



## MTW UTILITY ALLOWANCE POLICY CHANGE FACT SHEET

The 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.

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

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

- Currently, DHCD provides utility allowances for households responsible for the payment of heat. DHCD is implementing a new policy to provide a utility allowance for households that pay for other electricity.
- There are three types of electricity utility allowances. Only households responsible for payment of "Other Electric" will be entitled to this utility allowance. A utility allowance will not be provided for electric cooking or electric hot water heating.

Tenant Paid Utility			
	Cooking Electric	Hot Water Heating Electric	Other ("All") Electricity
Receive Electric UA	No	No	Yes

### What is the new UA schedule for other electricity?

- The amount households will receive for an "Other Electric" utility allowance is based on the smaller of the unit size or voucher size. For example, if a household lives in a 3-bedroom unit, but their voucher is for a 2-bedroom unit, the household's utility allowance will be based on a 2-bedroom unit. If a household has a 3-bedroom voucher but lives in a 2-bedroom unit, the household's utility allowance will also be based on a 2-bedroom unit.

	Smaller of the Unit Size or Voucher							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heat	\$50	\$82	\$113	\$141	\$168	\$213	\$258	\$303
Other Electric	\$27	\$30	\$31	\$32	\$33	\$34	\$35	\$36

### Will households receiving a UA for heat be affected?

- No changes have been made to the utility allowance schedule for heat. If a household is currently receiving a utility allowance for heat and also pays for "Other Electric", at the next regular reexamination, the household will begin receiving utility allowances for both heat and "Other Electric".



**When will the new policy take effect?**

- If a household is entitled to the “Other Electric” utility allowance, the household will begin receiving the allowance on the effective date of their next regular reexamination, starting with reexaminations effective January 1, 2018.

**What if I need a larger UA because I am a person with a disability?**

- As a reasonable accommodation for households with disabled family members, MBHP may provide an additional utility allowance. If you are currently receiving an additional utility allowance as a reasonable accommodation for assistance with “Other Electricity,” your accommodation will need to be verified again, and you will receive an allowance that is the greater of the fixed schedule above or the reasonable accommodation rate. DHCD will determine reasonable accommodations for other utilities on a case by case basis.
- Please contact your program representative for more information.

**FOR HOUSEHOLDS IN THE PROJECT-BASED PROGRAM ONLY**

- Certain households in the Project Based Program will have the new utility allowance policy applied at their first regular reexamination after the first Housing Assistance Payments (HAP) contract anniversary date. This is because of the contract between the owner of the development and the housing authority. Please see below.

Agency	Property Name	New Utility Allowance Will Be Applied at the First Regular Rexam After the Below Date
Metro Housing	75 Amory Ave. Apartments	3/1/2018
HAC	Village Green Phase II	4/1/2018
HSSM	Island Creek Unrestricted	6/1/2018