



Homes and Community Renewal

ANDREW M. CUOMO
Governor

JAMES S. RUBIN
Commissioner/CEO

TO: All Low Income Housing Tax Credit Project Owners and Managing Agents

FROM: Robert Rosado, V.P.
OHP / Asset Management *Robert Rosado*

DATE: December 8, 2016

RE: Low Income Housing Tax Credit ("LIHTC")
Annual Utility Allowance Compliance Review

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

1. PROJECTS LOCATED IN NEW YORK CITY:

For projects located in New York City, HFA has obtained the latest utility allowances from the New York City Housing Authority. Except as otherwise provided in IRS Regulation 1.42-10, such utility allowances shall be effective with respect to low-income units in New York City projects after January 1, 2017.

The revised utility allowances are effectuated following the 30 day notice period to all tenants.
See schedule below for reference.

2. PROJECTS LOCATED OUTSIDE OF NEW YORK CITY:

For projects located outside of New York City, (except as otherwise provided in IRS Regulation 1.42-101) the project owner must obtain and furnish to HFA a copy of the local public housing authority's utility allowance schedule in effect as of January 1, 2017. This schedule must be attached to a cover letter and must propose adoption of the new Utility Allowances based on such schedule, and state the new Utility Allowances will become effective after January 1, 2017.

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

NEW YORK STATE HOUSING FINANCE AGENCY

OHP / Asset Management

Utility Allowance Rates (Effective January 1, 2017)

(New York City Only)

Cooking Gas and Electric			
All Buildings			
# Of Bedrooms	Gas (\$)	Electric (\$)	Total (\$) With Gas & Electric
0 (Studio Unit)	\$17	\$55	\$72
1	\$17	\$57	\$74
2	\$17	\$58	\$75
3	\$18	\$75	\$93
4	\$19	\$78	\$97
5 or More	\$20	\$90	\$110

Electric including Electric Ranges			
All Buildings			
# Of Bedrooms	Gas (\$)	Electric (\$)	Total (\$) With Gas & Electric
0 (Studio Unit)	N/A	\$68	\$68
1	N/A	\$72	\$72
2	N/A	\$76	\$76
3	N/A	\$97	\$97
4	N/A	\$104	\$104
5 or More	N/A	\$120	\$120