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: Jacqulyn Banks 3822 Summitt** Kansas City, Missouri 64111

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

3822 Summit. Kansas City, MO 64111

**OFFICE** (816) 968-4100

FAX (816) 968-4110







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		
Culliotte Marior	2	\$95.00		
	3	\$102.00		
	4	\$111.00		
Theron B. Watkins		***************************************		
		400.00		
Theron B. Watkins	1	\$93.00		
	2	\$104.00		
	3	\$112.00		
	4	\$122.00		
□   Wayne Miner	5	\$127.00		
wayile willer				
Wayne Miner	3	\$109.00		
,	4	\$119.00		
West Bluff				
W (B) (		<b>\$04.00</b>		
West Bluff	1	\$81.00		
	3	\$90.00 \$97.00		
	4	\$103.00		
	5	\$108.00		
Dunbar Gardens	<u> </u>	<b>V</b> 100.00		
Dunbar Gardens (Electric Heating)	0	\$111.00		
	1	\$111.00		
	2	\$137.00		
Dunbar Gardens (Gas Heating)	0	¢05 00		
Dunbar Gardens (Gas Heating)	0	\$85.00 \$85.00		
H	2	\$100.00		
Pemberton Heights		ψ100.00		
Pemberton Heights	1	\$38.00		
	2	\$41.00		
Riverview Gardens				
Riverview Gardens	1	\$90.00		
I TAYON OUNDERS	2	\$104.00		
	3	\$104.00		

