

July 15, 2024

POSTING FOR COMMENT

The Housing Authority of Kansas City, MO has completed a review of its Public Housing utility allowances in accordance with 24 CFR 965, Subpart E. The annual review was conducted of the applicable utility rates and charges (i.e. lights, gas, water and sewer) for the purpose of implementing revised allowances. The attached proposed revision represents HAKC owned and managed properties. Updated utility allowances for Mixed-Finance properties that have Public Housing units are presented with the Housing Choice Voucher program utility allowances updates.

The Housing Authority engaged the services of The Nelrod Company to conduct a survey of utility rates in Kansas City, Missouri. The details of the study are available for review during regular business hours at the Housing Authority's main office, identified below.

The proposed utility allowances are shown below. The proposed effective date for the utility allowances is January 1, 2025.

The Housing Authority is accepting written comments through August 30, 2024. Written comments must be received before 5:00 p.m. on August 30, 2024, and must be submitted to:

The Housing Authority of Kansas City, Missouri
Attention Executive Director
3822 Summit Street
Kansas City, Missouri 64111

or at email to: elowndes@hac.org
Attention: Executive Director

Edwin T. Lowndes
Edwin T. Lowndes
Executive Director

PROPOSED LIPH 2025 UTILITY ALLOWANCES
Comments Due August 30, 2024

Development	Bedroom Size	2024 Allowance	Proposed 2025 Allowance	Difference	% difference
Guinotte Manor MO-2003	1	\$98.00	\$103.00	\$5.00	5.10%
	2	\$113.00	\$117.00	\$4.00	3.54%
	3	\$128.00	\$127.00	\$0.00	0.00%
	4	\$140.00	\$139.00	\$0.00	0.00%
Theron B Watkins MO-2006	1	\$94.00	\$114.00	\$20.00	21.28%
	2	\$108.00	\$131.00	\$23.00	21.30%
	3	\$122.00	\$142.00	\$20.00	16.39%
	4	\$134.00	\$155.00	\$21.00	15.67%
	5	\$147.00	\$162.00	\$15.00	10.20%
Wayne Miner Court MO-2006	3	\$123.00	\$138.00	\$15.00	12.20%
	4	\$135.00	\$151.00	\$16.00	11.85%
West Bluff MO-2008	1	\$88.00	\$98.00	\$10.00	11.36%
	2	\$102.00	\$110.00	\$8.00	7.84%
	3	\$113.00	\$120.00	\$7.00	6.19%
	4	\$125.00	\$130.00	\$5.00	4.00%
	5	\$136.00	\$136.00	\$0.00	0.00%
Dunbar Gardens MO-2014 (Electric Heating)	0	\$128.00	\$130.00	\$2.00	1.56%
	1	\$128.00	\$130.00	\$2.00	1.56%
	2	\$143.00	\$153.00	\$10.00	6.99%
Dunbar Gardens MO-2014 (Gas Heating)	0	\$101.00	\$104.00	\$3.00	2.97%
	1	\$101.00	\$104.00	\$3.00	2.97%
	2	\$115.00	\$125.00	\$10.00	8.70%
Pemberton Heights MO-2025	1	\$42.00	\$44.00	\$2.00	4.76%
	2	\$49.00	\$48.00	\$0.00	0.00%
Riverview Gardens MO-2033	1	\$83.00	\$110.00	\$27.00	32.53%
	2	\$94.00	\$129.00	\$35.00	37.23%
	3	\$106.00	\$141.00	\$35.00	33.02%
	4	\$116.00	\$154.00	\$38.00	32.76%
North Scattered Sites MO-2038-005 (Row Housel	2	\$248.00	\$277.00	\$29.00	11.69%
	3	\$307.00	\$337.00	\$30.00	9.77%
North Scattered Sites MO-2038-005 (Semi-Detached)	2	\$254.00	\$276.00	\$22.00	8.66%
	3	\$314.00	\$341.00	\$27.00	8.60%
North Scattered Sites MO-2038-005 (Detached House)	2	\$279.00	\$278.00	\$0.00	0.00%
	3	\$343.00	\$340.00	\$0.00	0.00%
	4	\$405.00	\$406.00	\$1.00	0.25%

PROPOSED LIPH 2025 UTILITY ALLOWANCES
Comments Due August 30, 2024

Central Scattered Sites MO-2038-003 (Row House)	2	\$257.00	\$284.00	\$27.00	10.51%
Central Scattered Sites MO-2038-003 (Semi-Detached)	2	\$243.00	\$272.00	\$29.00	11.93%
	3	\$300.00	\$337.00	\$37.00	12.33%
Central Scattered Sites MO-2038-003 (Detached House) (All Electric)	2	\$269.00	\$284.00	\$15.00	5.58%
	3	\$333.00	\$348.00	\$15.00	4.50%
	4	\$395.00	\$411.00	\$16.00	4.05%
Central Scattered Sites MO-2038-003 (Detached House) {All Gas}	2	\$274.00	\$274.00	\$0.00	0.00%
	3	\$335.00	\$338.00	\$3.00	0.90%
	4	\$396.00	\$400.00	\$4.00	1.01%
Central Scattered Sites MO-2038-003 (Detached House) {Mixed Fuel w/Gas Stove}	2	\$293.00	\$297.00	\$4.00	1.37%
	3	\$355.00	\$361.00	\$6.00	1.69%
	4	\$417.00	\$424.00	\$7.00	1.68%
Central Scattered Sites MO-2038-003 (Detached House) (Mixed Fuel w/Electric Stove)	2	\$280.00	\$284.00	\$4.00	1.43%
	3	\$344.00	\$351.00	\$7.00	2.03%
	4	\$409.00	\$410.00	\$1.00	0.24%
South Scattered Sites MO-2038 (Row House)	2	\$251.00	\$263.00	\$12.00	4.78%
	3	\$311.00	\$323.00	\$12.00	3.86%
	4	\$369.00	\$384.00	\$15.00	4.07%
South Scattered Sites MO-2038 (Semi-Detached)	2	\$256.00	\$267.00	\$11.00	4.30%
	3	\$316.00	\$330.00	\$14.00	4.43%
	4	\$375.00	\$391.00	\$16.00	4.27%
South Scattered Sites MO-2038 (Detached House) (Ele Stove)	2	\$280.00	\$271.00	\$0.00	0.00%
	3	\$345.00	\$334.00	\$0.00	0.00%
	4	\$408.00	\$397.00	\$0.00	0.00%
South Scattered Sites MO-2038 (Detached House) (All Gas)	2	\$283.00	\$269.00	\$0.00	0.00%
	3	\$347.00	\$333.00	\$0.00	0.00%
	4	\$410.00	\$395.00	\$0.00	0.00%