

Housing Choice Voucher Program Payment Standard



Karen DuBois-Walton
President

HCV Payment Standard effective 1/1/2023

		0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
2023 VPS		\$1,320	\$1,467	\$1,791	\$2,001	\$2,258	\$2,856	\$2,935	\$3,274	\$3,613

HCV Payment Standard effective 1/1/2024

Voucher Payment Standard will be set at 100 percent for the following unit sizes 0 bedroom, 3 bedroom 4 bedroom, 6 bedroom 7 bedroom and 8 bedroom. The payment standard will be set at 110 percent for the following unit sizes 2 bedroom and 5 bedroom The payment standard will be set at 115 percent for 1 bedroom. the following unit sizes 0 bedroom. With the exception of the non-impacted areas (which are set at 120%) and hard to locate units such as accessible and larger bedroom size units, which may be set up to 150% as approved in HANH's Moving to Work (MTW) Annual Plan.

		0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
2024VPS		\$1251	\$1580	\$1,843	\$2062	\$2,348	\$2,970	\$3,052	\$3,404	\$3,756

Per 24 CFR982.505

(3) *Decrease in the payment standard amount during the HAP contract term.* If the amount on the payment standard schedule is decreased during the term of the HAP contract, the PHA is not required to reduce the payment standard amount used to calculate the subsidy for the families under HAP contract for as long as the HAP contract remains in effect.

(i) If the PHA chooses to reduce the payment standard for the families currently under HAP contract during the HAP contract term in accordance with their administrative plan, the initial reduction to the payment standard amount used to calculate the monthly housing assistance payment for the family may not be applied any earlier than the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard amount.

Elm City Communities/Housing Authority of the City of New Haven
360 Orange Street, P.O. Box 1912, New Haven, CT 06511
(203) 498-8800 · TTD (203) 497-8343 · www.elmcitycommunities.org

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA FY24 Locations with Gas		Unit Type Highrise					Date (mm/dd/yyyy) 1/1/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	38	43	47	52	56	60	
	Bottled Gas							
	Electric	45	53	72	90	108	127	
	Electric – Heat Pump	40	47	56	63	69	76	
	Fuel Oil	93	109	126	144	161	179	
	Other							
Cooking	Natural Gas	5	6	9	12	14	17	
	Bottled Gas							
	Electric	12	14	20	26	32	38	
	Other							
Other Electric		44	52	72	93	113	133	
Air Conditioning		9	10	14	18	22	26	
Water Heating	Natural Gas	12	15	21	27	34	40	
	Bottled Gas							
	Electric	30	35	45	55	64	74	
	Electric – Heat Pump							
	Fuel Oil	27	32	46	60	74	84	
Water		43	45	60	83	106	129	
Sewer		32	32	45	60	92	115	
Trash Collection								
Other – specify		13/16	13/16	13/16	13/16	13/16	13/16	
Range/Microwave		21	21	21	21	21	21	
Refrigerator		25	25	25	25	25	25	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating" and "Water Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

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Utility Allowance Schedule

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U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA FY24 Locations without Gas Heat		Unit Type Highrise					Date (mm/dd/yyyy) 1/1/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottled Gas							
	Electric	45	53	72	90	108	127	
	Electric – Heat Pump	40	47	56	63	69	76	
	Fuel Oil	93	109	126	144	161	179	
	Other							
Cooking	Natural Gas	6	7	10	13	16	19	
	Bottled Gas							
	Electric	12	14	20	26	32	38	
	Other							
Other Electric		44	52	72	93	113	133	
Air Conditioning		9	10	14	18	22	26	
Water Heating	Natural Gas	14	16	23	31	38	45	
	Bottled Gas							
	Electric	30	35	45	55	64	74	
	Electric – Heat Pump							
	Fuel Oil	27	32	46	60	74	88	
Water		43	45	60	83	106	129	
Sewer		32	32	45	68	92	115	
Trash Collection								
Other – specify		13/18	13/18	13/18	13/18	13/18	13/18	
Range/Microwave		21	21	21	21	21	21	
Refrigerator		25	25	25	25	25	25	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

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5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
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Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

