

COMPLIANCE WORKSHOP

Alabama Housing Finance Authority

How to find AHFA on the Internet?

□ **Website Address:** www.ahfa.com

▣ **Select on Multifamily**

■ Select Compliance

- Compliance Manual, AHFA Online Management System, AHFA's Audit Procedures, Mandatory Forms, and Income and Rent Limits.

▣ **Select Housing Credits**

■ Select How to Apply for Credits

- Select Download Allocation Plans
- Select HOME or Tax Credit Plan
 - Read the Compliance Addendum



Compliance Addendum

□ **Health and Safety Violations**

- ▣ 25% Units audited missing or non-charged fire extinguishers
- ▣ 25% Units audited missing or non-working smoke detectors
- ▣ 25% Missing cooktop fire canisters or temperature limiting plates (if applicable)
- ▣ Exposed or improperly installed wiring
- ▣ Insect Infestation (notify of bed bugs)
- ▣ Severe damage to sidewalks or parking lots
- ▣ Missing or broken handrails or steps



Missing Smoke Detector



Discharged Fire Extinguisher



Improperly Installed Wiring



Exposed Wiring



Exposed Wiring



Damaged Sidewalks



Broken Handrail



Occupied or Vacant Unit Deficiencies

- ❑ Missing or inoperable plumbing fixtures
- ❑ Missing or disconnected stoves, dishwashers, or refrigerators
- ❑ Missing or damaged cabinetry in the unit
- ❑ 25% of audited units with missing or damaged drawers
- ❑ Boarded, broken, or missing exterior windows or doors
- ❑ Units vacant more than 30 days not rentable



Inoperable Plumbing Fixture



Damaged Plumbing



Inoperable Plumbing



Missing Appliances



Damaged Cabinetry and Plumbing



Damaged Cabinetry



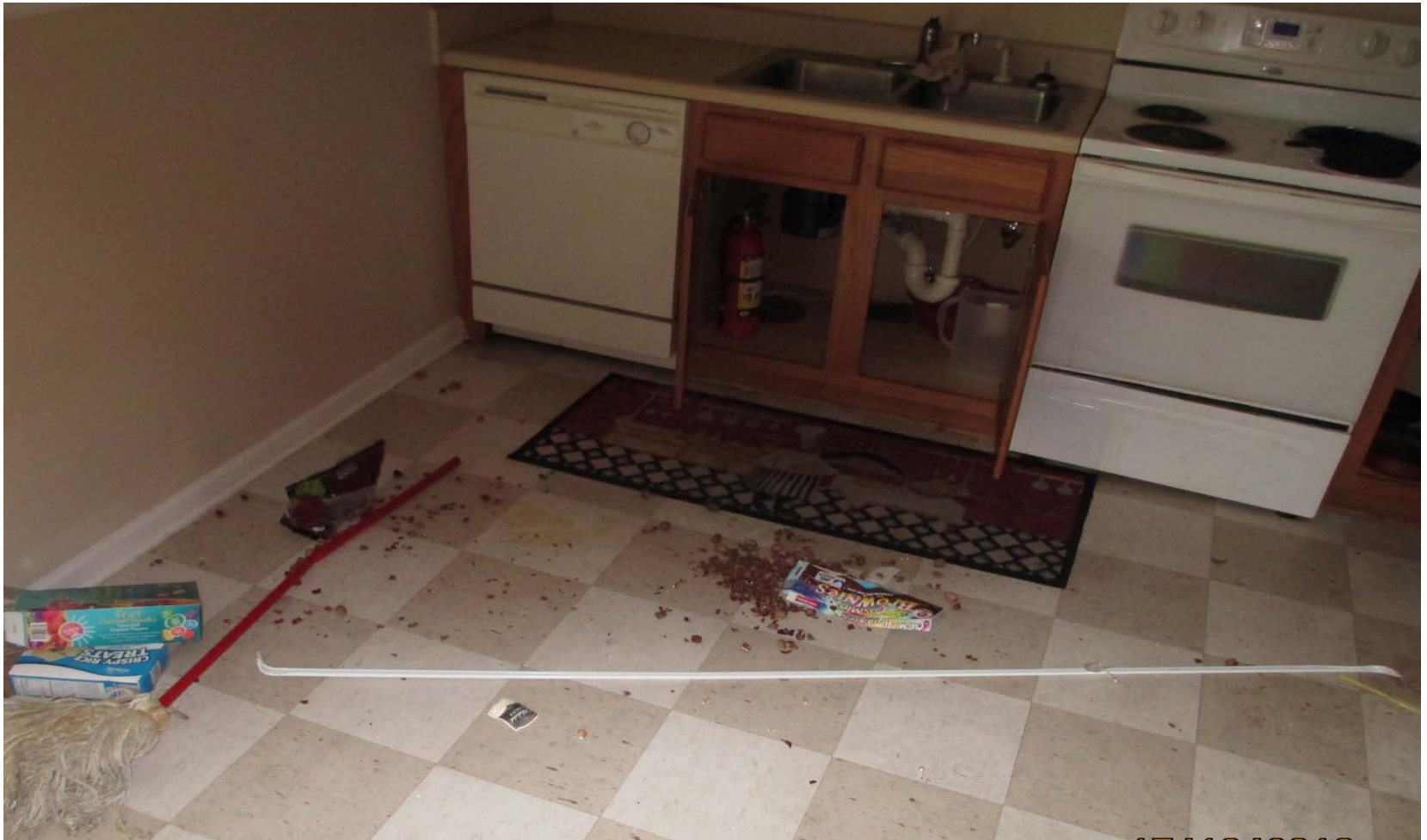
Missing Drawers



Vacant Unit > 30 Days



Vacant Unit > 30 Days



Vacant Unit > 30 Days



Vacant Unit > 30 Days



Site or Common Area Deficiencies

- ❑ Missing project amenities as approved in the owner's application
- ❑ Gutters or Downspouts missing or broken
- ❑ Siding and/or exterior trim rotted and allows water to penetrate behind exterior



Damaged Exterior



Document or File Deficiencies

- ❑ Maintain copy of current utility allowance
- ❑ 25% of audited files with tenants over income limits
- ❑ 25% of audited files are missing
- ❑ 25% of audited files violate the student rule
- ❑ 25% of audited files where the tenant was charged more than the allowable rent



Other General Deficiencies

- All other deficiencies not discussed in the previous sections that are listed in your initial compliance letter must be corrected prior to the assigned correction period. Additional points will be taken if all corrections are not remedied within the specified time frame.



Inspection Day

- **AHFA auditors will ask for the following documents when we arrive for the audit:**
 - **Rent Roll – with the following information listed:**
 - Unit & Building Number
 - Bedroom Size
 - The number of tenants in the household at move-in and recertification
 - Move-In Date
 - Move-In Income
 - Recertification Date
 - Recertification Income
 - The Tenant Paid Rent
 - The Utility Allowance
 - Subsidy
 - Gross Rent
 - Move-Out Date on any Vacant Units



Inspection Day

- ▣ **Utility Allowance – the allowance has to be updated each CALENDAR year.**
 - Properties who have **Section 8 rental assistance tenants** must use the utility allowance from the Public Housing Authority that provides the assistance
 - Properties who have **Rural Development** must provide the utility allowance that was approved and signed by the Rural Development representative.
 - Properties who have **HUD assistance** must use the utility allowance from the appropriate local housing authority
 - **Properties that have NO rental assistance can use one of the following:**
 - A utility allowance from the local public housing authority
 - A utility allowance from the utility provider (ex. Alabama Power, Water Authority)
 - An estimate calculated using the HUD Utility Schedule Model
 - An energy consumption model estimate provided by a licensed engineer or qualified professional approved by AHFA
 - The 2013 HOME Rule does not allow the use of a Public Housing Authority utility allowance for properties that are committed on or after January 24, 2015.



Inspection Day

▣ **Affirmative Marketing Plan (Home properties only)**

- We need copies of the contact letters
- We need a copies of the advertisements

▣ **Audit Steps while on site:**

- We will verify that the approved property amenities (example Club House, Computer Center) are present on the property
- We make sure the Tenant Services are being offered
 - Please keep a notebook with signup sheets, dates offered, and pictures
- We check on the Private Rental Assistance (PRA), if applicable
 - We need a list of tenant(s) and the amount of assistance received
- We will choose 25% of the files to review and of the 25%, we will choose 20% to do a physical inspection of the units
- We will physically inspect vacant units that have been vacant more than 30 days



Vacant Units

- Vacant low-income units must be suitable for occupancy; prepared for **immediate** occupancy. Depending on the facts, AHFA will allow a reasonable period to clean a vacated unit or repair damages caused by a prior tenant.
 - AHFA generally allows 30 days to make a unit ready to rent (habitable)
 - The unit has to be **marketable** (cleaned, painted, carpet cleaned or replaced, and no damages)
 - If the owner is claiming credits on the unit then the unit will have to be ready to rent



Set-Asides

- **Tax Credit Properties**
 - 100% at 60%: 100% of the property is rented to individuals whose income is at or below the 60% income limits
- **Tax Credit/HOME Properties**
 - Properties funded before **January 1, 2009** chose one of the following set-asides:
 - 40% at 50% and 60% at 60%
 - 100% at 50%
 - Properties funded before January 1, 2009 must meet the set-aside on a building by building basis
 - Properties funded **after** January 1, 2009 have the following set-aside:
 - 20% at 50% and 80% at 60%
 - Properties funded **after** January 1, 2009 must meet the set-asides on a project basis versus a building by building basis



Rent Roll for HOME Properties

[illegible]

Rent Roll for Housing Credit Properties

[illegible]

Verification Forms

These forms can be found at www.AHFA.com under Tenant Verifications in the Compliance Section of the Multifamily tab.

Forms should be placed in the same order starting with the Tenant Income Certification (TIC) form for every re-certification down to the Move-In TIC and verifications.

All verifications must be received by management prior to completion of the TIC and move-in of the household.

