



HOME Program Requirements

[24 CFR Section 92.252\(d\)\(1\)](#) *Initial rent schedule and utility allowances* requires the Participating Jurisdiction (PJ) to establish maximum monthly allowances for utilities and services (excluding telephone) and update the allowances annually. The Participating Jurisdiction must use the HUD Utility Schedule Model or otherwise determine the utility allowance for the project based on the type of utilities used at the project.

HUD provided further guidance on when the utility allowance (UA) requirement under 24 CFR Section 92.252(d)(1) established in the 2013 HOME Final Rule (HOME Rule) became effective, and what methods PJ may use to establish the UA for HOME-assisted rental units. This guidance is contained in HOMEfires – Vol. 13 No. 2, originally published in May 2016 and revised in August 2016.

<https://www.hudexchange.info/resource/5034/homefires-vol-13-no-2-guidance-on-how-to-establish-utility-allowances-for-home-assisted-rental-units/>

In an effort to comply with HOME regulations stated above, King County Housing Finance Program (HFP) requires HOME-funded properties to submit annual utility allowance calculations for approval. Utility Allowance submissions, including all back up documentation, must accompany the Annual HOME Rent Approval Certification forms.

If your project's utility allowance has already been approved by the Washington State Department of Commerce and/or the Washington State Housing Finance Commission, please submit their approval documentation to KCCCompliance@kingcounty.gov, with the subject line: WSHFC or Commerce UA Approval.

King County HOME funds committed **prior** to August 23, 2013

For a majority of King County HOME-funded projects, HOME funds were committed prior to August 23, 2013.

King County HFP may approve one of the following methods when establishing a property specific utility allowance:

- Public Housing Authority Utility Allowance
- Multifamily Housing Utility Analysis
- HUD Utility Schedule Model
- Utility Company Estimate
- Low Income Housing Tax Credit Agency Estimate (incorporated in WSHFC's "Actual Usage Estimate" and "Energy Consumption Model" methods).

*See Resources Section for links

King County HOME funds **committed on or after** August 23, 2013

King County HFP may approve one of the following methods when establishing a project specific utility allowance:

- Multifamily Housing Utility Analysis
- HUD Utility Schedule Model
- Utility Company Estimate
- Low Income Housing Tax Credit Agency Estimate (incorporated in WSHFC's "Actual Usage Estimate" and "Energy Consumption Model" methods).

*See Resources Section for links

King County projects with HOME funds committed on or after August 23, 2013, must notify HFP when a recipient of a Housing Choice Voucher (HCV) is occupying a HOME unit and the utility allowance differs from the HFP approved utility allowance. Once the HOME Period of Affordability (POA) ends, the property will follow the UA requirements specified by HFP (or its successors) at that time.

Utility Allowance for Special Housing Types

Single Room Occupancy (SRO)

Per 24 CFR CH. IX 982.605, utility allowances for an assisted person residing in SRO housing is 75 percent of the zero (0) bedroom utility allowance.

Group Home

Per 24 CFR CH. IX 982.612, utility allowances for each assisted person residing in a group home is the pro-rated portion of the utility allowance for the group home unit size.

Resources

King County Housing Authority Utility Estimate Schedule: <https://www.kcha.org/landlords/rent-utilities/>

Multifamily Housing Utility Analysis follows the methodology outlined in HUD Notice H-2015-04:

<https://www.hud.gov/sites/documents/15-04HSGN.PDF>

HUD Utility Schedule Model: <http://huduser.org/portal/resources/utimodel.html>

WSHFC's Utility Allowance Procedures are contained in Appendix O of the Tax Credit Compliance Manual:

http://www.wshfc.org/managers/ManualTaxCredit/290_AppendixOUtilityAllowanceProceduresForLIHTCProperties.pdf

The Internal Revenue Service (IRS) outlines eligible utility allowance models for tax credit programs:

[26 CFR 1.420-10 Utility Allowances](#), which includes the Utility Company Estimate, Actual Usage Estimate incorporated in WSHFC's "Actual Usage Estimate" and "Energy Consumption Model" methods and Energy Consumption Model.