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Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
FY24 Location with Gas Heat		Lowrise					1/1/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	60	68	71	74	75	81	
	Bottled Gas							
	Electric	66	77	100	122	145	168	
	Electric – Heat Pump	51	60	72	81	89	98	
	Fuel Oil	158	186	200	214	228	242	
	Other							
Cooking	Natural Gas	5	6	9	12	14	17	
	Bottled Gas							
	Electric	12	14	20	26	32	38	
	Other							
Other Electric		54	63	88	113	138	163	
Air Conditioning		10	11	16	20	25	30	
Water Heating	Natural Gas	15	18	26	34	42	48	
	Bottled Gas							
	Electric	37	44	56	68	80	93	
	Electric – Heat Pump							
	Fuel Oil	34	40	57	75	93	110	
Water		43	45	60	83	106	129	
Sewer		32	32	45	68	92	115	
Trash Collection								
Other – specify		13/16	13/16	13/16	13/16	13/16	13/16	
Range/Microwave		21	21	21	21	21	21	
Refrigerator		25	25	25	25	25	25	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA FY Location with Gas		Unit Type Rowhouse/Townhouse					Date (mm/dd/yyyy) 1/1/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	46	53	58	63	67	74	
	Bottled Gas							
	Electric	66	77	100	122	145	168	
	Electric – Heat Pump	48	57	68	76	84	93	
	Fuel Oil	119	140	160	181	202	222	
	Other							
Cooking	Natural Gas	5	6	9	12	14	17	
	Bottled Gas							
	Electric	12	14	20	26	32	38	
	Other							
Other Electric		56	66	91	117	143	168	
Air Conditioning		9	10	17	25	32	36	
Water Heating	Natural Gas	15	18	26	34	42	48	
	Bottled Gas							
	Electric	37	44	56	68	80	93	
	Electric – Heat Pump							
	Fuel Oil	34	40	57	75	93	110	
Water		43	45	60	83	106	129	
Sewer		32	32	45	68	92	115	
Trash Collection								
Other – specify		13/16	13/16	13/16	13/16	13/16	13/16	
Range/Microwave		21	21	21	21	21	21	
Refrigerator		25	25	25	25	25	25	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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Locality/PHA FY Location without Gas heat		Unit Type Rowhouse/Townhouse					Date (mm/dd/yyyy) 1/1/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottled Gas							
	Electric	66	77	100	122	145	168	
	Electric – Heat Pump	48	57	68	76	84	93	
	Fuel Oil	119	140	160	181	202	222	
	Other							
Cooking	Natural Gas	6	7	10	13	16	19	
	Bottled Gas							
	Electric	12	14	20	26	32	38	
	Other							
Other Electric		56	66	91	117	143	168	
Air Conditioning		9	10	17	25	32	39	
Water Heating	Natural Gas	17	20	29	38	47	56	
	Bottled Gas							
	Electric	37	44	56	68	80	93	
	Electric – Heat Pump							
	Fuel Oil	34	40	57	75	93	110	
Water		43	45	60	83	106	129	
Sewer		32	32	45	68	92	115	
Trash Collection								
Other – specify		13/18	13/18	13/18	13/18	13/18	13/18	
Range/Microwave		21	21	21	21	21	21	
Refrigerator		25	25	25	25	25	25	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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Locality/PHA FY Location with Gas		Unit Type Single family					Date (mm/dd/yyyy) 1/1/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	51	58	65	71	77	85	
	Bottled Gas							
	Electric	105	124	144	165	186	206	
	Electric – Heat Pump	57	67	80	89	99	109	
	Fuel Oil	132	156	181	205	230	255	
	Other							
Cooking	Natural Gas	5	6	9	12	14	17	
	Bottled Gas							
	Electric	12	14	20	26	32	38	
	Other							
Other Electric		65	76	106	136	166	196	
Air Conditioning		7	8	18	28	38	48	
Water Heating	Natural Gas	15	18	26	34	42	48	
	Bottled Gas							
	Electric	37	44	56	68	80	93	
	Electric – Heat Pump							
	Fuel Oil	34	40	57	75	93	110	
Water		43	45	60	83	106	129	
Sewer		32	32	45	68	92	115	
Trash Collection								
Other – specify		13/16	13/16	13/16	13/16	13/16	13/16	
Range/Microwave		21	21	21	21	21	21	
Refrigerator		25	25	25	25	25	25	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating" and "Water Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

OMB Burden Statement: The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information collected is required to determine the amount of utility allowance necessary to calculate the family's tenant portion. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Notice: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information collected specifies which utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA FY Location without Gas		Unit Type Single family					Date (mm/dd/yyyy) 1/1/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottled Gas							
	Electric	105	124	144	165	186	206	
	Electric – Heat Pump	57	67	80	89	99	109	
	Fuel Oil	132	156	181	205	230	255	
	Other							
Cooking	Natural Gas	6	7	10	13	16	19	
	Bottled Gas							
	Electric	12	14	20	26	32	38	
	Other							
Other Electric		65	76	106	136	166	196	
Air Conditioning		7	8	18	28	38	48	
Water Heating	Natural Gas	17	20	29	38	47	56	
	Bottled Gas							
	Electric	37	44	56	68	80	93	
	Electric – Heat Pump							
	Fuel Oil	34	40	57	75	93	110	
Water		43	45	60	83	106	129	
Sewer		32	32	45	68	92	115	
Trash Collection								
Other – specify		13/18	13/18	13/18	13/18	13/18	13/18	
Range/Microwave		21	21	21	21	21	21	
Refrigerator		25	25	25	25	25	25	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
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Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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