MSHDA Utility Allowance Quick Reference Chart for LIHTC Developments

Available UA methods	#1 RHS	#2 HUD	#3 PHA (MSHDA or Local)	#4 Local Utility Co. Estimates	#5 Agency Estimates (Actual Consumption)	#6 HUD Utility Model	#7 Engineer Energy Consumption Model
Funding source	RHS 515 & RHS Rental Assistance	HUD Regulated (Sec. 236 or Sec. 8)	Conventionally Financed LIHTC	Conventionally Financed LIHTC	Conventionally Financed LIHTC & RHS 538	Conventionally Financed LIHTC	Conventionally Financed LIHTC
Other Qualifications					Minimum sample required - one year actual data. No outstanding compliance issues.	No outstanding compliance issues.	No outstanding compliance issues.
Requirements for Annual Review/Adjustment	Annually per RHS	Annually per HUD	Implement within 90 days of the Utility Schedule effective date	Obtain new estimate annually and submit to MSHDA 90 days prior to implementation date	Submit proposed UA to MSHDA 90 days prior to expiration of current allowances	Submit proposed UA to MSHDA 90 days prior to expiration of current allowances	Submit proposed UA to MSHDA 90 days prior to expiration of current allowances
Tenant notification requirement of new UA (with or without a rent change)				90 days in advance	90 days in advance	90 days in advance	90 days in advance
Submission Deadline to MSHDA	RHS approval within 30 days of approval	HUD approved UA within 30 days of approval	Copy of PHA rates within 30 days of effective date	Copy of utility company letter within 30 days of approval	All agency consumption data to be submitted by 10/1 each year for a 1/1 effective date	All agency consumption data to be submitted by 10/1 each year for a 1/1 effective date	All agency consumption data to be submitted by 10/1 each year for a 1/1 effective date

Timeline for Methods 4, 5, 6 and 7

