



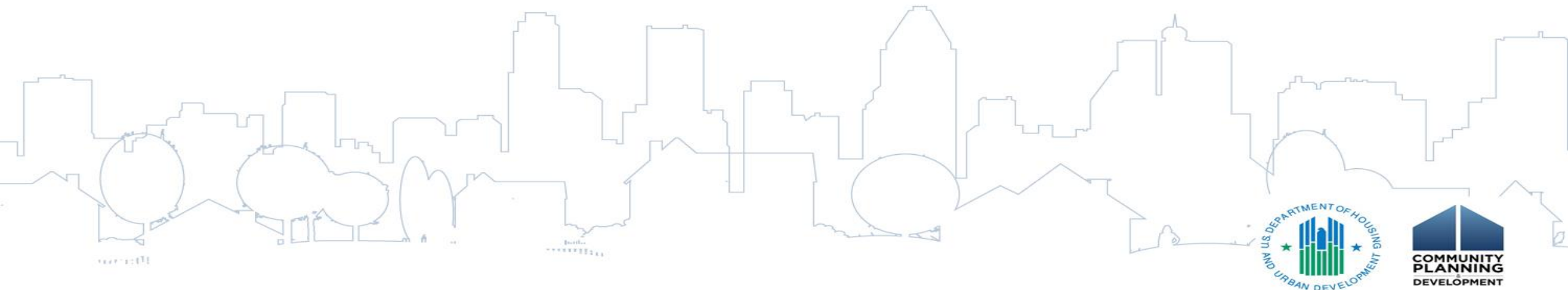
# How to use the HUD Utility Schedule Model

Calculating utility allowances for HOME



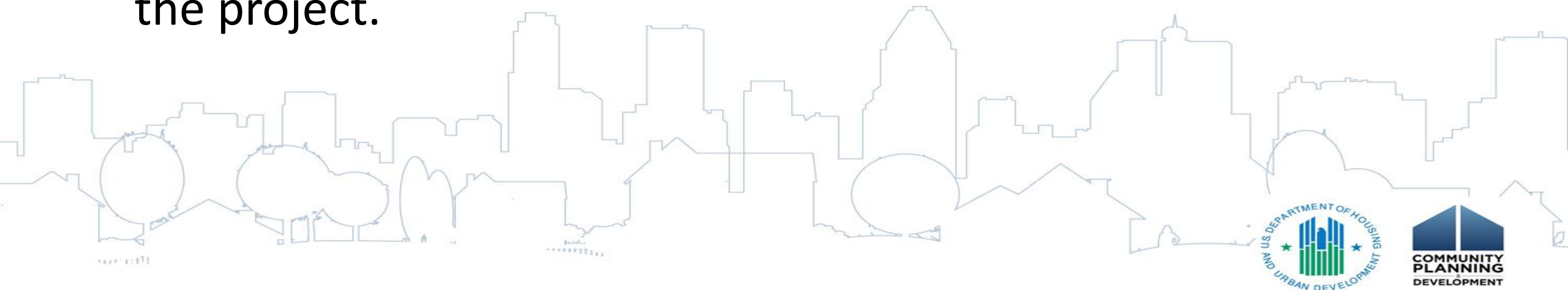
# Agenda

- HOME utility allowance requirements
- How to use the HUD Utility Schedule Model (HUSM)
- Demonstration of the HUSM
- Resources



# Utility Allowance Requirement 92.252(d)(1)

- A PJ must establish maximum monthly allowances for utilities and services (excluding telephone) and update the allowances annually.
- A PJ must use the HUSM or otherwise determine the utility allowance for the project based on the type of utilities used at the project.



# HOMEfires Vol. 13, No. 2

- The UA requirement at §92.252(d) is applicable to all rental projects to which HOME funds were committed on or after August 23, 2013.
- PJs are no longer permitted to use the utility allowance established by the local PHA.
- If PJs choose not to use the HUSM, the UA must be established using a project-specific methodology.



# How the HUSM Works



# Model Basics

- HUSM is based on DOE's Residential Energy Consumption Survey (RECS)
  - RECS provides the only available national data on actual home energy consumption
- The model provides consumption estimates tailored to local weather conditions
- The user supplies local utility prices (tariffs)
- The model then produces utility schedules in the HUD 52667 format and can produce utility allowances when tenant paid utilities are identified



# Steps in Using the Model

- Select location based on zip code
  - This step automatically populates the local heating and cooling degree days (HDD/CDD) data
- Enter tariffs (utility rates) and taxes
  - Note units of measurement before entering rates
- Enter building and unit characteristics
- Review utility schedule
- Review utility allowance for a particular unit



# Tariffs

- Standard Electricity Utility Tariff
- Special Electric Heating, All Electric Tariff
- Standard Natural Gas Utility Tariff
- Fuel Oil Delivery Contract
- Liquefied Petroleum Gas (LPG) Delivery Contract
- Water Supply Tariff
- Sewer Tariff





# HUSM Demonstration



# Standard Electric Tariff

## II. MONTHLY RATE

### A. Distribution Service Charges

1. Basic Customer Charge  
Basic Customer Charge \$7.00 per billing month.
2. Plus Distribution kWh Charge
  - a. Billing Months of June – September

First 800 kWh	@	2.244¢ per kWh
Over 800 kWh	@	1.271¢ per kWh
  - b. Billing Months of October – May

First 800 kWh	@	2.244¢ per kWh
Over 800 kWh	@	1.271¢ per kWh

### B. Electricity Supply (ES) Service Charges

Paragraph II.B. is not applicable to Customers receiving Electricity Supply Service from a Competitive Service Provider.

