



October 14, 2024

RE: NOTICE OF UPDATED UTILITY ALLOWANCES

This notice is to inform you that the Housing Authority of the City of Goldsboro (HACG) is making available for public comment the updated utility allowances to be effective January 1, 2025.

The 30-day comment period will begin on Tuesday, October 15, 2023 and end on Friday, November 15, 2024. The proposed updated utility allowance is available for your review at each Housing Development Office, the HACG Administrative Office and the HACG website ([www.hacg.org](http://www.hacg.org)).

Comments must be made in writing. Written comments must be provided as follows:

**By email:**

[jgoldman@hacg.org](mailto:jgoldman@hacg.org)

**By mail:**

Attn: Jessica Goldman  
Housing Authority of the City of Goldsboro  
PO Box 1403  
Goldsboro, North Carolina 27533-1403

**By hand delivery:**

HACG- Administrative Office  
Attn.: Jessica Goldman  
700 N Jefferson Avenue



## INTRODUCTION

The Housing Authority of the City of Goldsboro, N.C. contracted with OT Engineering, PLLC to calculate the Authority's Utility Allowances for its conventional public housing. The allowances are based on site data and listed as monthly usages in kWh and dollars for electricity, in gallons and in dollars for water and sewer, and therms and dollars for natural gas.

Notable changes since the 2024 utility allowance:

- Electric increased up to 14%
- Natural Gas increased up to 15%
- Water and sewer increased 2%
- Refuse and Stormwater remained the same
- AMP 4 had an increase in the 1 bedroom electrical allowance due to a correction to OT Engineering's calculation in 2024.

## METHODOLOGY

Lighting, appliance and fixture usages are estimated from data published by HUD, government organizations (see references) and numerous manufacturer and industry sources. Subsequently, we compile and adjust this data for the type of lighting, fixtures and appliances being utilized at the individual site.

The energy requirements for heating are based on engineering calculations that consider the apartment's construction and the local heating degree days. To begin the calculation process, a site trip is made or if construction documents are available the construction documents are examined, in order to determine the heat loss areas of walls, ceilings, windows, and other such elements. From there, the thermal resistance of the structure's elements are determined based on an analysis of the construction of walls, ceilings, floors, doors, and windows. Next, the amount of normal air infiltration is estimated after a review of the units and if available the construction documents. The latest heating degree days are obtained from the National Oceanic and Atmospheric Administration and used to calculate the basic winter heat loss for each unit. This figure is subsequently adjusted to account for the age and



type of heating system, as well as the overall apartment efficiency. Solar gain and heat generated by people and appliances are not included in heating calculations. A similar procedure is performed for the cooling if a cooling analysis is required. It is important to note that these calculations are based on the assumption that tenants will make a concerted effort to conserve energy.

#### BASIS OF CALCULATIONS

The utility allowances are based on the following conditions.

1. All residents will attempt to conserve by turning off all unnecessary lights and appliances.
2. Thermostats are set at 72°F or below for standard family units and 75°F or below for elderly in heating mode. The thermostats shall also be set well below these settings when the resident leaves for any substantial period.
3. Efficiencies and 1-bedroom units are assumed to house the elderly and all the other unit sizes are assumed to be standard family units.
4. A heating degree-day (BASE65) figure of 2,934°F was used, which was obtained from the National Oceanic and Atmospheric Administration (NOAA) for Goldsboro, NC.
5. In the utility rate calculations, there is an allowance for miscellaneous minor appliances such as blenders, coffee makers, restroom vent fans, hair dryer, iron, radios, range hoods, televisions, toasters and vacuum cleaners.
6. An allowance for cooling fans is given in the summer for sites without an air conditioning allowance.
7. Major Appliances and Construction Characteristics

