



MTW UTILITY ALLOWANCE POLICY & UTILITY ALLOWANCE SCHEDULE CHANGES FACT SHEET

Massachusetts Department of Housing and Community Development (DHCD) is implementing a change to its Housing Choice Voucher Program utility allowance policies and schedules. This Fact Sheet includes information about the changes that will soon go into effect. Complete details on the new UA policies and schedules are available for review at MBHP's offices.

Please contact your Program Representative if you have any questions concerning the new utility allowance policies and schedules.

Changes to the Utility Allowance Policies & Schedules

What is different about the new Utility Allowance (UA) Policy

- **If you are responsible for paying for heat in your unit you will receive a utility allowance.**
- If you pay for electricity, cooking, hot water heating and/or any utility, other than heat, you will NOT receive a utility allowance to cover the cost of these utilities.
- This policy change may result in an increase in your rent share.
- The amount you receive for a utility allowance is based on the smaller of your unit size or voucher size. For example, if you live in a 3 bedroom unit but your voucher is for a 2 bedroom unit, your utility allowance will be based on a 2 BR unit.
- The new utility allowances are as follows:

	Smaller of the Unit Size or Voucher Size							
	0 BR	1 BR	2 BR	3BR	4 BR	5 BR	6 BR	7 BR
Utility Allowance	\$50	\$82	\$113	\$141	\$168	\$213	\$258	\$303

When will my Utility Allowance Change?

- Generally, the new utility allowance policies and schedule will go into effect on April 1, 2014. There are some households where the new policies may go into effect before or after April 1, 2014. Metro Housing|Boston will notify you 60 days before the policy change takes place.
- If your rent share goes up \$100 or more because of the new UA, the change will be applied on July 1, 2014. You will receive notification of this change 60 days before the change goes into effect.
- If you have a recertification or move to a new unit between January 1, 2014 and April 1, 2014 you may receive two rent letters. One letter will include the rent based on your recertification or move and the other rent letter will have the rent based on the new utility allowances. Each letter will tell you when you must start paying the new rent.
- If you notify Metro Housing|Boston that you are moving out of your unit and then you don't move out, your utility allowance will change. You will only receive a utility allowance if you pay for heat. No other utility allowances will be provided.

- After the April 1, 2014 change in utility allowance, the utility allowance Metro Housing|Boston provided for your family may change again at your regular recertification, when you move to a new unit or if and when Metro Housing|Boston changes the amount of the allowances.

What if I need a larger Utility Allowance because I am Disabled?

- As a reasonable accommodation for households with disabled family members, Metro Housing|Boston may provide an additional utility allowance.
- You may request a reasonable accommodation for an additional utility allowance if you pay for that utility and provide documentation that your utility expenses are greater because of that disability.
- Metro Housing|Boston may approve an additional utility allowance if the need is verified by someone identified by your family who is able to make this determination such as a doctor, medical professional and/or non-medical service agency.

FOR HOUSEHOLDS IN THE PROJECT BASED PROGRAM ONLY

- Certain households in the Project Based Program will not be subject to the new UA policy on April 1, 2014. This is because of the contract between the owner of your development and the housing authority. You will receive a notice at least 60 days before the new utility allowance goes into effect. For example, if the new utility allowance policies will not go into effect for you until August 1, 2014, you will receive a notice about your new rent/utility allowance on or before March 1, 2014.
- Households affected by HAP contracts in their initial terms will receive rent letters at least sixty days before implementation of the new utility allowance and schedules become effective. The following Project Based properties fall into this category:

Agency	Property Name	Address	Effective date of New Utility Allowance
BHDC	57 Main St.	Lee	10/1/2014
CTI	Wadleigh House 170 Main Street	Haverhill	6/1/2014
CTI	Pleasant St. Apts.	Beverly	6/1/2014
CTI	Home Together 26-28 Marsh St.	Gloucester	7/1/2014
CTI	Hope in Action	Lawrence & Methuen	7/1/2014
CTI	YWCA Market St Apts. 11 Market St.	Newburyport	10/1/2014
HAC	Kings Landing	Brewster	6/1/2014
HAC	Sally's Way	Truro	11/1/2014
HAP	580 South Summer St.	Holyoke	6/1/2014
RCAP	North Village	Webster	5/1/2014
RCAP	Austin Corridor II	Worcester	9/1/2014
SMOC	McCarthy Village Whittlesey Village	Acton	8/1/2014
SMOC	Edmands House	Framingham	10/1/2014
SSHDC	Dept. Crossing	Wareham	6/1/2014
SSHDC	Oscar Romero 24 Allen St.	New Bedford	6/1/2014