1. Generation kWh Charge
  - a. Billing Months of June – September

First 800 ES kWh	@	3.795¢ per kWh
Over 800 ES kWh	@	5.773¢ per kWh
  - b. Billing Months of October – May

First 800 ES kWh	@	3.795¢ per kWh
Over 800 ES kWh	@	2.927¢ per kWh
2. Plus Transmission kWh Charge
  - a. All kWh @ 0.970¢ per kWh

- Units of measure do not match the HUSM – convert cents to dollars.
- Combine distribution, generation and transmission rates for each rate block.



# Electric Taxes

A. *Electric utility consumer tax.* In accordance with Virginia Code § 58.1-3814, there is hereby levied a monthly tax on each purchase of electricity delivered to consumers by a service provider, classified as determined by such provider, as follows:

1. *Commercial consumers* --Such tax shall be one dollar and fifteen cents (\$1.15) plus the rate of \$0.00649 on each kWh delivered monthly to commercial consumers.
2. *Industrial consumers* --Such tax shall be one dollar and fifteen cents (\$1.15) plus the rate of \$0.01043 on each kWh delivered monthly to industrial consumers.
3. *Residential consumers* --For electricity consumption in excess of four hundred (400) kWh such tax shall be \$0.00341 on each kWh delivered monthly to residential consumers not to exceed three dollars (\$3.00) per month; provided, however, in the case of any multi-family dwelling served by a master meter or meters, such tax shall be \$0.00341 on each kWh delivered monthly in excess of the number of units times four hundred (400) kWh with the tax not to exceed three dollars (\$3.00) multiplied by the number of individual dwelling units served by the master meter or meters.

## § 58.1-2900. Imposition of tax.

A. Effective January 1, 2001, there is hereby imposed, in addition to the local consumer utility tax of Article 4 (§ 58.1-3812 et seq.) of Chapter 38 and subject to the adjustments authorized by subdivision A 5 and by § 58.1-2902, a tax on the consumers of electricity in the Commonwealth based on kilowatt hours delivered by the incumbent distribution utility and used per month as follows:

1. Each consumer of electricity in the Commonwealth shall pay electric utility consumption tax on all electricity consumed per month not in excess of 2,500 kWh at the rate of \$0.00155 per kWh, as follows:

State consumption tax rate	Special regulatory tax rate	Local consumption tax rate
\$0.00102/kWh	\$0.00015/kWh	\$0.00038/kWh

2. Each consumer of electricity in the Commonwealth shall pay electric utility consumption tax on all electricity consumed per month in excess of 2,500 kWh but not in excess of 50,000 kWh at the rate of \$0.00099 per kWh, as follows:

State consumption tax rate	Special regulatory tax rate	Local consumption tax rate
\$0.00065/kWh	\$0.00010/kWh	\$0.00024/kWh

3. Each consumer of electricity in the Commonwealth shall pay electric utility consumption tax on all electricity consumed per month in excess of 50,000 kWh at the rate of \$0.00075 per kWh, as follows:

State consumption tax rate	Special regulatory tax rate	Local consumption tax rate
\$0.00050/kWh	\$0.00007/kWh	\$0.00018/kWh

• Taxes/fees may be found in the tariff rate book. In this case, the utility tax is found in the Arlington County code, while consumption tax is in the State of Virginia code.



# Standard Natural Gas Tariff

## WASHINGTON GAS LIGHT COMPANY

### Residential Service

### Rate Schedule No. 1

#### AVAILABILITY

This schedule is available in the Virginia portion of the Company's service area as described in Section 1.b.(1) of the General Service Provisions for firm gas service to any customer classified Residential as defined in Section 1A. of the General Service Provisions.