AHFA TENANT INCOME CERTIFICATION FORM					
Effective Date:		Move In:		Recertification:	
Part I - Property Information					
1. Name of Apartment Complex:			2. Address:		
Part II - Tenant Household Information					
3. Household Member (First, MI, Last):	4. Relationship:	5. Social Security #	6. Date of Birth	7. F/T Student (Y or N)	8. Employed (Y or N)
Part III - Asset Information					
9. Net Family Assets					0.00
10. Imputed Income from Assets (Passbook Savings Rate (2%) * Line 9)					0.00
11. Actual Income from Assets					0.00
Part IV - Income Calculations					
12. Income from Wages, Tips, Salaries, etc.					
13. Income from Social Security, Pensions, other Retirement					
14. Income from Public Assistance Payments (AFDC, etc)					
15. Income in Lieu of Employment (Unemployment & Workers Compensation, Disability and Severance Pay)					
16. Net Income from the Operation of a Business (attach latest tax return)					
17. Periodic Income Payments (Alimony, Child Support, etc)					
18. Income from Armed Forces Personnel					
19. Other Income (Permanent Fund, Longevity Bonus, etc)					
20. Income from Assets (Line 10 or 11, whichever is greater)					
21. GROSS ANNUAL INCOME (add lines 12 thru 20, Do Not Round)					
Part V - Family Qualifying Information					
22. Move-in Date		23. Income Limit for Family Size		24. Income Level (50% or 60%)	
25. Number of Bedrooms		26. Number of Household Members			
27. Unit Number		28. Tenant Paid Rent	29. Utility Allowance	30. Rent Assistance	31. Gross Rent
Part IV - Certification by Tenant					
<p>The Information on this form will be used to determine income eligibility. I/we have provided for each person(s) set forth in Part II acceptable verification of current anticipated annual income. I/we agree to notify the landlord immediately upon any member of the household moving out of the unit or any new member moving in. I/we agree to notify the landlord immediately upon any member becoming a full time student. Under penalties of perjury, I/we certify that the information presented in this certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.</p>					
Tenant Signature:				Date:	
Tenant Signature:				Date:	
Tenant Signature:				Date:	
<p>Based on the representations herein and upon the proofs and documentation required to be submitted, the individual(s) named in Part II of this Tenant Income Certification is/are eligible under the provisions of Section 42 of the Internal Revenue Code, as amended, and the Land Use Restriction Agreement (if applicable), to live in a unit in the Project.</p>					
Signature of Owner/Representative:				Date:	

Tenant Income Certification

- This is the document where all the verified tenant information is entered
- Information entered on the TIC includes:
 - Effective Date (The date the tenant actually moves into the unit), Household Members Information, Student Status, Employment Status, Assets, Income, Bedroom Size, Number of Household Members, and Tenant Rent
 - The information entered on the TIC must be accurate and not contradict information in the file
 - Tenant Paid Rents must be the amount the tenant pays the landlord
 - Rental Assistance is the amount the tenant is given to help pay the rent
 - The Student Status must be entered correctly
 - The Employment Status must be entered correctly
- After all the required information is entered, **All Tenants 18 and over along with Management must sign and date the TIC**



Tenant Income Certification

Common Issues found on the TIC:

- ❑ Effective, Move-In or Recertification Dates missing at the top of the TIC
- ❑ Missing Household Information in Part II
 - ▣ Missing Social Security Number or Date of Birth
 - ▣ Incorrectly entering Student Status or not entering at all (Y or N answer)
 - ▣ Incorrectly entering Employment Status or not entering at all (Y or N answer)
- ❑ Asset Income Calculations in Part III
 - ▣ Not correctly calculating the actual income from assets or the imputed income from assets
- ❑ Failing to have all tenants 18 and over along with the Owner Representative sign/date the TIC



EMPLOYMENT VERIFICATION

THIS SECTION TO BE COMPLETED BY MANAGEMENT AND EXECUTED BY TENANT

TO: (Name & address of employer)

Date: _____

RE: _____
Applicant/Tenant Name

Social Security Number

Unit # (if assigned)

I hereby authorize release of my employment information.

Signature of Applicant/Tenant

Date

The individual named directly above is an applicant/tenant of a housing program that requires verification of income. The information provided will remain confidential to satisfaction of that stated purpose only. Your prompt response is crucial and greatly appreciated.

Project Owner/Management Agent

Return Form To:

THIS SECTION TO BE COMPLETED BY EMPLOYER

Employee Name: _____ Job Title: _____

Presently Employed: Yes _____ Date First Employed _____ No _____ Last Day of Employment _____

Current Wages/Salary: \$ _____ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other _____

Average # of regular hours per week: _____ Year-to-date earnings: \$ _____ through ____/____/____

Overtime Rate: \$ _____ per hour Average # of overtime hours per week: _____

Shift Differential Rate: \$ _____ per hour Average # of shift differential hours per week: _____

Commissions, bonuses, tips, other: \$ _____ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other _____

List any anticipated change in the employee's rate of pay within the next 12 months: _____; Effective date: _____

If the employee's work is seasonal or sporadic, please indicate the layoff period(s): _____

Additional remarks: _____

Employer's Signature

Employer's Printed Name

Date

Employer [Company] Name and Address

Phone #

Fax #

E-mail

NOTE: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United States as to any matter within its jurisdiction.

Employment Verification

- Any household member 18 or older that is employed needs to have verification completed
- Form must be completed by a 3rd party
- Faxed Employment Verifications are okay to use as long they are legible

Common Non-compliance issues:

- If the employer provides a range of working hours (example 35-40), you will need to use the highest number
- If the employer provides hourly rate and year-to-date earnings, you will need to calculate both annual incomes and use the higher of the two
- If the employer lists overtime, shift differential, bonuses, tips, etc., you will need to calculate and include the totals in the gross income
- Make sure to multiply the rate of pay by the correct pay-period (weekly, bi-weekly, semi-monthly, monthly)
- Make sure the employer signs and dates the form



INCOME VERIFICATION (FOR UNEMPLOYED PERSONS)

(To be completed by adult household members only, if appropriate.)

Household Name: _____ Unit No. _____

Please check only one of the following:

1. ____ I am not presently employed and do not anticipate becoming employed within the next twelve months. However, I am personally receiving one of the following sources of income:
- Income from operation of a business
 - Rental income from real or personal property
 - Interest or dividends from assets
 - Social Security payments, annuities, insurance policies, retirement funds, pensions, or death benefits
 - Unemployment, disability payments, or severance pay
 - Public assistance payments (to include Section 8 voucher)
 - Periodic allowances such as alimony, child support, or gifts received from persons not living in my household
 - Sales from self-employed resources (Avon, Mary Kay, Shaklee, etc.)
 - Any other source not named above
2. ____ I am not presently employed but anticipate becoming employed within the next twelve months. I anticipate earning \$ _____.
3. ____ **The following option must not be selected if one of the above statements apply.** I hereby certify that I am claiming Zero Income from employment and any of the sources listed in option one. I do not anticipate any change within the next twelve months. The source of funds to pay for rent and other necessities will come from the following:

Under penalty of perjury, I, _____, certify that the information presented in this certification is true and accurate to the best of my knowledge. I further understand that providing false representation herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signature of Applicant/Tenant

Date

Income Verification (for Unemployed Persons)

- Tenant(s) will need to complete if they are unemployed, receive income from another source other than employment, anticipate income from employment or claim zero income from employment or any other source of income

Common Non-compliance Issues:

- Tenant selects the second option (anticipated employment income) but does not list the anticipated income amount
- Tenant receives Social Security Income or Unemployment Benefits and management does not have tenant complete the form
- Tenant accidentally selects the wrong option (Tenant just needs to check the correct option and date the new response)
- Tenant and/or Management do not sign/date the form



CHILD SUPPORT VERIFICATION

Are you receiving child support? (circle one)

Yes

No

Do you have more than one child?

Yes

No

If so, please list the children and how much they receive

Names

Amounts

1 _____

\$ _____

2 _____

\$ _____

3 _____

\$ _____

4 _____

\$ _____

How often are you receiving the child support? (circle one)

Weekly

Monthly

Quarterly

Annually

Total Amount Received

\$ _____

Is your child support court ordered?

Yes

No

Are you receiving or expecting to receive the court
ordered support?

Yes

No

Under penalty of perjury, I, _____, certify that the information presented in this certification is true and accurate to the best of my knowledge and I will inform the management if any changes occur within the next twelve months. I further understand that providing false representation herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signature of the Applicant/Tenant

Date

Signature of Owner Representative

Date

Child Support Verification

- ❑ If legal documentation of the amount received cannot be obtained , then the child support verification form should be completed
- ❑ If the tenant is supposed to be getting child support but is not receiving any, the child support document must be notarized

Common Non-Compliance Issues:

- ❑ Tenant signs/dates the form but does not complete the form
- ❑ Tenant does not indicate (circle) whether or not the support is being received
- ❑ Tenant does not list names of children or correct support amounts for each child
- ❑ Tenant circles wrong description of how often child support is received or fails to circle any description
- ❑ Tenant and Management do not sign/date the form



UNDER \$5,000 ASSET CERTIFICATION

For households whose combined net assets do not exceed \$5,000.
Complete only one form per household; include assets of children.

Household Name: _____ Unit No. _____

Development Name: _____ City: _____

Complete all that apply for 1 through 4:

1. My/our assets include:

(A) Cash Value*	(B) Int. Rate	(A*B) Annual Income	Source	(A) Cash Value*	(B) Int. Rate	(A*B) Annual Income	Source
\$ _____	_____	\$ _____	Savings Account	\$ _____	_____	\$ _____	Checking Account
\$ _____	_____	\$ _____	Cash on Hand	\$ _____	_____	\$ _____	Safety Deposit Box
\$ _____	_____	\$ _____	Certificates of Deposit	\$ _____	_____	\$ _____	Money market funds
\$ _____	_____	\$ _____	Stocks	\$ _____	_____	\$ _____	Bonds
\$ _____	_____	\$ _____	IRA Accounts	\$ _____	_____	\$ _____	401K Accounts
\$ _____	_____	\$ _____	Keogh Accounts	\$ _____	_____	\$ _____	Trust Funds
\$ _____	_____	\$ _____	Equity in real estate	\$ _____	_____	\$ _____	Land Contracts
\$ _____	_____	\$ _____	Lump Sum Receipts	\$ _____	_____	\$ _____	Capital investments
\$ _____	_____	\$ _____	Life Insurance Policies (excluding Term)				
\$ _____	_____	\$ _____	Other Retirement/Pension Funds not named above:				_____
\$ _____	_____	\$ _____	Personal property held as an investment** :				_____
\$ _____	_____	\$ _____	Other (list):				_____

PLEASE NOTE: Certain funds (e.g., Retirement, Pension, Trust) may or may not be (fully) accessible to you. Include only those amounts which are.

