

**SANTA FE COUNTY
HOUSING AUTHORITY BOARD
RESOLUTION NO. 2023- 2 -HB**

**A RESOLUTION APPROVING THE SANTA FE COUNTY HOUSING
AUTHORITY'S 2023 UTILITY ALLOWANCE SCHEDULE FOR THE
HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, 24 CFR Section 982.517 requires the Santa Fe County Housing Authority ("Authority") to establish a Utility Allowance Schedule (the "Schedule") for the Housing Choice Voucher Program ("Voucher Program"); and

WHEREAS, the Schedule must be reviewed annually to determine if there has been substantial change in utility rates or other charges of general applicability that would require an adjustment to the Schedule; and

WHEREAS, the Authority has reviewed the current Schedule for the Voucher Program and have determined that the Schedule is in need of revision, due to increases in utility rates across Santa Fe County; and

WHEREAS, 24 CFR 982.517 and Form HUD-52667 ("Allowances for Tenant-Furnished Utilities and Other Services") provide guidance and recommended procedures for adjusting utility allowances; and

WHEREAS, Exhibit A to this Resolution sets forth staff's proposed allowances for tenant-furnished utilities and other services ("Allowances") for the Authority's Voucher Program; and

WHEREAS, staff prepared Exhibit A in accordance with 24 CFR 982.517 and Form HUD-52667.

NOW, THEREFORE, BE IT RESOLVED by the Santa Fe County Housing Authority Board ("Board") that:

1. The Allowances set out on Exhibit A to this Resolution are hereby adopted, effective July 1, 2023.
2. Exhibit A shall remain in effect until the Board adopts a subsequent resolution further revising the Allowances.
3. All previous Allowances adopted by the Board are hereby repealed.

SFC CLERK RECORDED 03/13/2023

PASSED, APPROVED, AND ADOPTED THIS 20 DAY OF February, 2023.

SANTA FE COUNTY HOUSING AUTHORITY BOARD

By: Anna Hansen
Anna Hansen, Chair



ATTEST:

Katharine E. Clark
Katharine E. Clark, Santa Fe County Clerk

Date: 3/10/2023

APPROVED AS TO FORM:

Roger Prucino for
Jeff Young, Santa Fe County Attorney

SFC CLERK RECORDED 03/13/2023

COUNTY OF SANTA FE) HOUSING RESOLUTION
STATE OF NEW MEXICO) ss PAGES: 4

I Hereby Certify That This Instrument Was Filed for Record On The 13TH Day Of March, 2023 at 08:24:04 AM And Was Duly Recorded as Instrument # 2007985 Of The Records Of Santa Fe County

Deputy Dorothy Romero Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM



Exhibit A

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)
Santa Fe County Housing Authority		Housing Choice Voucher Program					07/01/2023
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	9	12	14	18	21
	Bottled Gas	78	109	140	171	217	248
	Electric	31	43	55	68	86	98
	Electric – Heat Pump	0	0	0	0	0	0
	Fuel Oil	0	0	0	0	0	0
	Other	0	0	0	0	0	0
Cooking	Natural Gas	1	2	2	2	3	3
	Bottled Gas	13	18	23	28	36	41
	Electric	5	7	9	11	14	16
	Other	0	0	0	0	0	0
Other Electric		18	25	33	40	51	58
Air Conditioning		8	11	15	18	23	26
Water Heating	Natural Gas	3	4	5	6	8	9
	Bottled Gas	34	48	61	75	95	109
	Electric	15	22	28	34	43	49
	Fuel Oil	0	0	0	0	0	0
Water		32	44	57	70	89	101
Sewer		18	25	32	39	50	57
Trash Collection		20	20	20	20	20	20
Other – specify		0	0	0	0	0	0
Range/Microwave		9	9	9	9	9	9
Refrigerator		9	9	9	9	9	9
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		

SFC CLERK RECORDED 03/13/2023

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.