Property   BR   2026 Proposed Allowances	HOUSING AUTHORITY OF KANSAS CITY, MISSOURI PUBLIC HOUSING UTILITY ALLOWANCE				
Scattered Sites Central   2   \$275.00	Property	BR	•		
Scattered Sites Central   2   \$275.00		4	\$121.00		
Row House/Townhouse	Scattered Sites Central				
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     Scattered Sites Central   2   \$268.00     (Detached House - All Gas)   3   \$332.00     Scattered Sites Central   2   \$268.00     (Detached House - All Gas)   3   \$332.00     Scattered Sites Central   2   \$292.00     (Detached House - Mixed Fuel w/Gas Stove)   3   \$360.00     Scattered Sites Central   2   \$275.00     (Detached House - Mixed Fuel w/Electric Stove)   3   \$347.00     Scattered Sites South   2   \$260.00     (Row House/Townhouse)   3   \$322.00     Scattered Sites South   2   \$263.00     (Semi-Detached/Duplex)   3   \$326.00     Scattered Sites South   2   \$266.00     (Detached House)   3   \$330.00     Scattered Sites North   2   \$266.00     (Detached House)   3   \$330.00     Scattered Sites North   2   \$274.00     Scattered Sites North   2   \$274.00     Scattered Sites North   2   \$274.00     Scattered Sites North   2   \$269.00	Scattered Sites Central	2	\$275.00		
Scattered Sites South   Scat	(Row House/Townhouse)				
Scattered Sites South   Scat					
Scattered Sites Central   2   \$288.00	Scattered Sites Central		\$266.00		
Cletached House - All Electric)   3   \$358.00	(Semi-Detached/Duplex)	3	\$332.00		
Cletached House - All Electric   3					
Scattered Sites Central   2   \$268.00	-		,		
Scattered Sites Central   2   \$268.00	(Detached House - All Electric)		•		
(Detached House - All Gas)   3   \$332.00		4	\$428.00		
(Detached House - All Gas)   3   \$332.00	Scattered Sites Central	2	<b>\$</b> 260 00		
Scattered Sites Central   2   \$292.00			'		
Scattered Sites Central   2   \$292.00     (Detached House - Mixed Fuel w/Gas Stove)   3   \$360.00     Scattered Sites Central   2   \$275.00     (Detached House - Mixed Fuel w/Electric Stove)   3   \$347.00     Control   4   \$404.00     Scattered Sites South   2   \$260.00     (Row House/Townhouse)   3   \$322.00     Scattered Sites South   2   \$263.00     Scattered Sites South   2   \$266.00     (Detached House)   3   \$330.00     Scattered Sites North   2   \$274.00     (Row House/Townhouse)   3   \$338.00     Scattered Sites North   2   \$274.00     (Row House/Townhouse)   3   \$338.00     Scattered Sites North   2   \$269.00	(Detached House - All Gas)	_	·		
Detached House - Mixed Fuel w/Gas Stove)   3   \$360.00		4	φ393.00		
Detached House - Mixed Fuel w/Gas Stove)   3   \$360.00	Scattered Sites Central	2	\$292.00		
Scattered Sites Central   2   \$275.00     (Detached House - Mixed Fuel w/Electric Stove)   3   \$347.00     Scattered Sites South   2   \$260.00     (Row House/Townhouse)   3   \$322.00     Scattered Sites South   2   \$263.00     (Semi-Detached/Duplex)   3   \$326.00     Scattered Sites South   2   \$263.00     (Semi-Detached/Duplex)   3   \$336.00     Scattered Sites South   2   \$266.00     (Detached House)   3   \$330.00     Scattered Sites North   2   \$274.00     (Row House/Townhouse)   3   \$338.00     Scattered Sites North   2   \$274.00     (Row House/Townhouse)   3   \$338.00     Scattered Sites North   2   \$269.00     Scattered Sites North   2   \$269.00			•		
Scattered Sites Central   2   \$275.00     (Detached House - Mixed Fuel w/Electric Stove)   3   \$347.00     4   \$404.00     5   Scattered Sites South     Scattered Sites South   2   \$260.00     (Row House/Townhouse)   3   \$322.00     Scattered Sites South   2   \$263.00     Scattered Sites South   2   \$263.00     (Semi-Detached/Duplex)   3   \$326.00     Scattered Sites South   2   \$266.00     (Detached House)   3   \$330.00     Scattered Sites North   2   \$274.00     (Row House/Townhouse)   3   \$338.00     Scattered Sites North   2   \$274.00     (Row House/Townhouse)   3   \$338.00     Scattered Sites North   2   \$269.00			·		
(Detached House - Mixed Fuel w/Electric Stove)   3   \$347.00		-	ų 1 <u>1</u> 0100		
Scattered Sites South   2   \$260.00	Scattered Sites Central	2	\$275.00		
Scattered Sites South   2   \$260.00	(Detached House - Mixed Fuel w/Electric Stove)	3	\$347.00		
Scattered Sites South   2   \$260.00		4	\$404.00		
Scattered Sites South   2   \$260.00					
(Row House/Townhouse)   3   \$322.00	Scattered Sites South				
(Row House/Townhouse)   3   \$322.00					
Scattered Sites South   2   \$263.00     (Semi-Detached/Duplex)   3   \$326.00     Scattered Sites South   2   \$266.00     (Detached House)   3   \$330.00     Scattered Sites North   2   \$393.00     Scattered Sites North   2   \$274.00     (Row House/Townhouse)   3   \$338.00     Scattered Sites North   2   \$274.00     Scattered Sites North   2   \$269.00	Scattered Sites South	2	\$260.00		
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     Scattered Sites North   2   \$274.00     (Row House/Townhouse)   3   \$338.00     Scattered Sites North   2   \$269.00     Scattered Sites North   2   \$269.00	(Row House/Townhouse)	3	\$322.00		
(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		4	\$384.00		
(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					
4					
Scattered Sites South   2	(Semi-Detached/Duplex)				
(Detached House)   3   \$330.00		4	\$389.00		
(Detached House)   3   \$330.00	Scattered Sites South	2	00 aac#		
4					
Scattered Sites North   2	(Detaclied House)				
Scattered Sites North         2         \$274.00           (Row House/Townhouse)         3         \$338.00           Scattered Sites North         2         \$269.00		<u> </u>	φυσυ.συ		
Scattered Sites North         2         \$274.00           (Row House/Townhouse)         3         \$338.00           Scattered Sites North         2         \$269.00	Scattered Sites North				
(Row House/Townhouse)         3         \$338.00           Scattered Sites North         2         \$269.00	Total of the state				
(Row House/Townhouse)         3         \$338.00           Scattered Sites North         2         \$269.00	Scattered Sites North	2	\$274 00		
Scattered Sites North 2 \$269.00					
			T = 0.00		
	Scattered Sites North	2	\$269.00		
	(Semi-Detached/Duplex)				

HOUSING AUTHORITY OF KANSAS CITY, MISSOURI PUBLIC HOUSING UTILITY ALLOWANCE			
Property	BR	2026 Proposed Allowances	
0 11 10" N 11	0	<b>4074.00</b>	
Scattered Sites North (Detached House)	3	\$271.00 \$334.00	
(Detached House)	4	\$399.00	
Beacon Park	т	ψοσο.σο	
Beacon Park	2	\$121.00	
Deacon Faik	3	\$149.00	
Cardinal Ridge	3	ψ140.00	
Cardinal Ridge	1	\$76.00	
(Senior Bldg-Apt.)	2	\$115.00	
Cardinal Ridge	2	\$115.00	
(Apartments)	3	\$138.00	
Cardinal Ridge	2	¢426.00	
(Townhomes)	3	\$136.00 \$165.00	
(Tommonico)	J	ψ.00.00	
Crooked Creek			
Crooked Creek	2	\$121.00	
Clocked Creek	3	\$149.00	
	J	<b>VIII.0100</b>	
Mount Cleveland			
Mount Cleveland	3	\$177.00	
Integral disversaria	<u> </u>	ψ177.00	
Willow Glen			
Willow Glen	2	¢145.00	
(Townhomes)	3	\$145.00 \$171.00	
(10millonics)		Ψ17 1.00	
North Park Place			
North Park Place	1	\$103.00	
(Apartments)	2	\$124.00	