## AMP 1 FAIRVIEW

### UTILITY ALLOWANCES (NOT RENOVATED)

EFFECTIVE JANUARY 1, 2025

#### ELECTRICAL (in kWh)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	396	483	585	705
February	396	483	585	705
March	396	483	585	705
April	381	463	560	678
May	386	470	569	688
June	392	478	578	699
July	392	478	578	699
August	392	478	578	699
September	386	470	569	688
October	381	463	560	678
November	396	483	585	705
December	<u>396</u>	<u>483</u>	<u>585</u>	<u>705</u>
<b>2024-2025 Average</b>	<b>391</b>	<b>476</b>	<b>576</b>	<b>696</b>
<b>2023-2024 Average</b>	<b>397</b>	<b>484</b>	<b>586</b>	<b>707</b>
<b>Percentage Increase/ Decrease</b>	<b>-2%</b>	<b>-2%</b>	<b>-2%</b>	<b>-2%</b>

#### NATURAL GAS (in Therms)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	108	126	113	141
February	89	104	94	117
March	66	77	69	86
April	28	33	30	37
May	8	8	8	9
June	6	6	6	6
July	6	6	6	6
August	6	6	6	6
September	11	11	11	12
October	26	30	28	34
November	56	66	59	74
December	<u>89</u>	<u>104</u>	<u>94</u>	<u>117</u>
<b>2024-2025 Average</b>	<b>41</b>	<b>48</b>	<b>44</b>	<b>54</b>
<b>2023-2024 Average</b>	<b>41</b>	<b>48</b>	<b>43</b>	<b>54</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>

**AMP 1 FAIRVIEW**  
**UTILITY ALLOWANCES**  
**(RENOVATED)**

**EFFECTIVE JANUARY 1, 2025**

	<b>ELECTRICAL (in kWh)</b>			
	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	821	1000	1185	1475
February	742	904	1074	1334
March	644	785	935	1158
April	487	594	713	876
May	394	482	583	710
June	380	465	564	685
July	380	465	564	685
August	380	465	564	685
September	394	482	583	710
October	467	570	685	840
November	605	737	880	1087
December	<u>742</u>	<u>904</u>	<u>1074</u>	<u>1334</u>
<b>2024-2025 Average</b>	<b>536</b>	<b>654</b>	<b>784</b>	<b>965</b>
<b>2023-2024 Average</b>	<b>397</b>	<b>484</b>	<b>586</b>	<b>707</b>
<b>Percentage Increase/ Decrease</b>	<b>35%</b>	<b>35%</b>	<b>34%</b>	<b>36%</b>

\*

**\*DUE TO RENOVATIONS OVER TO ALL ELECTRIC AND CENTRAL HEAT/AIR  
NO MORE GAS**

**AMP 2 LINCOLN**  
**UTILITY ALLOWANCES**  
**(NOT RENOVATED)**

**EFFECTIVE JANUARY 1, 2025**

**ELECTRICAL (in kWh)**

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	396	483	585	705
February	396	483	585	705
March	396	483	585	705
April	381	463	560	678
May	386	470	569	688
June	392	478	578	699
July	392	478	578	699
August	392	478	578	699
September	386	470	569	688
October	381	463	560	678
November	396	483	585	705
December	<u>396</u>	<u>483</u>	<u>585</u>	<u>705</u>
<b>2024-2025 Average</b>	<b>391</b>	<b>476</b>	<b>576</b>	<b>696</b>
<b>2023-2024 Average</b>	<b>397</b>	<b>484</b>	<b>586</b>	<b>707</b>
<b>Percentage Increase/ Decrease</b>	<b>-2%</b>	<b>-2%</b>	<b>-2%</b>	<b>-2%</b>

**NATURAL GAS (in Therms)**

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	107	126	113	141
February	89	104	94	117
March	66	77	69	86
April	28	33	30	37
May	8	8	8	9
June	6	6	6	6
July	6	6	6	6
August	6	6	6	6
September	11	11	11	12
October	26	30	28	34
November	56	66	59	74
December	<u>89</u>	<u>104</u>	<u>94</u>	<u>117</u>
<b>2024-2025 Average</b>	<b>41</b>	<b>48</b>	<b>44</b>	<b>54</b>
<b>2023-2024 Average</b>	<b>41</b>	<b>48</b>	<b>43</b>	<b>54</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>

