



June 21, 2023

Ms. Sheila Brown
Procurement and Contracts Administrator
Montgomery Housing Authority
525 S. Lawrence Street
Montgomery, Alabama 36104

RE: PUBLIC HOUSING UTILITY ALLOWANCE UPDATES

As requested we have updated the conventional public housing utility allowances for the Montgomery Housing Authority.

The cost allowances are based on our previous studies and have been updated to reflect any modernization and/or changes in utility rates since our last update in 2022. Following is a summary of changes:

Modernization

No modernization since the last updates that would affect energy usage.

Utility Rates

See attached table for rate change comparisons

Enclosed are the updated cost allowance tables. Also enclosed is a comparison table of the proposed Allowances versus the Allowances we developed in 2022. Of course if you are using a different version of allowances then the comparisons will be different.

Please review the allowances and if you have any questions or comments give me a call at (770) 393-1766 or email byron@edgoodwinassociates.com.

Sincerely,

GOODWIN AND ASSOCIATES

Byron C. Goodwin

Summary of Rate Changes

Provider	2022		2023		Difference	
					\$	%
Alagasco	\$8.30	Base Charge	\$8.30	Base Charge	\$0.00	0%
	\$1.64050	per CCF first 50	\$2.05119	per CCF first 50	\$0.41070	25%
	\$1.37748	per CCF next 150	\$1.77164	per CCF next 150	\$0.39416	29%
Alabama Power	\$16.15	Customer Charge	\$15.90	Customer Charge	(\$0.25)	-2%
	\$0.13628	Summer first 1000 kWh	\$0.16321	Summer first 1000 kWh	\$0.02694	20%
	\$0.13896	Summer > 1000 kWh	\$0.16590	Summer > 1000 kWh	\$0.02694	19%
	\$0.13356	Winter first 750 kWh	\$0.16603	Winter first 750 kWh	\$0.03247	24%
	\$0.12081	Winter > 750 kWh	\$0.15329	Winter > 750 kWh	\$0.03247	27%
Montgomery						
	garbage	\$27.00	\$27.00	\$0.00	0%	

Montgomery Housing Authority

Monthly Cost Allowances

9/1/23

PROJECT NAME	UNIT TYPE	AVERAGE MONTHLY GAS		AVERAGE MONTHLY ELECTRIC		GARBAGE		TOTAL MONTHLY ALLOWANCE	TOTAL ROUNDED
AL 6-2, Parks Place (Cleveland Court)	1 BR Down ccuade	\$29.87	+	\$73.86	+	\$27.00	=	\$130.73	\$131
	1 BR Up ccuaue	\$29.87	+	\$64.84	+	\$27.00	=	\$121.71	\$122
	2 BR End ccuate	\$33.77	+	\$84.59	+	\$27.00	=	\$145.36	\$145
	2 BR Middle ccuati	\$33.77	+	\$81.53	+	\$27.00	=	\$142.30	\$142
	3 BR Middle ccuati	\$40.88	+	\$92.00	+	\$27.00	=	\$159.88	\$160
AL 6-5, Paterson Court	1 BR Down End pcuade05	\$66.22	+	\$58.26	+	\$27.00	=	\$151.48	\$151
	1 BR Up End pcuaue05	\$63.01	+	\$58.01	+	\$27.00	=	\$148.02	\$148
	2 BR End pcuate05	\$81.14	+	\$64.46	+	\$27.00	=	\$172.61	\$173
	2 BR Middle pcuati05	\$68.36	+	\$63.74	+	\$27.00	=	\$159.11	\$159
	3 BR Middle pcuati05	\$82.63	+	\$69.66	+	\$27.00	=	\$179.29	\$179
	4 BR Middle pcuati05	\$95.51	+	\$73.99	+	\$27.00	=	\$196.50	\$197
	1 BR Down Middle pcuadi05	\$59.39	+	\$57.72	+	\$27.00	=	\$144.11	\$144
AL 6-8, Paterson Court	0 BR w/PTAC pcuali08	\$30.35	+	\$59.48	+	\$27.00	=	\$116.83	\$117
	1 BR Middle w/PTAC pcuali08	\$35.31	+	\$71.23	+	\$27.00	=	\$133.54	\$134
	1 BR End w/PTAC pcuale08	\$35.31	+	\$74.51	+	\$27.00	=	\$136.82	\$137
	1 BR Middle pcuainop	\$62.52	+	\$58.85	+	\$27.00	=	\$148.37	\$148
	1 BR End pcuaenop	\$66.86	+	\$59.20	+	\$27.00	=	\$153.06	\$153
	2 BR Middle pcuati08	\$68.20	+	\$64.06	+	\$27.00	=	\$159.26	\$159
	2 BR End pcuate08	\$76.49	+	\$64.50	+	\$27.00	=	\$167.99	\$168
	3 BR pcuate08	\$89.76	+	\$70.32	+	\$27.00	=	\$187.08	\$187
AL 6-12, Gibbs East geuaco geuaco	1 BR Middle geuadi	\$35.31	+	\$77.03	+	\$27.00	=	\$139.33	\$139
	1 BR End geuade	\$35.31	+	\$84.69	+	\$27.00	=	\$147.00	\$147
	2 BR TH Middle geuati	\$40.43	+	\$84.39	+	\$27.00	=	\$151.83	\$152
	2 BR TH End geuate	\$40.43	+	\$97.10	+	\$27.00	=	\$164.53	\$165
	3 BR Middle geuati	\$50.01	+	\$97.94	+	\$27.00	=	\$174.94	\$175
	3 BR End geuate	\$50.01	+	\$109.59	+	\$27.00	=	\$186.60	\$187
	4 BR geuade	\$59.41	+	\$120.78	+	\$27.00	=	\$207.18	\$207
	5 BR geuade	\$68.98	+	\$127.54	+	\$27.00	=	\$223.52	\$224
	1 BR Converted from 5BR TH geuade	\$35.31	+	\$88.47	+	\$27.00	=	\$150.78	\$151
	2 BR Converted from 5BR TH geuade	\$40.43	+	\$94.47	+	\$27.00	=	\$161.91	\$162
2 BR Row Middle geuaue	\$40.43	+	\$87.83	+	\$27.00	=	\$155.26	\$155	
2 BR Row End geuade	\$40.43	+	\$95.56	+	\$27.00	=	\$163.00	\$163	
AL 6-12, Gibbs West	1 BR Middle gwuadi	\$35.31	+	\$77.03	+	\$27.00	=	\$139.33	\$139
	1 BR End gwuade	\$35.31	+	\$84.69	+	\$27.00	=	\$147.00	\$147
	2 BR Row Middle gwuadi	\$40.43	+	\$87.83	+	\$27.00	=	\$155.26	\$155
	2 BR Row End gwuade	\$40.43	+	\$95.56	+	\$27.00	=	\$163.00	\$163
	2 BR TH Middle gwuati	\$40.43	+	\$84.39	+	\$27.00	=	\$151.83	\$152
	2 BR TH End gwuate	\$40.43	+	\$97.10	+	\$27.00	=	\$164.53	\$165
	3 BR Middle gwuati	\$50.01	+	\$97.94	+	\$27.00	=	\$174.94	\$175
	3 BR End gwuate	\$50.01	+	\$109.59	+	\$27.00	=	\$186.60	\$187
	AL 6-23, Victor Tulane	2 BR vtgua	\$0.00	+	\$146.52	+	\$27.00	=	\$173.52
2 BR HC vtgua		\$0.00	+	\$147.30	+	\$27.00	=	\$174.30	\$174
3 BR vtgua		\$0.00	+	\$181.44	+	\$27.00	=	\$208.44	\$208
4 BR vtgua		\$0.00	+	\$201.17	+	\$27.00	=	\$228.17	\$228