*Cash value is defined as market value minus the cost of converting the asset to cash, such as broker's fees, settlement costs, outstanding loans, early withdrawal penalties, etc.

**Personal property held as an investment may include, but is not limited to, gem or coin collections, art, antique cars, etc. Do not include necessary personal property such as, but not necessarily limited to, household furniture, daily-use autos, clothing, assets of an active business, or special equipment for use by the disabled.

2. ☐ Within the past two (2) years, I/we have sold or given away assets (including cash, real estate, etc.) for more than \$1,000 below their fair market value (FMV). Those amounts* are included above and are equal to a total of: \$ _____ (*the difference between FMV and the amount received, for each asset on which this occurred).
3. ☐ I/we have not sold or given away assets (including cash, real estate, etc.) for less than fair market value during the past two (2) years.
4. ☐ I/we do not have any assets at this time.

The net family assets (as defined in 24 CFR 813.102) above do not exceed \$5,000 and the annual income from the net family assets is \$ _____ This amount is included in total gross annual income.

Under penalty of perjury, I/we certify that the information presented in this certification is true and accurate to the best of my/our knowledge. The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

Applicant/Tenant

Date

Applicant/Tenant

Date

Under \$5000 Asset Certification

- ❑ Every member of the household 18 or older will need to have assets verified
- ❑ The Asset Certification form can be used on a Housing Credit property if the household member has under \$5,000 in assets, if the household member has more than \$5,000 in assets, 3rd party verification is required
- ❑ On a HOME funded property, assets must be verified from a 3rd party
- ❑ Asset verifications must be completed within 120 days of the move-in date

What are Assets?

- ❑ A savings account is a cash asset; you will use the actual balance of the savings account
- ❑ A checking account is a cash asset; you use the 6 month average balance on a checking account because it fluctuates month to month
- ❑ One-time lump sum payments are considered assets (inheritances, lottery winnings)



Assets

You will need the following to determine the Cash Value

- ☐ The value (house, CD, etc.)
- ☐ Any outstanding loan balance
- ☐ The costs to sell the property
- ☐ Penalties for early withdrawal
- ☐ Broker and legal fees
- ☐ Settlement costs for real estate
- ☐ Once you have the above information, you subtract the costs from the value of the asset to determine the Cash Value



Assets

What do I do when I have the asset information?

- ❑ If the total Cash Value of the assets is \$5000 or less, you will include the actual income from the asset
- ❑ If the total Cash Value of the assets is \$5,000 or more, you will include the greater value of the following:
 - ❑ Actual income derived from the value of the assets OR
 - ❑ The Imputed Income derived from the HUD Passbook Rate (currently 2%)

Common Non-Compliance Issues:

- ❑ An asset is receiving interest, but is not verified and counted
- ❑ Failing to complete sections 1 through 4 on the Under \$5,000 Asset Certification
- ❑ Failing to verify assets for each household member 18 or older
- ❑ The tenant does not sign/date the certification



STUDENT VERIFICATION

Check the applicable statement:

- | | | |
|---|---|-------|
| 1 | I am a full-time student *. | _____ |
| 2 | I am a part-time student and I do not anticipate becoming a full time student within the next 12 months. | _____ |
| 3 | I am not a part-time or full-time student and I do not anticipate becoming a full-time student within the next 12 months. | _____ |

*** If yes, enter student explanation
(also attach documentation)**

- | | | |
|---|---|-------|
| 1 | Students of the household are married and have filed a joint tax return (note: Students of the household do not need to be married to each other) | _____ |
| 2 | The household consists of single parent(s) and their minor child(ren). The parent(s) and the child(ren) can not be a dependent of a third party. However, the child(ren) can be a dependent of the other parent. | _____ |
| 3 | At least one member of the household receives assistance under Title IV of the Social Security Act (i.e., AFDC, TANF assistance) | _____ |
| 4 | At least one member of the household was previously under the care and placement responsibility of the State agency responsible for administering a plan under par B or par E of title IV of the Social Security Act (adults who were in the foster care system during childhood) | _____ |
| 5 | At least one member of the household is enrolled in a job training program receiving assistance under the Job Training Partnership Act, or similar federal, state or local laws, and effective for households. | _____ |

I hereby certify that the statement above is true and complete to the best of my knowledge.

Signature of Applicant/Tenant

Date

Signature of Owner Representative

Date

Student Verification

- Households made up entirely of full-time students are not eligible
- Student certification must be verified on each recertification
- A full time student is defined as any individual who has been or will be a full-time student during each of five calendar months during the calendar year in which the taxable year of the taxpayer begins at a regular educational organization with regular facilities
 - ▣ The five months do not have to be consecutive
 - ▣ Elementary, Junior and Senior High Schools, Colleges, Universities, Technical Schools, Trade Schools and Mechanical Schools ARE defined as “regular educational organizations”
 - ▣ Full-time status must be verified by the Institution



Student Verification

There are five exceptions to the Student Rule

- ❑ Students of the household are married and have filed/or entitled to file a joint tax return (Students of the household do not have to be married to each other)
- ❑ The household consists of a single parent(s) and their minor children. The parents and children cannot be a dependent of a third party; however the children can be a dependent of the other parent
- ❑ At least one member of the household receives assistance under Title IV of the Social Security Act (Example AFDC and TANF assistance)
- ❑ At least one adult household member was previously under the care and placement responsibility of the State agency responsible for administering a plan under Title IV Part A or E of the Social Security Act (Example: Adults who were in the foster care system during childhood)
- ❑ At least one member of the household is enrolled in a job training program receiving assistance under the Workforce Investment Act (formerly Job Training Partnership Act), or similar federal, state or local laws and effective for all households

If the individual meets on the exceptions listed, they must provide documentation of the exception. The documentation needs to be kept in the tenant's file



Student Verification

Common Non-compliance issues:

- ❑ Tenant (in an all full-time student household) indicates they are a full time student but does not indicate the correct exception
- ❑ Tenant signs/dates the form but does not indicate student status
- ❑ Tenant selects an explanation but does not provide proof of the exception from a 3rd party
- ❑ Manager does not require the tenant to complete this form
- ❑ Tenant and/or Management do not sign/date the form



STUDENT VERIFICATION

THIS SECTION TO BE COMPLETED BY MANAGEMENT AND EXECUTED BY STUDENT

This Student Verification is being delivered in connection with the undersigned's eligibility for residency in the following apartment:

Project Name: _____

Building Address: _____

Unit Number if assigned: _____

I hereby grant disclosure of the information requested below from _____
Name of Educational Institution

Signature

Date

Printed Name

Student ID#

Return Form to:

THIS SECTION TO BE COMPLETED BY EDUCATIONAL INSTITUTION

The above-named individual has applied for residency or is currently residing in housing that requires verification of student status. Please provide the information requested below:

Is the above-named individual a student at this educational institution? YES NO

If so, part-time or full-time? PART-TIME FULL-TIME

If full-time, the date the student enrolled as such: _____

Expected date of graduation: _____

I hereby certify that the information supplied in this section is true and complete to the best of my knowledge.

Signature: _____

Date: _____

Print your name: _____

Tel. #: _____

Title: _____

Educational Institution: _____

NOTE: Section 1001 of Title 18 of the U. S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United States as to any matter within its jurisdiction.

Student Verification (3rd Party)

- This form should only be completed if tenants that claim to be part or full time students

Common Non-compliance Issues:

- ▣ Manager does send to Educational Institution
- ▣ Education representative does not sign/date the form
- ▣ Proof of Full or Part Time Status is not included
- ▣ Tenant does not sign/date the form



RE-CERTIFICATION FORM

Effective Date: _____

Household Members	Date of Birth	F/T Student (Y or N)	If Yes, Full-time Student Exception (1,2,3,4)

Full-time Student Exceptions:

1. Students of the household are married and have filed a joint tax return
(Students do not need to be married to each other)

2. The household consists of single parent(s) and their minor child(ren). The parent(s) and the child(ren) can not be a dependent of a third party. However, the child(ren) can be a dependent of the other parent.

3. At least one member of the household receives assistance under Title IV of the Social Security Act (AFDC, TANF assistance) or was previously under the care and placement responsibility of the State agency (Foster Care System) responsible for administering a plan under part B or part E of the Title IV of the Social Security Act.

4. At least one member of the household is enrolled in a job training program receiving assistance under the Job Training Partnership Act, or similar federal, state or local laws, and effective for households.

Unit Number	# of Bedrooms	# of Household Members	
Tenant Paid Rent	Utility Allowance	Rental Assistance	Gross Rent
Gross Annual Income	Move-in Date		

I/we certify that the information is complete and accurate and that the I/we will provide source documentation upon request.

