

Resolution #6828 - Approval and/or Authorization of the Revised
Public Housing Utility Allowance Schedule for Implementation
Effective November 1, 2025

Commissioner **Bertarelli** offered the following motion and moved its adoption:

RESOLUTION NO. **6828**

WHEREAS, 24 CFR 982.517(c)(1) requires public housing authorities (PHAs) to conduct an annual review and necessary revision, as may be needed, of its utility allowances; and

WHEREAS, in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD), the Housing Authority of the City of Montgomery (MHA) solicited a Request for Quote, and Goodwin and Associates was the firm selected to conduct a utility allowance study for the Public Housing Program; and

WHEREAS, the outcome of the study conducted has established a revised Utility Allowance Schedule, as attached hereto, that the MHA is seeking Board approval to adopt and implement effective November 1, 2025, for the Public Housing Program.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of Montgomery, Alabama, that the revised Utility Allowance Schedule established for the Public Housing Program, as attached hereto, is hereby approved for implementation effective November 1, 2025.

Commissioner **Brooks** seconded the motion. Chairman Knight recognized the motion as properly moved and seconded and called for a vote. The Board voted, and the Chairman declared the motion approving the revised Public Housing Program Utility Allowance Schedule for Implementation, effective November 1, 2025, as unanimously carried on this 26th day of August, 2025.

Summary of Rate Changes

Provider	2024	2025	Difference	
			\$	%
Spire	\$8.30 Base Charge	\$8.30 Base Charge	\$0.00	0.0%
	\$1.80638 per CCF first 50	\$1.72390 per CCF first 50	(\$0.08248)	-4.6%
	\$1.51018 per CCF next 150	\$1.43312 per CCF next 150	(\$0.07706)	-5.1%
Alabama Power	\$15.90 Customer Charge	\$16.40 Customer Charge	\$0.50	3.1%
	\$0.17531 Summer first 1000 kWh	\$0.17379 Summer first 1000 kWh	(\$0.00152)	-0.9%
	\$0.17800 Summer > 1000 kWh	\$0.17648 Summer > 1000 kWh	(\$0.00152)	-0.9%
	\$0.17044 Winter first 750 kWh	\$0.17018 Winter first 750 kWh	(\$0.00026)	-0.2%
	\$0.15769 Winter > 750 kWh	\$0.15743 Winter > 750 kWh	(\$0.00026)	-0.2%
Montgomery				
garbage	\$27.00	\$27.00	\$0.00	0.0%

Montgomery Housing Authority

Monthly Cost Allowances

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	\$26.43	+	\$76.34	+	\$27.00	=	\$129.77	\$130
	1 BR Up	\$26.43	+	\$67.10	+	\$27.00	=	\$120.52	\$121
	2 BR End	\$29.70	+	\$87.45	+	\$27.00	=	\$144.16	\$144
	2 BR Middle	\$29.70	+	\$84.32	+	\$27.00	=	\$141.02	\$141
	3 BR Middle	\$35.68	+	\$95.16	+	\$27.00	=	\$157.84	\$158
AL 6-5, Paterson Court					+		=		
	1 BR Down End	\$56.91	+	\$60.37	+	\$27.00	=	\$144.28	\$144
	1 BR Up End	\$54.25	+	\$60.12	+	\$27.00	=	\$141.37	\$141
	2 BR End	\$69.22	+	\$66.81	+	\$27.00	=	\$163.03	\$163
	2 BR Middle	\$58.72	+	\$66.08	+	\$27.00	=	\$151.80	\$152
	3 BR Middle	\$70.56	+	\$72.22	+	\$27.00	=	\$169.78	\$170
	4 BR Middle	\$81.23	+	\$76.72	+	\$27.00	=	\$184.95	\$185
AL 6-8, Paterson Court	1 BR Down Middle	\$51.23	+	\$59.82	+	\$27.00	=	\$138.05	\$138
	0 BR w/PTAC	\$26.83	+	\$61.55	+	\$27.00	=	\$115.38	\$115
	1 BR Middle w/PTAC	\$31.00	+	\$73.68	+	\$27.00	=	\$131.68	\$132
	1 BR End w/PTAC	\$31.00	+	\$77.04	+	\$27.00	=	\$135.04	\$135
	1 BR Middle	\$53.84	+	\$60.99	+	\$27.00	=	\$141.83	\$142
	1 BR End	\$57.43	+	\$61.34	+	\$27.00	=	\$145.78	\$146
	2 BR Middle	\$58.59	+	\$66.41	+	\$27.00	=	\$152.00	\$152
	2 BR End	\$65.40	+	\$66.86	+	\$27.00	=	\$159.26	\$159
AL 6-12, Gibbs East	3 BR	\$76.41	+	\$72.90	+	\$27.00	=	\$176.31	\$176
	1 BR Middle	\$31.00	+	\$76.59	+	\$27.00	=	\$134.59	\$135
	1 BR End	\$31.00	+	\$84.04	+	\$27.00	=	\$142.03	\$142
	2 BR TH Middle	\$35.31	+	\$84.18	+	\$27.00	=	\$146.49	\$146
	2 BR TH End	\$35.31	+	\$96.99	+	\$27.00	=	\$159.30	\$159
	3 BR Middle	\$43.35	+	\$97.24	+	\$27.00	=	\$167.59	\$168
	3 BR End	\$43.35	+	\$109.62	+	\$27.00	=	\$179.97	\$180
	4 BR	\$51.25	+	\$121.41	+	\$27.00	=	\$199.66	\$200
	5 BR	\$59.30	+	\$128.26	+	\$27.00	=	\$214.56	\$215
	1 BR Converted from 5BR TH	\$31.00	+	\$88.25	+	\$27.00	=	\$146.24	\$146
	2 BR Converted from 5BR TH	\$35.31	+	\$94.42	+	\$27.00	=	\$156.73	\$157
	2 BR Row Middle	\$35.31	+	\$86.95	+	\$27.00	=	\$149.25	\$149
	2 BR Row End	\$35.31	+	\$94.37	+	\$27.00	=	\$156.67	\$157
AL 6-12, Gibbs West	1 BR Middle	\$31.00	+	\$76.59	+	\$27.00	=	\$134.59	\$135
	1 BR End	\$31.00	+	\$84.04	+	\$27.00	=	\$142.03	\$142
	2 BR Row Middle	\$35.31	+	\$86.95	+	\$27.00	=	\$149.25	\$149
	2 BR Row End	\$35.31	+	\$94.37	+	\$27.00	=	\$156.67	\$157
	2 BR TH Middle	\$35.31	+	\$84.18	+	\$27.00	=	\$146.49	\$146
	2 BR TH End	\$35.31	+	\$96.99	+	\$27.00	=	\$159.30	\$159
	3 BR Middle	\$43.35	+	\$97.24	+	\$27.00	=	\$167.59	\$168
	3 BR End	\$43.35	+	\$109.62	+	\$27.00	=	\$179.97	\$180
AL 6-23, Victor Tulane	2 BR	\$0.00	+	\$151.76	+	\$27.00	=	\$178.76	\$179
	2 BR HC	\$0.00	+	\$152.57	+	\$27.00	=	\$179.57	\$180
	3 BR	\$0.00	+	\$188.37	+	\$27.00	=	\$215.37	\$215
	4 BR	\$0.00	+	\$209.65	+	\$27.00	=	\$236.65	\$237

