

November 18, 2025

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 the Kansas City, Missouri. The details of the study are available for review during regular business hours at the Housing Authority's development offices and main office. The study generally resulted in a decrease in the electric and/or gas allowances from the current allowances for all units at most properties.

The proposed revised utility allowances are attached. The proposed effective date for the revised utility allowances is February 1, 2026.

The Housing Authority will visit each Development for explanation and comments beginning November 18, 2025. The Housing Authority will also accept written comments through February 1, 2026. Written comments must be received before 5:00 p.m. on February 1, 2026, and must be submitted to:

The Housing Authority of Kansas City, Missouri
Attention: Jacquelyn Banks
3822 Summitt
Kansas City, Missouri 64111

OR at Email to: jbanks@hac.org
Attention: Assistant Director of Operations

3822 Summitt.
Kansas City, MO 64111

OFFICE
(816) 968-4100

FAX
(816) 968-4110

Website
www.hac.org



HOUSING AUTHORITY OF KANSAS CITY, MISSOURI PUBLIC HOUSING UTILITY ALLOWANCE		
Property	BR	2026 Proposed Allowances
Effective February 1, 2026		
Guinotte Manor		
Guinotte Manor	1	\$84.00
	2	\$95.00
	3	\$102.00
	4	\$111.00
Theron B. Watkins		
Theron B. Watkins	1	\$93.00
	2	\$104.00
	3	\$112.00
	4	\$122.00
	5	\$127.00
Wayne Miner		
Wayne Miner	3	\$109.00
	4	\$119.00
West Bluff		
West Bluff	1	\$81.00
	2	\$90.00
	3	\$97.00
	4	\$103.00
	5	\$108.00
Dunbar Gardens		
Dunbar Gardens (Electric Heating)	0	\$111.00
	1	\$111.00
	2	\$137.00
Dunbar Gardens (Gas Heating)	0	\$85.00
	1	\$85.00
	2	\$100.00
Pemberton Heights		
Pemberton Heights	1	\$38.00
	2	\$41.00
Riverview Gardens		
Riverview Gardens	1	\$90.00
	2	\$104.00
	3	\$112.00

Effective January 1, 2026

HOUSING AUTHORITY OF KANSAS CITY, MISSOURI PUBLIC HOUSING UTILITY ALLOWANCE		
Property	BR	2026 Proposed Allowances
	4	\$121.00
Scattered Sites Central		
Scattered Sites Central	2	\$275.00
(Row House/Townhouse)		
Scattered Sites Central	2	\$266.00
(Semi-Detached/Duplex)	3	\$332.00
Scattered Sites Central	2	\$288.00
(Detached House - All Electric)	3	\$358.00
	4	\$428.00
Scattered Sites Central	2	\$268.00
(Detached House - All Gas)	3	\$332.00
	4	\$395.00
Scattered Sites Central	2	\$292.00
(Detached House - Mixed Fuel w/Gas Stove)	3	\$360.00
	4	\$428.00
Scattered Sites Central	2	\$275.00
(Detached House - Mixed Fuel w/Electric Stove)	3	\$347.00
	4	\$404.00
Scattered Sites South		
Scattered Sites South	2	\$260.00
(Row House/Townhouse)	3	\$322.00
	4	\$384.00
Scattered Sites South	2	\$263.00
(Semi-Detached/Duplex)	3	\$326.00
	4	\$389.00
Scattered Sites South	2	\$266.00
(Detached House)	3	\$330.00
	4	\$393.00
Scattered Sites North		
Scattered Sites North	2	\$274.00
(Row House/Townhouse)	3	\$338.00
Scattered Sites North	2	\$269.00
(Semi-Detached/Duplex)	3	\$334.00

Effective January 1, 2026

HOUSING AUTHORITY OF KANSAS CITY, MISSOURI PUBLIC HOUSING UTILITY ALLOWANCE		
Property	BR	2026 Proposed Allowances
Scattered Sites North	2	\$271.00
(Detached House)	3	\$334.00
	4	\$399.00
Beacon Park		
Beacon Park	2	\$121.00
	3	\$149.00
Cardinal Ridge		
Cardinal Ridge	1	\$76.00
(Senior Bldg-Apt.)	2	\$115.00
Cardinal Ridge	2	\$115.00
(Apartments)	3	\$138.00
Cardinal Ridge	2	\$136.00
(Townhomes)	3	\$165.00
Crooked Creek		
Crooked Creek	2	\$121.00
	3	\$149.00
Mount Cleveland		
Mount Cleveland	3	\$177.00
Willow Glen		
Willow Glen	2	\$145.00
(Townhomes)	3	\$171.00
North Park Place		
North Park Place	1	\$103.00
(Apartments)	2	\$124.00