Tenant Signature:	Date:
Tenant Signature:	Date:
Tenant Signature:	Date:
Signature of Owner/Representative:	Date:

Recertification Form

- ▣ This is all that is needed to do a recertification on a Tax Credit Property
- ▣ If the property has HOME funds, this form can be used every year except years 6, 12 and 18. For these years, a FULL recertification is required
- ▣ Any household member 18 or older must sign/date this form

Common Non-Compliance Issues:

- ▣ Missing student status
- ▣ Not entering the amount the tenant actually pays each month in the tenant paid rent section
- ▣ Missing effective, move-in or recertification dates
- ▣ Entering a wrong effective date (this should be the month and day of the actual tenant move-in)



AHFA Online Management System

- ❑ We are sending a letter to all the owner contacts to confirm all owned properties. We will ask that each owner contact provide a list of all approved property managers; the response is due back by June 1, 2014
- ❑ We will provide the Organization Codes for each property upon receipt of the confirmation of ownership
- ❑ Once the Owner has the Organization Codes, he/she can register for the AHFA Online Management System
- ❑ The website address is <https://multifamily.ahfa.com/AuthorityOnline/Default.aspx>
- ❑ Ownership and Management team members must register
- ❑ When registering, it is recommended the username be your email address
- ❑ The password has to be at least 7 characters (one has to be numeric)
- ❑ An Owner only has to register one time. The Owner can connect all properties he/she has ownership interest
- ❑ After registering, each owner and management team member will be approved by an AHFA staff member. Our deadline for registering is June 15, 2014. AHFA has an August 1, 2014 deadline for submitting all tenant data for year ended December 31, 2013.



AHFA Online Management System



AHFA Online Management System

Welcome to the Authority DMS Online Management System

The site will allow organizations working with AHFA to manage information about their awards. Some of the features of site are the Online Application, Owner Certification, etc. This site continues to be expanded to allow our partners to work closely with us and to streamline our processes.

Username:

[New User? Register Here.](#)

Password:

Login

[Forgot Your Password?](#)



[Online Resources and Training Videos](#)

Click [Here](#) to visit the AHFA website.

AHFA Online Management System



Tax Credit Compliance

Training Videos

[Registering a Username and Password](#)

[Setting Up Units and Utility Allowances](#)

[Finalizing and Checking Your Own Certification](#)

[Tenant Event Entry](#)

[8609 Progress Report](#)

[Click Here](#) to download all of the online compliance reporting video. (100MB .zip file download)



Single Family

[Technical information](#) for IHSF software installation.

Training Videos

[IHSF Installation](#) - This video covers how to install the software.

[IHSF Main Screen](#) - This video covers the main screen and functionality.

[Creating a New Reservation](#) - This video covers creating a new reservation.

[Viewing an Existing Reservation](#) - This video covers viewing the status of an existing reservation.

[NSP Registration](#) - This video covers how to register for NSP reservations.

Claims Management



AHFA Online Management System



AHFA Online Management System

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Username:

Password:

Login

[New User? Register Here.](#)

[Forgot Your Password?](#)

[Online Resources and Training Videos](#)

Click [Here](#) to visit the AHFA website.

AHFA Online New Registration



AHFA Online Management System

Registration

In order to gain access to this website, you must request it and have it approved by the State. Please enter the following information

If your organization is already registered, please enter your organization code which you can obtain from another user at your organization or the HFA. This code will ensure that your registration can be processed more quickly.

Profile Information

First Name:

Last Name:

E-mail: NOTE: It is recommended that new users use their business email address.

Username:

Password:

Confirm Password:

If your organization is already registered, please enter your organization code which you can obtain from another user at your organization or the HFA. This code will ensure that your registration can be processed more quickly.

Enter Organization Code:

My Organization is not registered ☐

Organization

Name:

Address:

City:

State:

Zip Code:

Telephone:

Fax: (optional)

Access Types

Please check the box next to the type of access you are requesting. You should *only* request access to the program(s) that you are *directly* involved in. If you request access for a program that you are not involved with, you may find that your request will be denied for all programs.

- ☐ Annual Owner Certification and 8609 Access for Rental Housing
- ☐ Individual Development Account Access
- ☐ Claim Management Access
- ☐ Manage your organizations information and users
- ☐ Online Application Access for Developers Only

AHFA Online

In order to gain access to this website, you must request it and have it approved by the State. Please enter the following information:

If your organization is already registered, please enter your organization code which you can obtain from another user at your organization or the HFA. This code will ensure that your registration can be processed more quickly.

Profile Information

First Name:

Last Name:

E-mail: NOTE: It is recommended that new users use their business email address.

Username:

Password:

Confirm Password:

If your organization is already registered, please enter your organization code which you can obtain from another user at your organization or the HFA. This code will ensure that your registration can be processed more quickly.

Enter Organization Code:

My Organization is not registered ☐

Organization

Name:

Address:

City:

State:

Zip Code:

Telephone:


Fax: (optional)

Access Types

Please check the box next to the type of access you are requesting. You should *only* request access to the program(s) that you are *directly* involved in. If you request access for a program that you are not involved with, you may find that your request will be denied for all programs.

- ☒ Annual Owner Certification and 8609 Access for Rental Housing
- ☐ Individual Development Account Access
- ☐ Claim Management Access
- ☒ Manage your organizations information and users
- ☐ Online Application Access for Developers Only

AHFA Online


**ALABAMA HOUSING
FINANCE AUTHORITY**
Come on home, Alabama.

Welcome Cade Barrett
AHFA

[Logout](#)
[Help](#)
19:54

AHFA Online Management System

My Profile




Programs

Owner Certification	This will allow a property manager to complete their Owner Certifications for the RHTC, CDBG, HOME, and Development Fund programs.
Progress Report	This will allow the owner or developer to enter the Semi-Annual 8609 progress report.
My Profile	Manage your profile including your password, contact information, your organization information, and other information about your organization.

Many features of the Authority Online system are based your organization. In some cases, you may need to share your 'Organization Code' with another organization or with someone in your organization who is registering as a new user. This organization code can be found from your profile screen on the 'My Organization' page.



AHFA Online

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AHFA Online Management System

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19:53

Request another property
My Profile
Return To Programs Listing

Properties Listing

xyz 334-222-2424
111 green st
montgomery al 36116
☐ Show All Owner Certificates

Properties Assigned to you:

Property Name	Eff Date	Status	Award Number	Num Buildings	Num Units
Magnolia	2014	Active		2	36

Message Board

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AHFA Online



Welcome Cade Barrett

AHFA

Test Development

AHFA Online Management System

[Logout](#)

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19:30

[Return to Property Listing](#)

[Manage Users](#)

[View Documents](#)

☒ Test Development

☒ Building One

☒ Building Three

☒ Building Two

Property Details

Test Development

AHFA

30 S Meridian, Suite 1000

Indianapolis IN, 46204

Scattered Site: No

[Utility Allowances](#)

[Export Events](#)

[Remove Property](#)

Program	Award Number	Award Date	Buildings	Units
CHDO HOME	CH-008-101	7/25/2008	2	6
HOME	HM-77-00001	8/1/2008	0	6
Tax Credit	IN-06-99999	1/1/2006	2	6
Tenant Based Rental Assistance for Ex Offenders		8/8/1950	0	0

Restriction Type: Rent

Floating Units: False

Rental Assistance: N/A

Extended Use Dates:

Owner Certification Year: 2014

Owner Entity Information

Name: AHFA
Address: 30 S. Meridian Street
City: Indianapolis
State: IN
Zip: 46204

Tax ID Number

Primary Owner Contact

Name
Email
Phone
Fax

Management Company


Name
Address
City
State
Zip
On-Site Property Manager:

Primary Management Contact

Name
Email
Phone
Fax

On-Site Phone:

AHFA Online

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FINANCE AUTHORITY**
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AHFA
Test Development


[Logout](#)
[Help](#)
19:51

[Return to Property Detail](#)

Utility Allowances

	Description	Allowance Type	Unit Type	Effective Date	Cert Year	
Show BINs	PHA	PHA	1 Bedroom	5/8/2014	2014	Copy


Add New



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AHFA Online

**ALABAMA HOUSING
FINANCE AUTHORITY**
Come on home, Alabamians.

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AHFA
Test Development

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19:48

[Return to
Utility
Allowance
Listing](#)

Property Name
Description
Effective Date
Bedrooms
Allowance Type

Test Development

Efficiency
Utility Company Estimate


Bin
☐ IN-06-99999
☐ IN-06-99998
☐ IN-06-99997

Tenant-Paid Total: \$0.00

Save

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AHFA Online

**ALABAMA HOUSING
FINANCE AUTHORITY**
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AHFA
Test Development

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[Help](#)
19:54

AHFA Online Management System

[Return to Utility Allowance Listing](#)

Utility Allowance Entry

Property Name
Description
Effective Date
Bedrooms
Allowance Type

Test Development
Butler PHA
5/1/2014
2 Bedroom
PHA

Bin
☒ IN-06-99999
☒ IN-06-99998
☒ IN-06-99997

Utility Type	Source	Amount	Paid By	Allowance Type
Unit Heat	Electric	50.00	Tenant Paid	PHA
Water Heating	Electric	25.00	Tenant Paid	PHA
Cooking	Electric	8.00	Tenant Paid	PHA
Unit Electric	Electric	10.00	Tenant Paid	PHA
Water Service				
Sewer				
Trash Removal				
RD or Section 8 Approved Allowance				
Air Conditioning				
Other (Requires Description)				
Tenant-Paid Total: \$93.00				

Save

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AHFA Online



Welcome Cade Barrett

AHFA

Test Development

AHFA Online Management System

[Logout](#)

[Help](#)

19:45


[Return to Property Detail](#)

Utility Allowances

	Description	Allowance Type	Unit Type	Effective Date	Cert Year	
Show BINs	PHA	PHA	1 Bedroom	5/8/2014	2014	Copy
Show BINs	Butler PHA	PHA	2 Bedroom	5/1/2014	2014	Copy

[Add New](#)

AHFA Online

**ALABAMA HOUSING
FINANCE AUTHORITY**
Come on home, Alabama.

Welcome Cade Barrett
AHFA
Test Development

[Logout](#)
[Help](#)
19:46

[Return to Property Listing](#)
[Manage Users](#)
[View Documents](#)
☒ [Test Development](#)
 ☒ [Building One](#)
 ☒ 101
 ☒ 102
 ☒ 103
 ☒ 104
 ☒ 105
 ☒ [Building Three](#)
 ☒ [Building Two](#)

Add New Event

Property Details

Test DevelopmentAHFA

30 S Meridian, Suite 1000
Indianapolis IN, 46204

Scattered Site:No

[Utility Allowances](#)
[Export Events](#)
[Remove Property](#)