## AMP 2 LINCOLN

### UTILITY ALLOWANCES (RENOVATED 2009)

EFFECTIVE JANUARY 1, 2025

#### ELECTRICAL (in kWh)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	164	196	240	270
February	164	196	240	270
March	164	196	240	270
April	149	176	215	243
May	154	183	224	253
June	160	191	233	264
July	160	191	233	264
August	160	191	233	264
September	154	183	224	253
October	149	176	215	243
November	164	196	240	270
December	<u>164</u>	<u>196</u>	<u>240</u>	<u>270</u>
<b>2024-2025 Average</b>	<b>159</b>	<b>189</b>	<b>231</b>	<b>261</b>
<b>2023-2024 Average</b>	<b>167</b>	<b>199</b>	<b>244</b>	<b>276</b>
<b>Percentage Increase/ Decrease</b>	<b>-5%</b>	<b>-5%</b>	<b>-5%</b>	<b>-5%</b>

#### NATURAL GAS (in Therms)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	64	78	90	109
February	56	68	78	95
March	46	56	64	78
April	29	35	41	49
May	18	23	27	32
June	16	20	24	28
July	16	20	24	28
August	16	20	24	28
September	18	23	27	32
October	27	33	39	46
November	41	51	58	71
December	<u>56</u>	<u>68</u>	<u>78</u>	<u>95</u>
<b>2024-2025 Average</b>	<b>34</b>	<b>41</b>	<b>48</b>	<b>58</b>
<b>2023-2024 Average</b>	<b>34</b>	<b>41</b>	<b>48</b>	<b>58</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

Units: 901AB, 903AB, 905AB Slaughter Street, 900-1202 Olivia Lane, All units on Lincoln/Poplar

## AMP 2 LINCOLN

### UTILITY ALLOWANCES (RENOVATED 2015)

EFFECTIVE JANUARY 1, 2025

#### ELECTRICAL (in kWh)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	204	245	301	341
February	204	245	301	341
March	204	245	301	341
April	189	225	276	314
May	194	233	285	324
June	200	240	294	335
July	200	240	294	335
August	200	240	294	335
September	194	233	285	324
October	189	225	276	314
November	204	245	301	341
December	<u>204</u>	<u>245</u>	<u>301</u>	<u>341</u>
<b>2024-2025 Average</b>	<b>199</b>	<b>239</b>	<b>293</b>	<b>332</b>
<b>2023-2024 Average</b>	<b>207</b>	<b>249</b>	<b>306</b>	<b>347</b>
<b>Percentage Increase/ Decrease</b>	<b>-4%</b>	<b>-4%</b>	<b>-4%</b>	<b>-4%</b>

#### NATURAL GAS (in Therms)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	58	70	80	99
February	49	60	69	85
March	39	48	56	68
April	23	29	34	41
May	13	16	20	23
June	11	14	17	20
July	11	14	17	20
August	11	14	17	20
September	13	16	20	23
October	21	26	31	37
November	35	43	50	61
December	<u>49</u>	<u>60</u>	<u>69</u>	<u>85</u>
<b>2024-2025 Average</b>	<b>28</b>	<b>34</b>	<b>40</b>	<b>48</b>
<b>2023-2024 Average</b>	<b>28</b>	<b>34</b>	<b>40</b>	<b>48</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

Units: 900AB, 902AB, 904AB, 906AB, 908AB, 910AB, 912AB, 914AB, 916AB Carver Drive