#### RATE FOR MONTHLY CONSUMPTION

##### System Charge (Per customer)

All Billing Months \$11.25

##### Distribution Charge (Per therm)

All gas used during the billing month:

First 25 therms	47.95¢
Next 100 therms	30.63¢
Over 125 therms	25.79¢

Convert cents  
to dollars



# Natural Gas Taxes

B. *Local natural gas utility consumer tax.* In accordance with Virginia Code § 58.1-3814, there is hereby levied a monthly tax on each purchase of natural gas delivered to consumers by pipeline distribution companies and gas utilities classified by "class of consumers" as such term is defined in Virginia Code § 58.1-3814 J., as follows:

1. *Commercial and industrial consumers* --Such tax shall be \$0.845 plus the rate of \$0.06522 on each CCF delivered monthly to commercial and industrial consumers.
2. *Interruptible nonresidential consumers* --Such tax shall be four dollars and fifty cents (\$4.50) plus the rate of \$0.01187 on each CCF delivered monthly to nonresidential consumers of interruptible gas service.
3. *Residential consumers*—For natural gas consumption in excess of twenty (20) CCF such tax shall be three cents (\$0.03) on each CCF delivered monthly to residential consumers not to exceed three dollars (\$3.00) per month; provided, however, in the case of any multi-family dwelling served by a master meter or meters, such tax shall be three cents (\$0.03) on each CCF delivered monthly in excess of the number of unit times twenty (20) CCF with the tax not to exceed three dollars (\$3.00) multiplied by the number of individual dwelling units served by the master meter or meters.

## Imposition of tax

A. Effective January 1, 2001, there is hereby imposed, in addition to the local consumer utility tax of Article 4 (§ [58.1-3812](#) et seq.) of Chapter 38 of this title, a tax on the consumers of natural gas in the Commonwealth based on volume of gas at standard pressure and temperature in units of 100 cubic feet (CCF) delivered by the pipeline distribution company or gas utility and used per month. Each consumer of natural gas in the Commonwealth shall pay tax on the consumption of all natural gas consumed per month not in excess of 500 CCF at the following rates: (i) state consumption tax rate of \$ 0.0135 per CCF, (ii) local consumption tax rate of \$ 0.004 per CCF, and (iii) a special regulatory tax rate of up to \$ 0.002 per CCF.

B. The tax rates set forth in subsection A are in lieu of and replace the state gross receipts tax pursuant to § [58.1-2626](#), the special regulatory revenue tax pursuant to § [58.1-2660](#), and the local license tax pursuant to § [58.1-3731](#) levied on corporations furnishing heat, light or power by means of natural gas.

C. The tax of consumers under this section shall not be imposed on consumers served by a gas utility owned or operated by a municipality. ☺

D. The tax authorized by this chapter shall not apply to use by divisions or agencies of federal, state and local governments.

- The natural gas utility tax in the Arlington County code and the consumption tax in the State of Virginia code are both measured in CCFs.
- The rate must be converted into \$/therm.
- Conversion table: <https://www.eia.gov/tools/faqs/faq.cfm?id=45&t=8>



# Water Supply and Sewer Tariff

## Water & Utilities

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## Rates

### Water, Sewer and Refuse Rates


- Water Rate: \$4.21 per 1,000 gallons of metered water consumption (effective 5/1/2015).
- Sewer Rate: \$9.06 per 1,000 gallons of metered water consumption (effective 5/1/2015).
- Refuse Rate (residential accounts only): \$307.28 annually, billed quarterly \$76.82 (effective 7/1/2016).
- On the first bill, the refuse amount will be prorated since the charge is billed quarterly, in advance.
- Refuse charges are prorated on initial and final bills based on number of days in the billing period.
- The rate for new water service accounts or reactivation of service due to repair or delinquency is \$25.00.

## Contact Us

[View or Pay My Bill](#)

### Customer Call Center

Hours: Mon.-Fri., 8 a.m.-5 p.m.

703-228-6570 

Email 

### Pay Your Bill by Phone


1-888-272-9829  (Code 1000)

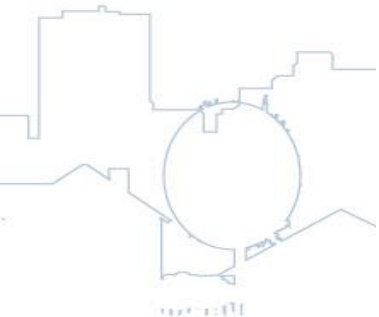
[Mail and Online Payment Options](#)

### Water & Sewer Emergencies

703-228-6555  (24-hour hotline)

### Report Stream Pollution, Spills or Illegal Dumping

703-558-2222 



# Resources

- HOMEfires Vol. 13, No. 2: <https://www.hudexchange.info/resources/documents/HOMEfires-Vol13-No2-Guidance-on-How-to-Establish-Utility-Allowances-for-HOME-Assisted-Rental-Units.pdf>
- HUD User: <https://www.huduser.gov/portal/resources/utilallowance.html>
- HUSM
  - Web-based model: <https://www.huduser.gov/portal/datasets/husm/uam.html>
  - Excel-based model: [https://www.huduser.gov/resources/UtilityModel/Utility\\_Model-Ver13i\\_813.xlsm](https://www.huduser.gov/resources/UtilityModel/Utility_Model-Ver13i_813.xlsm)
- Instructions: [https://www.huduser.gov/portal/resources/UtilityModel/Instructions\\_HUDUtilityModel\\_Rev3.doc](https://www.huduser.gov/portal/resources/UtilityModel/Instructions_HUDUtilityModel_Rev3.doc)
- Conversion for units of measure: <https://www.eia.gov/tools/faqs/faq.cfm?id=45&t=8>

