

Town Hall #1: Q&A
May 5, 2026

Q: Why is now the time this is being implemented?

A: RECP is part of a Department of Defense initiative to promote energy conservation in military housing. The program seeks to empower residents to manage their energy consumption and incentivizes conservation through billing and rebates based on usage compared to established baselines. The goal is to generate savings through reduced energy consumption, which can then be reinvested into Community Reinvestment Projects focused on energy-efficient home upgrades that enhance comfort, lower utility costs, and support long-term sustainability across the community.

Q: How will there be protections to prevent large families entering a home previously occupied by a single member or small family?

A: Family size is not a criterion used in establishing LTGs. Resident's rent and utility allowance (UA) is based on BAH and does not increase based on family size. Residents living in private sector rentals do not receive additional utility allowance for family size.

You can find more information about how Like-Type Groups are set up in AFCEC's RECP FAQs.

<https://www.huntmilitarycommunities.com/sites/homepage/files/html/RECP-FAQ-AFCEC.pdf>

Q: What happens to the difference if I don't use the full allowance? Will it be paid out or just credited?

A: Rebates carry over each month and are automatically used to reduce any new utility charges. Once your total rebate balance reaches \$50, you can choose to receive it through direct deposit.

To set this up, update your Utility Billing Preferences in your Hunt Resident Portal and add the banking information for the checking or savings account you want to use. If you add or update your banking details after you've already reached the \$50 mark, your rebate will be issued at the end of the following billing cycle.

Q: Will these slides be made available?

A: Yes, the slides will be made available following the presentation and will be posted on the community's website, <https://www.arnoldfamilyhousing.com/>.

Q: Will you install smart thermostats in the home?

A: We are currently conducting a smart thermostat pilot program in 4 homes, with plans to expand the initiative to all homes by 2027. In addition, homes are being converted to energy-efficient LED lighting during the Change of Occupancy process. We will continue to evaluate and pursue additional opportunities to enhance the overall energy efficiency of homes.

Q: Who is included in the “average” of average usage rates?

A: The Air Force Utility Allowance Program is designed to support energy-saving habits in a way that stays fair for everyone. The groupings are jointly reviewed and approved by Hunt, the local Command and AFCEC prior to UA Program implementation. To do this, each home is placed into a “like-type” group with other homes that share similar efficiency levels, building characteristics, and home size. The program guidelines help ensure your usage is only compared to homes that operate much like yours.

The table below illustrates the step-by-step methodology used to calculate the monthly baseline average under the 5-year average methodology. It highlights how specific data points are excluded to improve accuracy and ensure a representative baseline.

Vacant units, shown in grey, are removed first so that only occupied homes are considered. Next, the highest and lowest 10% of the remaining usage values—highlighted in orange—are excluded to eliminate outliers. The baseline average is then calculated using the remaining data, and each home’s usage is compared against this benchmark to determine whether it falls above or below the baseline.

If a home’s usage is below the baseline, the resident is eligible for a rebate equal to the difference between the baseline and their actual usage, multiplied by the current utility rate. If a home’s usage exceeds the baseline, the resident will receive a charge equal to the difference between their actual usage and the baseline, multiplied by the current utility rate.

Arnold: LTG #1					
Unit	1	2	3	4	5
May-21	879	846	Vacant	169	1205
May-22	1141	869	719	1201	1487
May-23	820	Vacant	1387	649	559
May-24	1198	890	1124	1251	1016
May-25	352	809	1338	984	1011
May 2026 Monthly Baseline Average					974.16

Each month, our Military Housing Office partners also receive a copy of the billing report for their review. You can find more information about how Like-Type Groups are set up and how monthly baselines are calculated in AFCEC’s RECP FAQs.

<https://www.huntmilitarycommunities.com/sites/homepage/files/html/RECP-FAQ-AFCEC.pdf>

Q: Do you have any historical data available? If so, could you please share the 2025 results so we can begin to understand what to expect from this program?

A: The chart below presents the monthly 2025 mock billing results. Please note that these figures are illustrative, and actual outcomes may vary once the program is implemented.

Arnold Family Housing 2025 Mock Billing Outcomes												
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
# of Billable AD Residents	21	21	20	21	18	16	18	20	20	20	21	21
Lowest Usage (kWh)	1,696	1,015	701	530	352	723	674	1,182	911	723	732	1,104
Highest Usage (kWh)	3,914	2,623	1,982	1,778	1,847	2,443	1,452	2,462	2,141	2,201	2,395	3,259
Above the Baseline												
# of Residents with Statement Charges	19	10	6	12	9	9	1	8	9	15	7	12
% of Residents with Statement Charges	90%	48%	30%	57%	50%	56%	6%	40%	45%	75%	33%	57%
Average Payment Above Baseline	\$ 45	\$ 29	\$ 23	\$ 22	\$ 21	\$ 24	\$ 18	\$ 31	\$ 24	\$ 30	\$ 22	\$ 29
Highest Charge Above Baseline	\$ 138	\$ 65	\$ 47	\$ 58	\$ 38	\$ 52	\$ 18	\$ 52	\$ 63	\$ 92	\$ 75	\$ 98
# of Residents with Statement Charges >\$50 Trigger Amount	8	2	0	1	0	1	0	2	1	2	1	2
% of Residents with Statement Charges >\$50 Trigger Amount	38%	10%	0%	5%	0%	6%	0%	10%	5%	10%	5%	10%
Below the Baseline												
# of Residents with Statement Rebates	2	11	14	9	9	7	17	12	11	5	14	9
% of Residents with Statement Rebates	10%	52%	70%	43%	50%	44%	94%	60%	55%	25%	67%	43%
Average Rebate Below Baseline	\$ (6)	\$ (14)	\$ (18)	\$ (14)	\$ (22)	\$ (20)	\$ (32)	\$ (18)	\$ (11)	\$ (9)	\$ (15)	\$ (13)
Highest Rebate Below Baseline	\$ (12)	\$ (30)	\$ (44)	\$ (40)	\$ (53)	\$ (43)	\$ (90)	\$ (53)	\$ (35)	\$ (27)	\$ (29)	\$ (35)
# of Residents with Statement Rebates >\$(50) Trigger Amount	0	0	0	0	1	0	3	1	0	0	0	0
% of Residents with Statement Rebates >\$(50) Trigger Amount	0%	0%	0%	0%	6%	0%	17%	5%	0%	0%	0%	0%