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	\$130	\$130	(\$0.56)	0%
	1 BR Up	\$121	\$121	(\$0.55)	0%
	2 BR End	\$145	\$144	(\$0.76)	-1%
	2 BR Middle	\$142	\$141	(\$0.75)	-1%
	3 BR Middle	\$159	\$158	(\$1.08)	-1%
AL 6-5, Paterson Court	1 BR Down End	\$146	\$144	(\$2.01)	-1%
	1 BR Up End	\$143	\$141	(\$1.88)	-1%
	2 BR End	\$166	\$163	(\$2.66)	-2%
	2 BR Middle	\$154	\$152	(\$2.12)	-1%
	3 BR Middle	\$173	\$170	(\$2.73)	-2%
	4 BR Middle	\$188	\$185	(\$3.29)	-2%
	1 BR Down Middle	\$140	\$138	(\$1.73)	-1%
AL 6-8, Paterson Court	0 BR w/PTAC	\$116	\$115	(\$0.55)	0%
	1 BR Middle w/PTAC	\$132	\$132	(\$0.78)	-1%
	1 BR End w/PTAC	\$136	\$135	(\$0.79)	-1%
	1 BR Middle	\$144	\$142	(\$1.86)	-1%
	1 BR End	\$148	\$146	(\$2.04)	-1%
	2 BR Middle	\$154	\$152	(\$2.11)	-1%
	2 BR End	\$162	\$159	(\$2.46)	-2%
	3 BR	\$179	\$176	(\$3.04)	-2%
AL 6-12, Gibbs East	1 BR Middle	\$138	\$135	(\$3.83)	-3%
	1 BR End	\$146	\$142	(\$4.25)	-3%
	2 BR TH Middle	\$151	\$146	(\$4.10)	-3%
	2 BR TH End	\$164	\$159	(\$4.75)	-3%
	3 BR Middle	\$173	\$168	(\$5.48)	-3%
	3 BR End	\$185	\$180	(\$5.45)	-3%
	4 BR	\$206	\$200	(\$6.07)	-3%
	5 BR	\$221	\$215	(\$6.70)	-3%
	1 BR Converted from SBR TH	\$150	\$146	(\$3.92)	-3%
	2 BR Converted from SBR TH	\$161	\$157	(\$4.21)	-3%
	2 BR Row Middle	\$154	\$149	(\$4.86)	-3%
	2 BR Row End	\$162	\$157	(\$5.39)	-3%
AL 6-12, Gibbs West	1 BR Middle	\$138	\$135	(\$3.83)	-3%
	1 BR End	\$146	\$142	(\$4.25)	-3%
	2 BR Row Middle	\$154	\$149	(\$4.86)	-3%
	2 BR Row End	\$162	\$157	(\$5.39)	-3%
	2 BR TH Middle	\$151	\$146	(\$4.10)	-3%
	2 BR TH End	\$164	\$159	(\$4.75)	-3%
	3 BR Middle	\$173	\$168	(\$5.48)	-3%
	3 BR End	\$185	\$180	(\$5.45)	-3%
AL 6-23, Victor Tulane	2 BR	\$180	\$179	(\$0.84)	0%
	2 BR HC	\$180	\$180	(\$0.84)	0%
	3 BR	\$217	\$215	(\$1.30)	-1%
	4 BR	\$238	\$237	(\$1.35)	-1%