Program	Award Number	Award Date	Buildings	Units
CHDO HOME	CH-008-101	7/25/2008	2	6
HOME	HM-77-00001	8/1/2008	0	6
Tax Credit	IN-06-99999	1/1/2006	2	6
Tenant Based Rental Assistance for Ex Offenders		8/8/1950	0	0

Restriction Type:Rent

Floating Units:False

Rental Assistance:N/A

Extended Use Dates:

Owner Certification Year:2014

Owner Entity Information

NameAHFA

Address30 S. Meridian Street

CityIndianapolis

StateIN

Zip46204

Tax ID Number

Primary Owner Contact

Name

Email

Phone

Fax

Management Company

Name

Address

City

State

Zip

On-Site Property Manager:

Primary Management Contact

Name

Email


Phone

Fax

On-Site Phone:

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AHFA Online

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FINANCE AUTHORITY**
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AHFA
Test Development

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[Help](#)
19:46

AHFA Online Management System

[Return to Property Listing](#)
[Manage Users](#)
[View Documents](#)
Test Development

- Building One
 - 101 **Add New Event**
 - 102
 - 103
 - 104
 - 105
- Building Three
- Building Two

Event Details

Unit #
101

Number of Bedrooms
2 Bedroom

Event Date

Event Type

Utility Allowance

Total Household Income

Rent Level %
50%

Tenant Rent Portion

Special Needs Code
None

HH Member Count
0

All Student House

Funding Program
☐ Tax Credit
☐ HOME

Square footage
750

Initial Move-in

Unit Identity
Program Unit

Allowance Amount
0.0

Household Income at Move-in
0.00

Income Level %
50%

Federal Rental Assist Amount

Non-Federal Rental Assist Amount

Rental Assist Type
N/A

Rental Assist Source
N/A

Student Count
0

Student Explanation
N/A


Notes

HOUSEHOLD MEMBERS					
First Name	Last Name	SSN	Birth Date	Current Income	
Student Status	Relationship	Race and Ethnicity	Special Needs	Gender	

INCOME OTHER THAN ASSETS						
Member	Employment or Wages	Social Security / SSI	Pensions	Public Assistance	Other Income	Income other than Assets
Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

INCOME FROM ASSETS (USE ANNUAL AMOUNTS)						
Member	Type of Assets	Current / Imputed	Cash Value of Assets	Annual Income from Assets	Total Imputed Income from Assets if Cash Value of Assets is over \$5,000	Income from Assets
Totals:			\$0.00	\$0.00	\$0.00	\$0.00

AHFA Online

**ALABAMA HOUSING
FINANCE AUTHORITY**
Come on home, Alabama.

Welcome Cade Barrett
AHFA
Test Development

[Logout](#)
[Help](#)
19:33

AHFA Online Management System

[Return to Property Listing](#)
[Manage Users](#)

[View Documents](#)

☒ Test Development

☒ Building One

☒ 101

[Add New Event](#)

☐ 102

☐ 103

☐ 104

☐ 105

☒ Building Three

☒ Building Two

Event Details

Unit #	101	Square footage	750
Number of Bedrooms	2 Bedroom	Initial Move-in	5/2/2014
Event Date	5/2/2014	Unit Identity	Program Unit
Event Type	Move In	Allowance Amount	0.0
Utility Allowance	pha Butler PHA	Household Income at Move-in	
Total Household Income		Income Level %	50%
Rent Level %	50%	Federal Rental Assist Amount	
Tenant Rent Portion		Non-Federal Rental Assist Amount	
Special Needs Code	None	Rental Assist Type	N/A
HH Member Count	0	Rental Assist Source	N/A
All Student House		Student Count	0
Funding Program	<input type="checkbox"/> Tax Credit <input type="checkbox"/> HOME	Student Explanation	N/A
		Notes	

Add Member

HOUSEHOLD MEMBERS					
First Name	Last Name	SSN	Birth Date	Current Income	
Student Status	Relationship	Race and Ethnicity	Special Needs	Gender	

Add Non-Asset Income

Inputting this information is OPTIONAL. Information must be input if you want to generate a TIC.


INCOME OTHER THAN ASSETS						
Member	Employment or Wages	Social Security / SSI	Pensions	Public Assistance	Other Income	Income other than Assets
Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Add Asset Income

Inputting this information is OPTIONAL. Information must be input if you want to generate a TIC.

INCOME FROM ASSETS (USE ANNUAL AMOUNTS)						
Member	Type of Assets	Current / Imputed	Cash Value of Assets	Annual Income from Assets	Total Imputed Income from Assets if Cash Value of Assets is over \$5,000	Income from Assets
					Passbook Rate is 2%	

AHFA Online

**ALABAMA HOUSING
FINANCE AUTHORITY**
Come on home, Alabama.

Welcome Cade Barrett
AHFA
Test Development

AHFA Online Management System

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19:40

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[Building One](#)

[101](#)
[Add New Event](#)

[102](#)
[103](#)
[104](#)
[105](#)

[Building Three](#)
[Building Two](#)

Event Details

Unit #
101

Number of Bedrooms
2 Bedroom

Event Date
5/2/2014

Event Type
Move In

Utility Allowance
Butler PHA

Total Household Income

Rent Level %
50%

Tenant Rent Portion

Special Needs Code
None

HH Member Count
0

All Student House

Funding Program
☐ Tax Credit
☐ HOME

Square footage
750

Initial Move-in
5/2/2014

Unit Identity
Program Unit

Allowance Amount
93.00

Household Income at Move-in

Income Level %
50%

Federal Rental Assist Amount

Non-Federal Rental Assist Amount

Rental Assist Type
N/A

Rental Assist Source
N/A

Student Count
0

Student Explanation
N/A

Notes

Add Member

HOUSEHOLD MEMBERS					
First Name	Last Name	SSN	Birth Date	Current Income	
Student Status	Relationship	Race and Ethnicity	Special Needs	Gender	

Add Non-Asset Income

Inputting this information is OPTIONAL. Information must be input if you want to generate a TIC.

INCOME OTHER THAN ASSETS						
Member	Employment or Wages	Social Security / SSI	Pensions	Public Assistance	Other Income	Income other than Assets
Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Add Asset Income

Inputting this information is OPTIONAL. Information must be input if you want to generate a TIC.

INCOME FROM ASSETS (USE ANNUAL AMOUNTS)						
Member	Type of Assets	Current / Imputed	Cash Value of Assets	Annual Income from Assets	Total Imputed Income from Assets if Cash Value of Assets is over \$5,000	Income from Assets
Totals:		\$0.00	\$0.00	\$0.00	Passbook Rate is 2%	\$0.00

HUD Utility Allowance

- The website address is <http://www.huduser.org/portal/resources/utilallowance.html>
- To complete this utility allowance, you will need:
 - ▣ Rate Sheets for all utility providers that the tenant pays
 - ▣ Tax Rates for the utilities
 - ▣ Other fee's included with customer's bill (example: Energy Consumption Recovery (ECR))
 - ▣ PHA Code for the property
- Most rate sheets are available online, but if not you can use a current bill or contact the utility provider
- The website address to get the PHA Codes is <http://www.hud.gov/offices/pih/pha/contacts/states/al.cfm>, this is linked on the HUD Utility Allowance website address
- If the city your property is located does not have a PHA Code, then choose the PHA Code closest to the property
- Once you have completed the allowance, just send it to AHFA for approval. Please make sure to include all backup information (rate sheets, copy of the bill, etc.)



HUD Utility Allowance

MONDAY, MAY 12, 2014

HUD.GOV
U.S. Department of Housing and Urban Development
Secretary Shaun Donovan

SEARCH

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DATA SETS

Utility Allowances

HUD Utility Schedule Model

(Revised Model Posted on 8/27/2013)

HUD has developed a Utility Schedule Model that enables the user to calculate utility schedules by housing type after entering utility rate information (tariffs). This version of the Model is based on data published by the Energy Information Administration of the Department of Energy in its Residential Energy Consumption Survey, from 1997, 2001, and 2005. The Model also incorporates the energy efficiency and Energy Star® data discussed in the 2012 reports listed below. This version of the Model eliminates anomalous results by simplifying the algorithms to ensure proper sequencing of consumption estimates across bedroom sizes and/or structure types. The heating degree day data no longer has to be entered into the model. Once you've selected the Public Housing Agency (PHA) for the area (using a dropdown menu), the weather data is automatically populated for that area.

Please review the [instructions document](#) in MS WORD, which provides a step-by-step explanation of how to use the model.

The HUD Utility Schedule Model is a spreadsheet model in MS EXCEL. Please click [here](#) to download the model.

PHA Code

For Help in determining a PHA code for the area where a project or unit is located, please use the following link. This code is only used to establish the location of a project or a unit so the appropriate weather data can be used in the utility model and does not reflect the regulatory status of a project. Choose the PHA code for a location closest to the project.

