

Colleagues,

The 2023 Utility Allowances have been released and notification should be sent to the Owners and Managing Agents of your respective properties within the 5 boroughs of New York City no later than Friday, 1/27/23. *For those projects located outside of the 5 boroughs please see the notification that should be sent to those Owners/Agents this week for them to comply by Friday, 1/27/23.*

Please see the separate instructions below.

Projects located outside of New York City:

For Projects located outside of New York City, (except as otherwise provided in IRS Regulation '1.42-101) the project owner or management must obtain and furnish to HFA a copy of the local public housing authority's utility allowance schedule in effect as of January 1, 2023. This schedule (*) must be attached to a cover letter sent to the attention of the HFA Asset Manager assigned to the project. The cover letter must propose adoption of the new Utility Allowances based on such schedule, and state that the new Utility Allowances will become effective after January 1, 2023.

The revised utility allowances are effectuated following the 30-day notice period to all tenants.

Asset Managers email or insert in a folder created by you in Procorem to house the Utility allowance schedule that will be utilized (if they are not in NYC).

*Owners and Agents are required to send conformation of the proposed 2023 utility allowance schedule by Friday, January 27th.

Projects within the New York City:

The following disclosure should accompany your release of the 2023 Utility Allowances.

In connection with its monitoring of compliance with federal Low-Income Housing Tax Credit ("LIHTC") program requirements, the New York State Housing Finance Agency ("HFA") implemented certain procedures, set forth below, to ensure compliance with the applicable provisions of IRS Regulation '1.42-10 (Utility Allowances), which provides in part that if at any time during the building's compliance period, inclusive of the extended use period, the applicable utility allowance for a unit changes, the new utility allowance must be used to compute net rents of rent-restricted LIHTC units.

1. PROJECTS LOCATED IN NEW YORK CITY:

For projects located in New York City, HFA has obtained the latest utility allowances from the New York City Housing Authority. Except as otherwise provided by HUD PHA or in IRS Regulation ' 1.42-10, such utility allowances shall be effective with respect to low-income units in New York City projects after January 1, 2023.

The revised utility allowances are effectuated following the 30-day notice period to all tenants.

See attached schedule for reference.

Utility Allowances

The Utility Allowances in the table below are effective January 1, 2023.

Utilities paid by the tenant must be subtracted from the Payment or Exception Payment Standard.

Bedrooms	Gas	Electric	Total Gas & Electric	Gas Heat & Hot Water	Oil Heat & Hot Water	Electric Heat & Hot Water
SRO	\$24	\$75	\$99	\$78	\$119	\$68
Studio	\$24	\$75	\$99	\$78	\$119	\$68
1	\$27	\$85	\$112	\$91	\$139	\$80
2	\$31	\$110	\$141	\$112	\$169	\$104
3	\$35	\$136	\$171	\$130	\$198	\$130
4	\$39	\$162	\$201	\$150	\$229	\$154
5+	\$43	\$188	\$231	\$169	\$258	\$179