROCEDURE**

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PROCEDURE TYPE 2

- **USE HUD FORM 52667 AND RELATIVE CALCULATION DATA**
- **ADJUST COOLING/HEATING DATA BASED ON NOAA NORMAL WEATHER DATA (COOLING NOT INCLUDED IN ALLOWANCES FOR PUBLIC HOUSING)**
- **ADJUST BASELINE CONSUMPTION BASED ON DWELLING UNIT SIZES (2-1/2 BEDROOM USED AS THE NORM)**

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PROCEDURE TYPE 2, CONT.

- **CONSUMPTION CATEGORIES – ELECTRIC, NATURAL GAS/BOTTLE GAS, FUEL OIL, WATER**
- **ELECTRIC – LIGHTING/REFIGERATION APPLIANCES (BASE LOAD), COOKING, HOT WATER, HEATING, COOLING**
- **NATURAL GAS/BOTTLE GAS – COOKING, WATER HEATING, HEATING**
- **FUEL OIL – HOT WATER, HEATING**
- **WATER – DOMESTIC USE/SEWER/TRASH**

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RATE CALCULATION - ELECTRIC

- **FOR THE DEREGULATED AREAS OF THE STATE, THE PRIMARY SOURCE IS: www.powertochoose.org**
- **CHOOSE THE PRIMARY 5 – 6 PROVIDERS USED BY THE RESIDENTS**
- **TAKE AN AVERAGE PER PROVIDER**
- **CALCULATE A GRAND AVERAGE**
- **THESE RATES ARE ALL-INCLUSIVE**

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RATE CALCULATION – ELECTRIC, CONT

- **NON-DEREGULATED AREAS: SWEPSCO, ENERGENCY, XCEL, COOPERATIVES, MUNICIPALITIES**
- **DATA AVAILABLE ON THE WEBSITES FOR INVESTOR-OWNED UTILITIES**
- **YOU WILL NEED TO CALL THE COOPS AND MUNICIPALITIES – THEIR DATA IS TYPICALLY NOT POSTED**

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RATE CALCULATION – NATURAL GAS

- **ATMOS ENERGY, CENTERPOINT ENERGY, TEXAS GAS SERVICE, WEST TEXAS GAS, GREENLIGHT GAS**
- **ATMOS, CENTERPOINT AND TEXAS GAS SERVICE DATA AVAILABLE ON THEIR WEBSITES**
- **CALLING IS NECESSARY FOR ALL OTHERS**

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RATE CALCULATION - GENERAL

- **YOU WILL NEED THE ENERGY CHARGES (THESE TYPICALLY DO NOT CHANGE OFTEN)**
- **YOU WILL NEED THE FUEL FACTORS (THESE TYPICALLY CHANGE MONTHLY)**
- **YOU WILL NEED THE MONTHLY CUSTOMER CHARGES (THESE DO CHANGE FROM TIME TO TIME)**

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RATE CALCULATION – GENERAL, CONT.

EXAMPLE CALCULATIONS

ELECTRIC:

$$.065/\text{kWh Energy Charge} + .045 \text{ Fuel Factor} =$$

$$\underline{.11/\text{kWh total cost}}$$

NATURAL GAS:

$$.350/\text{Ccf Energy Charge} = .550/\text{Ccf GCA} =$$

$$\underline{.90/\text{Ccf total cost}}$$

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RATE CALCULATION – DEREGULATED ELECTRIC

EXAMPLE CALCULATION (79602 Zip)

Reliant Average - .098/kWh

TXU Average - .11/kWh

First Choice Average - .082/kWh

Direct Average - .091/kWh

WTU Average - .090/kWh

$$\underline{.098 + .11 + .082 + .091 + .090} = \underline{.094/\text{kWh}}$$

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**CONSUMPTION CALCULATIONS
USING HUD FORM 52667**

MONTHLY COOLING

- HUD BASE DEGREE DAYS IS 1000
- DETERMINE THE CORRECT DEGREE DAYS (CDD) FOR YOUR LOCATION
- DIVIDE YOUR CDD BY 1000 TO GET THE MULTIPLIER
- DETERMINE THE NUMBER OF TYPICAL COOLING MONTHS
- HUD BASE IS 180 kWh

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COOLING, CONT.

**SAMPLE CALCULATION – 2 BEDROOM
LOCATION – ABILENE (5 MONTHS ANNUALLY)**

2290 ACTUAL CDD/1000 HUD CDD = 2.29

2.29 x 180 = 412

412 x .9 x 5/12 = 155 kWh

**THIS WILL BE USED AS THE MONTHLY
CONSUMPTION ALLOWANCE FOR
COOLING.**

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CONSUMPTION CALCULATIONS, CONT.

MONTHLY HEATING

- HUD BASE DEGREE DAYS IS 4000
- DETERMINE THE CORRECT DEGREE DAYS (HDD) FOR YOUR LOCATION
- DIVIDE YOUR HDD BY 4000 TO GET THE MULTIPLIER
- DETERMINE THE NUMBER OF TYPICAL COOLING MONTHS
- HUD BASE IS 48 Ccf (using gas for example)

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HEATING, CONT.

MONTHLY HEATING

**SAMPLE CALCULATION – 2 BEDROOM
LOCATION – ABILENE (5 MONTHS ANNUALLY)**

$$2699 \text{ ACTUAL HDD} / 4000 \text{ HUD CDD} = .67$$

$$.67 \times 48 = 32$$

$$32 \times .9 \times 5/12 = 12 \text{ Ccf}$$

**THIS WILL BE USED AS THE MONTHLY
CONSUMPTION ALLOWANCE FOR
HEATING.**

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OTHER CONSUMPTION

- **COOKING (GAS/PROPANE/ELECTRIC)**
- **OTHER ELECTRIC (BASE LOAD INCLUDING REFRIGERATION, LIGHTING & APPLIANCES)**
- **WATER HEATING (GAS/PROPANE/ELECTRIC)**
- **WATER/SEWER**

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SECTION 8 NEW CONSTRUCTION

- **ADMINISTERED THROUGH SHCC IN AUSTIN**
- **ALLOWANCES MUST BE REVIEWED ANNUALLY (HUD DIRECTIVE H-2015-04 ISSUED 22 JUNE, 2015 REMAINS IN EFFECT)**
- **HUD MULTIPLIERS CAN BE USED FOR 2 YEARS AFTER A FULL CONSUMPTION CALCULATION HAS BEEN DONE**

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SECTION 8 NEW CONSTRUCTION, CONT.

- **MUST USE A PERCENTAGE OF DWELLING UNITS PER BEDROOM SIZE TO COMPLETE THE CALCULATIONS**
- **NO EXCESSIVE HIGH/LOW USAGE OMMITIONS**
- **A COPY OF THE REGULATIONS AND THE DWELLING UNIT MATRIX CAN BE FOUND AT
<https://www.hud.gov/sites/documents/15-04HSGN.PDF>**

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ANNUAL REVIEW

- **UTILITY ALLOWANCES MUST BE REVIEWED ANNUALLY**
- **10% DIFFERENCE IN RATE(S) TRIGGERS REVISION FOR PUBLIC HOUSING & HCV**
- **SEC 8 NC REQUIRES REVISION REGARDLESS AND CAN USE MULTIPLIERS FOR TWO YEARS AFTER LAST FULL ANALYSIS**

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