# AMP 3 WOODCREST

## UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2025

### ELECTRICAL (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
January	\$224	\$259	\$294	\$345	\$421
February	\$199	\$230	\$261	\$307	\$371
March	\$168	\$194	\$220	\$258	\$308
April	\$116	\$135	\$155	\$181	\$208
May	\$83	\$97	\$114	\$134	\$147
June	\$77	\$91	\$106	\$125	\$135
July	\$77	\$91	\$106	\$125	\$135
August	\$77	\$91	\$106	\$125	\$135
September	\$83	\$97	\$114	\$134	\$147
October	\$109	\$127	\$147	\$172	\$195
November	\$155	\$179	\$204	\$239	\$283
December	<u>\$199</u>	<u>\$230</u>	<u>\$261</u>	<u>\$307</u>	<u>\$371</u>
<b>2024-2025 Average</b>	<b>\$131</b>	<b>\$152</b>	<b>\$174</b>	<b>\$204</b>	<b>\$238</b>
<b>2023-2024 Average</b>	<b>\$117</b>	<b>\$136</b>	<b>\$157</b>	<b>\$184</b>	<b>\$215</b>
<b>Percentage Increase/ Decrease</b>	<b>12%</b>	<b>12%</b>	<b>11%</b>	<b>11%</b>	<b>11%</b>

# AMP 3 ELMWOOD

## UTILITY ALLOWANCES (RENOVATED 2023)

EFFECTIVE JANUARY 1, 2025

### ELECTRICAL (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
January	\$219	\$253	\$287	\$334	\$412
February	\$194	\$224	\$254	\$296	\$362
March	\$163	\$187	\$213	\$249	\$299
April	\$108	\$125	\$144	\$168	\$193
May	\$75	\$88	\$102	\$121	\$131
June	\$69	\$81	\$95	\$112	\$119
July	\$69	\$81	\$95	\$112	\$119
August	\$69	\$81	\$95	\$112	\$119
September	\$75	\$88	\$102	\$121	\$131
October	\$101	\$118	\$136	\$159	\$181
November	\$150	\$173	\$197	\$229	\$273
December	<u>\$194</u>	<u>\$224</u>	<u>\$254</u>	<u>\$296</u>	<u>\$362</u>
<b>2024-2025 Average</b>	<b>\$124</b>	<b>\$144</b>	<b>\$164</b>	<b>\$192</b>	<b>\$225</b>
<b>2023-2024 Average</b>	<b>\$111</b>	<b>\$129</b>	<b>\$148</b>	<b>\$173</b>	<b>\$203</b>
<b>Percentage Increase/ Decrease</b>	<b>12%</b>	<b>11%</b>	<b>11%</b>	<b>11%</b>	<b>11%</b>

### NATURAL GAS (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
January	\$20	\$21	\$23	\$25	\$26
February	\$20	\$21	\$23	\$25	\$26
March	\$20	\$21	\$23	\$25	\$26
April	\$19	\$21	\$23	\$24	\$26
May	\$19	\$21	\$23	\$24	\$26
June	\$19	\$21	\$23	\$24	\$26
July	\$19	\$21	\$23	\$24	\$26
August	\$19	\$21	\$23	\$24	\$26
September	\$19	\$21	\$23	\$24	\$26
October	\$19	\$21	\$23	\$24	\$26
November	\$20	\$21	\$23	\$25	\$26
December	<u>\$20</u>	<u>\$21</u>	<u>\$23</u>	<u>\$25</u>	<u>\$26</u>
<b>2024-2025 Average</b>	<b>\$19</b>	<b>\$21</b>	<b>\$23</b>	<b>\$24</b>	<b>\$26</b>
<b>2023-2024 Average</b>	<b>\$18</b>	<b>\$20</b>	<b>\$21</b>	<b>\$23</b>	<b>\$24</b>
<b>Percentage Increase/ Decrease</b>	<b>8%</b>	<b>5%</b>	<b>10%</b>	<b>6%</b>	<b>8%</b>