Montgomery Housing Authority
A Comparison Between the Proposed Allowances and Current Allowances

PROJECT		TOTAL			
NAME	UNIT TYPE	Current	Proposed	\$ DIFF	% DIFF
AL 6-2, Parks Place (Cleveland Court)	1 BR Down	\$118	\$131	\$12.94	11%
	1 BR Up	\$111	\$122	\$11.18	10%
	2 BR End	\$130	\$145	\$15.73	12%
	2 BR Middle	\$127	\$142	\$15.13	12%
	3 BR Middle	\$141	\$160	\$18.51	13%
AL 6-5, Paterson Court	1 BR Down End	\$138	\$151	\$13.85	10%
	1 BR Up End	\$135	\$148	\$13.15	10%
	2 BR End	\$157	\$173	\$15.79	10%
	2 BR Middle	\$146	\$159	\$12.91	9%
	3 BR Middle	\$165	\$179	\$14.64	9%
	4 BR Middle	\$181	\$197	\$15.72	9%
	1 BR Down Middle	\$132	\$144	\$12.32	9%
AL 6-8, Paterson Court	0 BR w/PTAC	\$108	\$117	\$8.68	8%
	1 BR Middle w/PTAC	\$123	\$134	\$10.12	8%
	1 BR End w/PTAC	\$126	\$137	\$10.77	9%
	1 BR Middle	\$135	\$148	\$13.17	10%
	1 BR End	\$139	\$153	\$14.15	10%
	2 BR Middle	\$146	\$159	\$12.94	9%
	2 BR End	\$153	\$168	\$14.79	10%
	3 BR	\$171	\$187	\$16.25	10%
AL 6-12, Gibbs East	1 BR Middle	\$128	\$139	\$11.27	9%
	1 BR End	\$134	\$147	\$12.82	10%
	2 BR TH Middle	\$141	\$152	\$11.28	8%
	2 BR TH End	\$150	\$165	\$14.54	10%
	3 BR Middle	\$161	\$175	\$13.57	8%
	3 BR End	\$170	\$187	\$17.10	10%
	4 BR	\$188	\$207	\$18.89	10%
	5 BR	\$204	\$224	\$19.69	10%
	1 BR Converted from 5BR TH	\$137	\$151	\$13.58	10%
	2 BR Converted from 5BR TH	\$149	\$162	\$13.39	9%
	2 BR Row Middle	\$143	\$155	\$12.02	8%
2 BR Row End	\$149	\$163	\$13.64	9%	
AL 6-12, Gibbs West	1 BR Middle	\$128	\$139	\$11.27	9%
	1 BR End	\$134	\$147	\$12.82	10%
	2 BR Row Middle	\$143	\$155	\$12.02	8%
	2 BR Row End	\$149	\$163	\$13.64	9%
	2 BR TH Middle	\$141	\$152	\$11.28	8%
	2 BR TH End	\$150	\$165	\$14.54	10%
	3 BR Middle	\$161	\$175	\$13.57	8%
	3 BR End	\$170	\$187	\$17.10	10%
AL 6-23, Victor Tulane	2 BR	\$151	\$174	\$22.94	15%
	2 BR HC	\$151	\$174	\$23.11	15%
	3 BR	\$178	\$208	\$30.30	17%
	4 BR	\$193	\$228	\$35.12	18%