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/contacts

TOPIC AREAS

- 50th Percentile Rent Estimates
- American Housing Survey
- Annual Adjustment Factors
- Assisted Housing: National and Local
- CINCH
- Consolidated Planning
- Data Set Reference Guide
- Fair Market Rents
- Geospatial Data Resources
- Government Sponsored Enterprise Data
- Housing Affordability Data System
- Income Limits
- Uniform Relocation Act Income Limits
- Infographics
- Low-Income Housing Tax Credit
- Manufactured Home and Subprime Lender List
- Metropolitan Area Look-Up
- Metropolitan Area Quarterly Residential and Business Vacancy Report
- Moving To Opportunity (MTO)
- Multifamily Tax Subsidy Income Limits
- National Estimates of Housing Market Discrimination against Racial and Ethnic

HUD Utility Allowance: Example 1

Clipboard		Font		Alignment		Number	
C16		fx		HDD May			
A	B	C	D	E	F		
General Information							
2	PHA code Lookup	AL006					
4	Name of Housing Authority	Montgomery					
6	Form Date	May 12, 2014					
8	Include Allowance for Air Conditioning	<input checked="" type="checkbox"/>					TRUE
Climate Data (Degree Days)							
12	HDD Jan	568	required				
13	HDD Feb	415	required				
14	HDD Mar	250	required				
15	HDD Apr	98	required				
16	HDD May	0	required				
17	HDD Jun	9	required				
18	HDD Jul	0	required				
19	HDD Aug	0	required				
20	HDD Sep	3	required				
21	HDD Oct	84	required				
22	HDD Nov	278	required				
23	HDD Dec	489	required				
24	HDD Annual	2194					
25	CDD Jan	2	required				
26	CDD Feb	4	required				
27	CDD Mar	24	required				
28	CDD Apr	73	required				
29	CDD May	225	required				
30	CDD Jun	415	required				
31	CDD Jul	519	required				
32	CDD Aug	502	required				
33	CDD Sep	350	required				
34	CDD Oct	106	required				
35	CDD Nov	23	required				
36	CDD Dec	9	required				
37	CDD Annual	2252					
38	Typical Low Temp	36	required				

Location Tariffs Utility Allowance Computation

Ready

HUD Utility Allowance: Example 1

	A	B	C	D	E	F	G	H	I
4	Standard Electric Utility Tariff								39%
5									Need to Update Allowances
6	Utility Name	<input type="text" value="UtilCo"/>		<input type="text" value="Alabama Power"/>					
8	Rate Name	<input type="text" value="Res 1"/>		<input type="text" value=""/>					
10	Rate Effective Date	<input type="text" value="November 15, 2005"/>		<input type="text" value="January 1, 2009"/>					
11	First Month of Summer	<input type="text" value="May"/>		<input type="text" value="June"/>		Select January if rate is not seasonal			
12		5		6					
13	Last Month of Summer	<input type="text" value="September"/>		<input type="text" value="September"/>		Select December if rate is not seasonal			
14		9		9					
15	Monthly Charge	<input type="text" value="6"/>		<input type="text" value="14.5"/>		\$/month			
16	Summer								
17	Size of First Block	<input type="text" value="650"/>		<input type="text" value="1000"/>		kWh			
18	Size of Second Block	<input type="text" value="350"/>		<input type="text" value="remainder"/>		kWh			
19	Size of Third Block	<input type="text" value="remainder"/>		<input type="text" value=""/>		kWh			
20	Size of Fourth Block	<input type="text" value=""/>		<input type="text" value=""/>		kWh			
21	Cost of First Block	<input type="text" value="0.093"/>		<input type="text" value="0.077823"/>		\$/kWh			
22	Cost of Second Block	<input type="text" value="0.083"/>		<input type="text" value="0.080352"/>		\$/kWh			
23	Cost of Third Block	<input type="text" value="0.077"/>		<input type="text" value=""/>		\$/kWh			
24	Cost of Fourth Block	<input type="text" value=""/>		<input type="text" value=""/>		\$/kWh			
25	Winter								
26	Size of First Block	<input type="text" value="650"/>		<input type="text" value="750"/>		kWh			
27	Size of Second Block	<input type="text" value="350"/>		<input type="text" value="remainder"/>		kWh			
28	Size of Third Block	<input type="text" value="remainder"/>		<input type="text" value=""/>		kWh			
29	Size of Fourth Block	<input type="text" value="0"/>		<input type="text" value=""/>		kWh			
30	Cost of First Block	<input type="text" value="0.083"/>		<input type="text" value="0.077823"/>		\$/kWh			
31	Cost of Second Block	<input type="text" value="0.073"/>		<input type="text" value="0.065823"/>		\$/kWh			
32	Cost of Third Block	<input type="text" value="0.067"/>		<input type="text" value=""/>		\$/kWh			
33	Cost of Fourth Block	<input type="text" value=""/>		<input type="text" value=""/>		\$/kWh			
34	Extra Charges	<input type="text" value=""/>		<input type="text" value="0.02696"/>		\$/kWh			
35	Taxes	<input type="text" value="0"/>		<input type="text" value="5"/>		%			
36									
37									
38									
39									
40									
41									
42									
43									
44									
45									

Location Tariffs Utility Allowance Computation

HUD Utility Allowance: Example 1

and Other Services		Office of Public and Indian Housing									
Locality		ENERGY STAR		Unit Type						Date (mm/dd/yyyy)	
Montgomery		No		Larger Apartment Bldgs. (5+ units)						5/30/2013	
Utility or Service		Monthly Dollar Allowances									
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR				
Space Heating	a. Natural Gas	0	0	0	0	0	0				
	b. Bottle Gas	0	0	0	0	0	0				
	c. Electric Resistance	10	11	14	15	18	20				
	c. Electric Heat Pump	4	5	6	7	7	8				
	e. Oil / Coal / Other	0	0	0	0	0	0				
Cooking	a. Natural Gas	0	0	0	0	0	0				
	b. Bottle Gas	0	0	0	0	0	0				
	c. Electric	6	7	9	11	12	14				
	d. Other	0	0	0	0	0	0				
Other Electric		36	39	47	54	62	70				
Air Conditioning		8	10	15	21	26	32				
Water Heating	a. Natural Gas	0	0	0	0	0	0				
	b. Bottle Gas	0	0	0	0	0	0				
	c. Electric	12	15	21	26	30	32				
	d. Oil / Coal / Other	0	0	0	0	0	0				
Water		0	0	0	0	0	0				
Sewer		0	0	0	0	0	0				
Trash Collection		0	0	0	0	0	0				
Range/Microwave		0	0	0	0	0	0				
Refrigerator		0	0	0	0	0	0				
Other - specify		0	0	0	0	0	0				
Actual Family Allowances To be used by the family to compute allowance.											
Unit size:		2 bedrm									
Utility or Service	Fuel Source	Monthly Allowance Example									
Space Heating	Electric Heat Pump	\$6									
Cooking	Electric	\$9									
Other Electric	Electric	\$47									
Air Conditioning	Electric	\$15									
Water Heating	Electric	\$21									
Water	Tenant does not pay	\$0									
Sewer	Tenant does not pay	\$0									
Trash Collection	Tenant does not pay	\$0									
Range/Microwave	Tenant does not pay	\$0									
Refrigerator	Tenant does not pay	\$0									
Other	Tenant does not pay	\$0									
Total		\$98									

Spreadsheet (ver13) based on form HUD-52667 (12/97).



HUD Utility Allowance: Example 1

C45		fxc 2 bedrm								
A	B	C	D	E	F	G	H	I	J	
16	and Other Services			Office of Public and Indian Housing						
17										
18										
19	Locality		ENERGY STAR		Unit Type			Date (mm/dd/yyyy)		
20	Montgomery		No		Larger Apartment Bldgs. (5+ units)			5/30/2013		
21	Utility or Service			Monthly Dollar Allowances						
22			0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
23	Space Heating	a. Natural Gas	0	0	0	0	0	0	0	
24		b. Bottle Gas	0	0	0	0	0	0	0	
25		c. Electric Resistance	10	11	14	15	18	20		
26		c. Electric Heat Pump	4	5	6	7	7	8		
27		e. Oil / Coal / Other	0	0	0	0	0	0		
28	Cooking	a. Natural Gas	0	0	0	0	0	0		
29		b. Bottle Gas	0	0	0	0	0	0		
30		c. Electric	6	7	9	11	12	14		
31		d. Other	0	0	0	0	0	0		
32	Other Electric		36	39	47	54	62	70		
33	Air Conditioning		8	10	15	21	26	32		
34	Water Heating	a. Natural Gas	0	0	0	0	0	0		
35		b. Bottle Gas	0	0	0	0	0	0		
36		c. Electric	12	15	21	26	30	32		
37		d. Oil / Coal / Other	0	0	0	0	0	0		
38	Water		0	0	0	0	0	0		
39	Sewer		0	0	0	0	0	0		
40	Trash Collection		0	0	0	0	0	0		
41	Range/Microwave		0	0	0	0	0	0		
42	Refrigerator		0	0	0	0	0	0		
43	Other - specify		0	0	0	0	0	0		
44	Actual Family Allowances To be used by the family to compute allowance.									
45	Unit size:	2 bedrm								
46		Studio								
47		1 bedrm								
48	Utility or Service	2 bedrm								
49	Space Heating	3 bedrm								
50	Cooking	4 bedrm								
51	Other Electric	5 bedrm								
52	Air Conditioning	Electric								
53	Water Heating	Electric								
54	Water	Tenant does not pay								
55	Sewer	Tenant does not pay								
56	Trash Collection	Tenant does not pay								
57	Range/Microwave	Tenant does not pay								
58	Refrigerator	Tenant does not pay								
59	Other	Tenant does not pay								
60	Total		\$98							
61										

Spreadsheet (ver13) based on form HUD-52667 (12/97).

HUD Utility Allowance: Example 1

C48		f* Electric Heat Pump									
A	B	C	D	E	F	G	H	I	J		
and Other Services			Office of Public and Indian Housing								
Locality			ENERGY STAR		Unit Type			Date (mm/dd/yyyy)			
Montgomery			No		Larger Apartment Bldgs. (5+ units)			5/30/2013			
Utility or Service			Monthly Dollar Allowances								
			0 BR	1 BR	2 BR	3 BR	4 BR	5 BR			
Space Heating	a. Natural Gas		0	0	0	0	0	0	0		
	b. Bottle Gas		0	0	0	0	0	0	0		
	c. Electric Heat Pump		10	11	14	15	18	20			
	e. Oil / Coal / Other		4	5	6	7	7	8			
Cooking	a. Natural Gas		0	0	0	0	0	0	0		
	b. Bottle Gas		0	0	0	0	0	0	0		
	c. Electric		6	7	9	11	12	14			
	d. Other		0	0	0	0	0	0	0		
Other Electric			36	39	47	54	62	70			
Air Conditioning			8	10	15	21	26	32			
Water Heating	a. Natural Gas		0	0	0	0	0	0	0		
	b. Bottle Gas		0	0	0	0	0	0	0		
	c. Electric		12	15	21	26	30	32			
	d. Oil / Coal / Other		0	0	0	0	0	0	0		
Water			0	0	0	0	0	0	0		
Sewer			0	0	0	0	0	0	0		
Trash Collection			0	0	0	0	0	0	0		
Range/Microwave			0	0	0	0	0	0	0		
Refrigerator			0	0	0	0	0	0	0		
Other - specify			0	0	0	0	0	0	0		
Actual Family Allowances			To be used by the family to compute allowance.								
Unit size:			2 bedrm								
Utility or Service			Fuel Source		Monthly Allowance						
					Example						
Space Heating	Electric Heat Pump				\$6						
Cooking	Tenant does not pay				\$9						
Other Electric	Natural Gas				\$47						
Air Conditioning	Bottled Gas				\$15						
Water Heating	Electric Heat Pump				\$21						
Water	Fuel Oil				\$0						
Sewer	Tenant does not pay				\$0						
Trash Collection	Tenant does not pay				\$0						
Range/Microwave	Tenant does not pay				\$0						
Refrigerator	Tenant does not pay				\$0						
Other	Tenant does not pay				\$0						
Total					\$98						

Spreadsheet (ver13) based on form HUD-52667 (12/97).