# AMP 3 CHARLES STREET HOUSES

## UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2025

### ELECTRICAL (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January			\$219	
February			\$219	
March			\$219	
April			\$219	
May			\$219	
June			\$219	
July			\$219	
August			\$219	
September			\$219	
October			\$219	
November			\$219	
December			<u>\$219</u>	
<b>2024-2025 Average</b>			<b>\$219</b>	
<b>2023-2024 Average</b>			<b>\$204</b>	
<b>Percentage Increase/ Decrease</b>			<b>7%</b>	

### Electric, Gas, Water, and Sewer Utility Allowance

Units: 407, 405, 403, and 401 Charles Street

# AMP 3 CHARLES STREET DUPLEXES

## UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2025

### ELECTRICAL (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January		\$180	\$213	
February		\$180	\$213	
March		\$180	\$213	
April		\$180	\$213	
May		\$180	\$213	
June		\$180	\$213	
July		\$180	\$213	
August		\$180	\$213	
September		\$180	\$213	
October		\$180	\$213	
November		\$180	\$213	
December		\$180	<u>\$213</u>	
<b>2024-2025 Average</b>		<b>\$180</b>	<b>\$213</b>	
<b>2023-2024 Average</b>		<b>\$166</b>	<b>\$197</b>	
<b>Percentage Increase/ Decrease</b>		<b>8%</b>	<b>8%</b>	

#### Electric, Water, and Sewer Utility Allowance

Units: 315 AB, 313 AB, and 311 AB Charles Street

# AMP 3 LITTLE WASHINGTON

## UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2025

### ELECTRICAL (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January			\$248	\$284
February			\$248	\$284
March			\$248	\$284
April			\$248	\$284
May			\$248	\$284
June			\$248	\$284
July			\$248	\$284
August			\$248	\$284
September			\$248	\$284
October			\$248	\$284
November			\$248	\$284
December			<u>\$248</u>	<u>\$284</u>
<b>2024-2025 Average</b>			<b>\$248</b>	<b>\$284</b>
<b>2023-2024 Average</b>			<b>\$234</b>	<b>\$268</b>
<b>Percentage Increase/ Decrease</b>			<b>6%</b>	<b>6%</b>

Electric, Gas, Water, Sewer, Refuse, and Stormwater Utility Allowance

# AMP 4 WEST HAVEN

## UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2025

### ELECTRICAL (in kWh)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
January	775	880	1,130	1,375	1,428
February	707	809	1,032	1,255	1,310
March	622	719	910	1,105	1,162
April	482	570	707	858	916
May	403	488	593	718	779
June	392	478	578	699	760
July	392	478	578	699	760
August	392	478	578	699	760
September	403	488	593	718	779
October	465	552	682	828	886
November	588	683	861	1,046	1,102
December	<u>707</u>	<u>809</u>	<u>1,032</u>	<u>1,255</u>	<u>1,310</u>
<b>2024-2025 Average</b>	<b>527</b>	<b>619</b>	<b>773</b>	<b>938</b>	<b>996</b>
<b>2023-2024 Average</b>	<b>459</b>	<b>635</b>	<b>793</b>	<b>960</b>	<b>1022</b>
<b>Percentage Increase/ Decrease</b>	<b>15%</b>	<b>-2%</b>	<b>-3%</b>	<b>-2%</b>	<b>-3%</b>

### NATURAL GAS (in Therms)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
January	15	15	21	26	25
February	12	13	17	21	21
March	9	9	13	16	16
April	4	4	5	7	7
May	1	1	1	1	1
June	0	0	0	0	0
July	0	0	0	0	0
August	0	0	0	0	0
September	1	1	1	1	1
October	3	3	5	6	6
November	8	8	11	13	13
December	<u>12</u>	<u>13</u>	<u>17</u>	<u>21</u>	<u>21</u>
<b>2024-2025 Average</b>	<b>5</b>	<b>6</b>	<b>8</b>	<b>9</b>	<b>9</b>
<b>2023-2024 Average</b>	<b>5</b>	<b>6</b>	<b>8</b>	<b>9</b>	<b>9</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

