

## SIMPLIFIED ALLOWANCES

**REPORT DATE:** 1/1/2026  
**PROPERTY:** Charleston-Kanawha Housing Authority

Utility Allowances		# of Bedrooms					
		0	1	2	3	4	5
Base rate for all unit types		\$68	\$79	\$110	\$140	\$170	\$198
Potential Add-ons	Gas Heat	\$63	\$69	\$78	\$88	\$97	\$106
	Electric Heat	\$76	\$89	\$102	\$116	\$130	\$144
	Trash	\$18	\$18	\$18	\$18	\$18	\$18
	Tenant supplied range	\$22	\$22	\$22	\$22	\$22	\$22
	Tenant supplied refrigerator	\$25	\$25	\$25	\$25	\$25	\$25
Water and Sewer	Clay & Putnam County	\$100	\$115	\$213	\$311	\$409	\$506
	Kanawha County	\$120	\$138	\$242	\$344	\$446	\$547

## SIMPLIFIED ALLOWANCES EXPLAINED

<b>Most Common Structure Type:</b>	Single Family House
<b>Electricity Provider:</b>	Appalachian Power
<b>Gas Provider:</b>	Mountaineer Gas
<b>Water Provider:</b>	West Virginia American Water
<b>Sewer Provider:</b>	Combined Averages by County
<b>Trash Provider:</b>	Waste Management

Zappling utilized Method 1 in the Utility Allowance Simplification Guidance document (see attached) to calculate the simplified allowances. Per the HA, the most common structure type is Single Family House. The base rate allowance was calculated using the allowances for cooking, other electric, air conditioning, and the electric fee. The gas heat allowance was calculated using the allowances for space heating, water heating, and the gas fee. The electric heat allowance was calculated using the allowances for electric resistance space heating and water heating. See attached UApro Report.pdf for actual allowances used.

Currently, the housing authority (HA) annually reviews and periodically re-establishes a Utility Allowance Schedule which represents the reasonable expectation of costs for utilities as part of the tenant's lease.

The utility allowance is based on utility surveys and analysis of the type of structure, bedroom size, appliances provided by tenant, and type of appliances (gas/electric). The simplified schedule is based on the analysis of data collected from the HA's existing HCV portfolio including the most common structure and utility types.

The HA proposes a simplified schedule to reduce administrative costs and reduce errors associated with the traditional method of applying Utility Allowance Schedule. The simplified utility allowance schedule is also anticipated to benefit property owners who will have a more accurate understanding of the total gross rent to be applied to their properties and to the Study Participants who will be able to use this new schedule to clarify gross rent in their selection of housing units.