HUD Utility Allowance: Example 1

RATE FD FAMILY DWELLING- RESIDENTIAL SERVICE



By order of the Alabama Public Service Commission dated October 20, 2008 in Docket # 24880.

The kWh charges shown reflect adjustment pursuant to Rates RSE and CNP for application to monthly bills effective for April 2011 billings.

PAGE	EFFECTIVE DATE	REVISION
1 of 2	January, 2009 Billings	Fourteenth

AVAILABILITY

Available in all areas served from the interconnected system of the Company.

APPLICABILITY

Applicable for service to single residences and individual family apartments. Service shall not be resold or shared with others except that when two or more family dwelling units are served through a single meter, all provisions of the rate and minimum shall be applied as though each dwelling unit has been separately metered and the actual metered consumption were divided equally between each unit.

CHARACTER OF SERVICE

Single phase service at approximately 120 or 120/240 volts will be provided hereunder. Three phase service can be provided in accordance with Alabama Power Company service regulations.

CHARACTER OF SERVICE

Single phase service at approximately 120 or 120/240 volts will be provided hereunder. Three phase service can be provided in accordance with Alabama Power Company service regulations.

MONTHLY RATE

Base Charge:
\$14.50 per customer; plus

Charge for Energy:

BILLING MONTHS JUNE - SEPTEMBER
7.7823¢ per kWh for the first 1000 kWh,
plus
8.0352¢ per kWh for all over 1000 kWh.

BILLING MONTHS OCTOBER - MAY
7.7823¢ per kWh for the first 750 kWh,
plus
6.5823¢ per kWh for all over 750 kWh.

MINIMUM BILL

No monthly bill shall be less than \$14.50 plus applicable provisions of Rate T.

BUDGET BILLING

See Alabama Power Company's Rules and Regulations for Electric Service governing application to this rate.

HUD Utility Allowance: Example 1

PAGE
2 of 2

EFFECTIVE DATE
January, 2009 Billings

REVISION
Fourteenth

PAYMENT

Bills for service rendered hereunder are payable within ten (10) days from the due date and if not paid within such period become delinquent and subject to charges as set forth in the Company's Rules and Regulations.

ENERGY COST RECOVERY

The amount calculated at the above rate will be increased under the provisions of the Company's Rate ECR (Energy Cost Recovery) by applying the effective Energy Cost Recovery Factor.

RATE STABILIZATION AND EQUALIZATION

Rate RSE (Rate Stabilization and Equalization Factor) is incorporated in this rate and will be applied to adjust (increase or decrease) kWh charges calculated hereunder.

ADJUSTMENT FOR COMMERCIAL OPERATION OF CERTIFICATED NEW PLANT

Rate CNP (Adjustment for Commercial Operation of Certificated New Plant) is incorporated in this rate and will be applied to increase kWh charges calculated hereunder.

NATURAL DISASTER RESERVE

The amount calculated at the above rate will be increased under the provisions of the Company's Rate Rider NDR (Natural Disaster Reserve) by applying the effective NDR Charge.

GENERAL

The amount calculated at the above rate is subject to possible tax adjustment as set forth in Rate

HUD Utility Allowance: Example 1




ALABAMA POWER
A SOUTHERN COMPANY

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[Customer Service for: Residential Business Community Environment About Us](#)

[Home: Residential: Pricing & Rates: Standard Rate - Family Dwelling](#)

Family Dwelling



The standard residential rate plan, Family Dwelling, is available to all customers. This rate has a monthly base charge and a rate that changes based on your monthly electricity usage and the time of the year. This plan is good for customers who are less likely to shift their electricity usage to evenings, nights and weekends during June-September.



Rate Schedule

Summer (June-Sept)		Winter (Oct-May)	
Base Charge	\$14.50	Base Charge	\$14.50
First 1000 kWH	\$0.077823	First 750 kWH	\$0.077823
Over 1000 kWH	\$0.080352	Over 750 kWH	\$0.065823

To help you make the best choice for your home, call our customer service representatives at 1-800-245-2244, stop by your nearest Alabama Power office or fill out this [online form](#).

[Back to Residential](#)
[Pricing & Rates](#)
[Family Dwelling](#)
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[Purchase of Alternate Energy](#)
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HUD Utility Allowance: Example 1

ALABAMA POWER COMPANY BILL CALCULATION FACTORS 2014

Month	NDR Res / Comm	ECR FACTOR (Mills per KWH)			
		ACTUAL FACTOR	SEC.	PRI.	TRAN.
January	0.15 / 0.37	26.810	26.183	24.697	24.056
February	0.15 / 0.37	26.810	26.183	24.697	24.056
March	0.15 / 0.37	26.810	26.183	24.697	24.056
April	0.15 / 0.37	26.810	26.183	24.697	24.056
May	0.15 / 0.37	26.810	26.183	24.697	24.056
June	0.15 / 0.37	26.810	29.689	28.004	27.277
July	0.15 / 0.37	26.810	29.689	28.004	27.277
August	0.15 / 0.37	26.810	29.689	28.004	27.277
September	0.15 / 0.37	26.810	29.689	28.004	27.277
October	0.15 / 0.37	26.810	26.183	24.697	24.056
November	0.15 / 0.37	26.810	26.183	24.697	24.056
December	0.15 / 0.37	26.810	26.183	24.697	24.056

$.15/1000 = .00015$, $26.810/1000 = .02681$; $.00015 + .02681$

The Energy Cost Recovery Rate is .02696



HUD Utility Allowance: Example 1

Online Bill Calculation Results

Reading From: 2013-07-31

Reading To: 2013-08-30

Rate: Family Dwelling

Charge Descriptions:

Base Charge

14.50

Energy Charge 836 KWH * 0.077823

65.06

Natural Disaster Reserve

0.15

Fuel Charge 836 KWH * 0.029689

24.82

Alabama Utility License Tax

1.88

Ala Gross Receipts Tax

4.16

Total:

110.57

*
> approx 5%

HUD Utility Allowance: Example 2

General Information			
1			
2	PHA code Lookup	AL047	
3			
4	Name of Housing Authority	Huntsville	
5			
6	Form Date	May 12, 2014	
7			
8	Include Allowance for Air Conditioning	<input checked="" type="checkbox"/>	TRUE
9			
Climate Data (Degree Days)			
10			
11			
12	HDD Jan	780	required
13	HDD Feb	587	required
14	HDD Mar	404	required
15	HDD Apr	180	required
16	HDD May	1	required
17	HDD Jun	41	required
18	HDD Jul	0	required
19	HDD Aug	0	required
20	HDD Sep	18	required
21	HDD Oct	165	required
22	HDD Nov	417	required
23	HDD Dec	669	required
24	HDD Annual	3262	
25	CDD Jan	0	required
26	CDD Feb	1	required
27	CDD Mar	8	required
28	CDD Apr	40	required
29	CDD May	142	required
30	CDD Jun	326	required
31	CDD Jul	446	required
32	CDD Aug	417	required
33	CDD Sep	238	required
34	CDD Oct	47	required
35	CDD Nov	5	required
36	CDD Dec	1	required
37	CDD Annual	1671	
38	Typical Low Temp	32	required

Location Tariffs Utility Allowance Computation

HUD Utility Allowance: Example 2

Standard Electric Utility Tariff

9%

Utility Name	UtilCo	Huntsville Utilities	
Rate Name	Res 1		
Rate Effective Date	November 15, 2005	October 1, 2013	
First Month of Summer	May	January	Select January if rate is not seasonal
	5	1	
Last Month of Summer	September	December	Select December if rate is not seasonal
	9	12	
Monthly Charge	6	8.88	\$/month
Summer			
Size of First Block	650	1400	kWh
Size of Second Block	350	remainder	kWh
Size of Third Block	remainder		kWh
Size of Fourth Block			kWh
Cost of First Block	0.093	0.08117	\$/kWh
Cost of Second Block	0.083	0.08932	\$/kWh
Cost of Third Block	0.077		\$/kWh
Cost of Fourth Block			\$/kWh
Winter			
Size of First Block	650		kWh
Size of Second Block	350		kWh
Size of Third Block	remainder		kWh
Size of Fourth Block	0		kWh
Cost of First Block	0.083		\$/kWh
Cost of Second Block	0.073		\$/kWh
Cost of Third Block	0.067		\$/kWh
Cost of Fourth Block			\$/kWh
Extra Charges			\$/kWh
Taxes	0	4	%