# AMP 1 FAIRVIEW AND AMP 4 WEST HAVEN ELDERLY

## UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2025

### ELECTRICAL (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January		\$139	\$152	
February		\$127	\$139	
March		\$111	\$123	
April		\$85	\$96	
May		\$70	\$80	
June		\$68	\$77	
July		\$68	\$77	
August		\$68	\$77	
September		\$70	\$80	
October		\$82	\$92	
November		\$104	\$116	
December		<u>\$127</u>	<u>\$139</u>	
<b>2024-2025 Average</b>		<b>\$93</b>	<b>\$104</b>	
<b>2023-2024 Average</b>		<b>\$84</b>	<b>\$94</b>	
<b>Percentage Increase/ Decrease</b>		<b>11%</b>	<b>11%</b>	

# AMP 1 OLEANDER DUPLEX

## UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2025

### ELECTRICAL (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January		\$ 154.00		
February		\$ 154.00		
March		\$ 154.00		
April		\$ 154.00		
May		\$ 154.00		
June		\$ 154.00		
July		\$ 154.00		
August		\$ 154.00		
September		\$ 154.00		
October		\$ 154.00		
November		\$ 154.00		
December		\$ 154.00		
<b>2024-2025 Average</b>		<b>\$ 154.00</b>		
<b>2023-2024 Average</b>		<b>\$ 138.00</b>		
<b>Percentage Increase/ Decrease</b>		<b>12%</b>		

**Electric and Gas Utility Allowance**



**AMP 1 PARK COURT  
UTILITY ALLOWANCES**

**EFFECTIVE JANUARY 1, 2025**

**ELECTRICAL (in Dollars)**

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January		\$198		
February		\$198		
March		\$198		
April		\$198		
May		\$198		
June		\$198		
July		\$198		
August		\$198		
September		\$198		
October		\$198		
November		\$198		
December		<u>\$198</u>		
<b>2024-2025 Average</b>		<b>\$198</b>		
<b>2023-2024 Average</b>		<b>\$184</b>		
<b>Percentage Increase/ Decrease</b>		<b>8%</b>		

**Electric, Gas, Water, Sewer, Refuse, and Stormwater Utility Allowance**

# AMP 1 TRINITY COURT

## UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2025

### ELECTRICAL (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January		\$243		
February		\$243		
March		\$243		
April		\$243		
May		\$243		
June		\$243		
July		\$243		
August		\$243		
September		\$243		
October		\$243		
November		\$243		
December		<u>\$243</u>		
<b>2024-2025 Average</b>		<b>\$243</b>		
<b>2023-2024 Average</b>		<b>\$225</b>		
<b>Percentage Increase/ Decrease</b>		<b>8%</b>		

**Electric, Water, Sewer, Refuse, and Stormwater Utility Allowance**

**AMP 2 WALNUT A**  
**UTILITY ALLOWANCES**

**EFFECTIVE JANUARY 1, 2025**

**ELECTRICAL (in Dollars)**

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	959			
February	855			
March	726			
April	519			
May	395			
June	375			
July	375			
August	375			
September	395			
October	493			
November	674			
December	<u>855</u>			
<b>2024-2025 Average</b>	<b>583</b>			
<b>2023-2024 Average</b>	<b>591</b>			
<b>Percentage Increase/ Decrease</b>	<b>-1%</b>			

**AMP 2 WALNUT A**  
**UTILITY ALLOWANCES**

**EFFECTIVE JANUARY 1, 2025**

**ELECTRICAL (in Dollars)**

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January	831	1070		
February	749	960		
March	648	823		
April	486	604		
May	390	475		
June	375	455		
July	375	455		
August	375	455		
September	390	475		
October	465	577		
November	607	769		
December	<u>749</u>	<u>960</u>		
<b>2024-2025 Average</b>	<b>537</b>	<b>673</b>		
<b>2023-2024 Average</b>	<b>544</b>	<b>683</b>		
<b>Percentage Increase/ Decrease</b>	<b>-1%</b>	<b>-1%</b>		