

## **NYS HOME Program - Small Rental Development Initiative (SRDI) Guidance on Determining Utility Allowances**

SRDI projects may use one of the below listed methods to determine utility allowances:

### **1. HUD Utility Schedule Model (HUSM):**

The HUSM enables users to calculate utility schedules by housing type after entering utility rate information (tariffs). This model is based on climate and survey information from the U. S. Energy Information Administration of the Department of Energy and it incorporates energy efficiency and Energy Star data.

- a) The HUSM and use instructions can be accessed on HUD User at:  
<https://www.huduser.gov/portal/resources/utilallowance.html>
- b) The HUSM is available as either a spreadsheet model in MS EXCEL or a web-based model on HUD User at  
<https://www.huduser.gov/portal/datasets/husm/uam.html>

### **2. Utility Company Estimate**

Based on estimates obtained from a local utility company for each of the utilities used in the project. IRS regulations state that the estimate must be obtained in writing and must be based on the estimated cost of that utility for a unit of similar size and construction for the geographic area in which the building containing the unit is located.

### **3. Energy Consumption Model (Engineer Model)**

Based on an energy, water and sewage consumption and analysis model prepared by a properly licensed engineer or a qualified professional. IRS regulations require that such professionals be independent from the property owner and they specify the building factors that must be included in the model.