HUD Utility Allowance: Example 2

	A	B	C	D	E	F	G	H	I
164		Effective Date		January 15, 2005					
166		Monthly Charge		24				\$/month	
168		Size of First Block		500				lbs	
169		Size of Second Block		remaining				lbs	
170		Size of Third Block						lbs	
171		Size of Fourth Block						lbs	
173		Cost of First Block		0.17				\$/lb	
174		Cost of Second Block		0.16				\$/lb	
175		Cost of Third Block						\$/lb	
176		Cost of Fourth Block						\$/lb	
178		Extra Charges						\$/lb	
180		Taxes						%	
182	Water Supply Tariff								
184		Supplier Name		WaterSupplierCo		Huntsville Utilities			
186		Effective Date		January 15, 2005		October 1, 2013			
188		Measurement Units		Gallons					
190		Monthly Charge		5		7.84		\$/month	
192		Size of First Block		500		3000		Gallons	
193		Size of Second Block		remaining		3000		Gallons	
194		Size of Third Block				6000		Gallons	
195		Size of Fourth Block				remainder		Gallons	
197		Cost of First Block		0.0029		0.00129		\$/Gallons	
198		Cost of Second Block		0.00275		0.00166		\$/Gallons	
199		Cost of Third Block				0.00185		\$/Gallons	
200		Cost of Fourth Block				0.00269		\$/Gallons	
202		Extra Charges						\$/Gallons	
204		Taxes				4		%	
206	Sewer Tariff								

Location Tariffs Utility Allowance Computation

HUD Utility Allowance: Example 2

Sewer Tariff

Sewer Charge Included in Water Tariff ☐ FALSE

Sewer Service Name

Effective Date

Measurement Units

2

Monthly Charge \$/month

Size of First Block Gallons

Size of Second Block Gallons

Size of Third Block Gallons

Size of Fourth Block Gallons

Cost of First Block \$/Gallons

Cost of Second Block \$/Gallons

Cost of Third Block \$/Gallons

Cost of Fourth Block \$/Gallons

Extra Charges \$/Gallons

Taxes %

HUD Utility Allowance: Example 2

Form 52667 and Computations

Unit Type

Larger Apartment Bldgs. (5+ units)

4

Electric Tariff

Standard Electric Utility Tariff

1

ENERGY STAR

No

2

Print the form shown below for the selected unit type

Create copies of this worksheet for other unit types

All computations are performed on this worksheet and are located right of column J and below row 70

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Locality		ENERGY STAR		Unit Type		Date (mm/dd/yyyy)	
Huntsville		No		Larger Apartment Bldgs. (5+ units)		5/12/2014	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	a. Natural Gas	0	0	0	0	0	0
	b. Bottle Gas	0	0	0	0	0	0
	c. Electric Resistance	9	11	14	18	21	25
	c. Electric Heat Pump	4	5	6	8	9	10
	e. Oil / Coal / Other	0	0	0	0	0	0
Cooking	a. Natural Gas	0	0	0	0	0	0
	b. Bottle Gas	0	0	0	0	0	0
	c. Electric	5	5	7	8	9	11
	d. Other	0	0	0	0	0	0
Other Electric		25	28	33	39	45	51
Air Conditioning		5	5	9	12	15	19
Water Heating	a. Natural Gas	0	0	0	0	0	0
	b. Bottle Gas	0	0	0	0	0	0
	c. Electric	10	12	17	21	24	27
	d. Oil / Coal / Other	0	0	0	0	0	0
Water		15	16	19	22	25	28
Sewer		23	25	33	41	48	56
Trash Collection		0	0	0	0	0	0
Range/Microwave		0	0	0	0	0	0
Refrigerator		0	0	0	0	0	0
Other - specify		0	0	0	0	0	0
Actual Family Allowances To be used by the family to compute allowance.							

Location Tariffs Utility Allowance Computation

Ready

HUD Utility Allowance: Example 2

	A	B	C	D	E	F	G	H	I	J
43		Other - specify		0	0	0	0	0	0	0
44		Actual Family Allowances To be used by the family to compute allowance.								
45		Unit size:	2 bedrm							
46										
47		Utility or Service	Fuel Source	Monthly Allowance Example						
48		Space Heating	Electric Heat Pump	\$6						
49		Cooking	Electric	\$7						
50		Other Electric	Electric	\$33						
51		Air Conditioning	Electric	\$9						
52		Water Heating	Electric	\$17						
53		Water	Tenant pays	\$19						
54		Sewer	Tenant pays	\$33						
55		Trash Collection	Tenant does not pay	\$0						
56		Range/Microwave	Tenant does not pay	\$0						
57		Refrigerator	Tenant does not pay	\$0						
58		Other	Tenant does not pay	\$0						
59										
60		Total		\$124						
61										
62		Previous editions are obsolete				Spreadsheet (ver13) based on form HUD-52667 (12/97).				
63										ref. Handbook 7420.8



HUD Utility Allowance: Example 2

Residential Rates

Residential Electric Rates

Schedule RS *Effective October 1, 2013*

Applicability: Single Family Dwellings

Character of Service:

Alternating current, single-phase, 60 hertz. Power shall be delivered at a service voltage available in the vicinity or agreed to by Distributor. Multiphase service shall be supplied in accordance with Distributor's standard policy.

Huntsville Utilities Electric Rates are a combination of Energy Charges plus Customer Charge as set out below:

Monthly Charges:

Customer Charge
(Availability):

\$8.88

Energy Charge

First 1,400 kWh: \$0.08117 per kWh

Over 1,400 kWh: \$0.08932 per kWh

(kWh = kilowatt hour)

Residential Water Rates

Inside Huntsville City Limits, Irrigation Meters *Effective October 2013*

Huntsville Utilities Water Rates are a combination of Consumption Charges plus Availability Charges as set out below:

Monthly Charges

Availability Charge: Based on installed meter size

1" meter or less \$ 7.84

1 1/2" meter \$ 24.15

2" meter \$ 36.65

Consumption Charge

First 3,000 gallons: \$1.29 per 1,000 gallons

HUD Utility Allowance: Example 2

Huntsville Utilities – Residential Rates

Page 2 of 3

Next 3,000 gallons:	\$1.66 per 1,000 gallons
Next 6,000 gallons:	\$1.85 per 1,000 gallons
Over 12,000 gallons:	\$2.69 per 1,000 gallons
All Sprinkler:	\$2.69 per 1,000 gallons

Outside Huntsville City Limits

Rates are the same as Madison County Water rates.

Monthly Charges

Minimum Monthly Bill based on installed meter size

1" and smaller	\$ 10.00
1 1/2" & 2"	\$ 30.00
3"	\$ 50.00
4" and up	\$ 100.00

Consumption Charge

First 2,500 gallons:	\$2.50 per 1,000 gallons
Next 2,500 gallons:	\$3.75 per 1,000 gallons
Next 5,000 gallons	\$3.50 per 1,000 gallons
Next 40,000 gallons	\$3.25 per 1,000 gallons
All over 50,000 gallons	\$6.48 per 1,000 gallons

Note: Huntsville Utilities serves as a billing agent for the City of Huntsville Sewer, the Madison County Water Department, and the City of New Hope water and sewer. If you have any questions regarding the rates or services their offices will need to be contacted.

Residential Natural Gas Rates

Effective December 1, 2012 | *Residential Rate Schedule* | Applicability: Single Family Dwellings


Monthly Charges

Customer Charge (availability):	Consumption Charge:
\$ 4.50	

HUD Utility Allowance: Example 2

City of Huntsville, Alabama *** Huntsville *** Alabama *** HuntsvilleAL.gov

Page 1 of 2



HUNTSVILLEAL.gov

Friday, December 6, 2013 - Text Only

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Meeting & Public Notices **DISTRICT 1 TOWN HALL MEETING - CANCELLED**

WPC Sewer Rates

WPC bills for sewer usage based on water consumption. That water consumption is measured by Huntsville Utilities through the customer's water meter. Click [here](#) to see Huntsville Utilities' current water rates.

WPC uses the same water consumption figures to calculate sewer charges.

Sewer rates per 1,000 gallons of water as set by City Ordinance are:

Sewer Rates, per 1,000 gallons of water		
	Single family home - water only	Single family home with sewer
As Of:		
3/01/2005	\$3.17	\$5.79
1/01/2006	\$3.55	\$4.26
1/01/2007	\$3.55	\$4.49
1/01/2008	\$3.59	\$4.68
1/01/2009	\$4.10	\$4.68
1/01/2010	\$4.33	\$5.08
1/01/2011	\$4.50	\$5.29
1/01/2012	\$4.81	\$5.62
1/01/2013	\$4.72	\$5.65
1/01/2014	\$4.90	\$5.88

Click [here](#) to read about EPA's CMOM program and how it will affect your sewer rates.


Sewer usage charges are truly an environmental bargain. Think of it this way: how much is it worth to you to make just one gallon of the shower, toilet, or kitchen sink wastewater that you generated today clean enough to put back in our local waterways... the places we swim in, fish from, and get our drinking water from?

Five dollars?
One dollar?
A quarter?


How about less than half a penny?

Yes, at our current sewer rates, WPC cleanses Huntsville's wastewater for less than half of one cent per gallon.

How do Huntsville's sewer rates compare to those paid in other cities across Alabama and the U.S.?



Click the Alabama map to see how WPC's sewer rates compare to those across the State.



Click the United States map to see how WPC's sewer rates compare to those across the country.

WPC Pages

[WPC HOME](#)

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[Industrial Prepayment](#)

[CMOM](#)

[Fees-Ofs-Grosses](#)

[Sewered Waste](#)

[Disinfect](#)

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[Why is my sewer bill higher than my water bill?](#)

4.83 / 1000
= .00483

HUD Utility Allowance: Example 2

Our Existence is for Service



Since 1940

HUNTSVILLE UTILITIES

Electricity – Natural Gas – Water

(256) 532-8249

Fax (256) 535-1381

P.O. Box 2048

Huntsville, AL 35804

December 12, 2013

To Whom It May Concern:

Huntsville Utilities tax rate is 4% on electricity, natural gas and water.

Thank you,

HUNTSVILLE UTILITIES

AHFA's Contact Information

- Mailing Address

Alabama Housing Finance Authority

7460 Halcyon Pointe Drive

Suite 200

Montgomery, AL 36117

- Phone # 334-244-9200

- Fax # 334-277-1854

- Email Address

- tpeaspanen@ahfa.com (Tom)

- cbarrett@ahfa.com (Cade)

- jhines@ahfa.com (Jeff)

- gkirkland@ahfa.com (Greg)

- jweissend@ahfa.com (John)

