



CEO

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NOTICE OF CHANGES TO SECTION 8 HCV UTILITY ALLOWANCE SCHEDULE

Effective: January 01, 2026

The Housing Authority has completed its annual review of utility allowances for the Section 8 HCV Program. Federal regulation 24CFR 982.517(c)(1) stipulates “a PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rates since the last allowance schedule was revised”. The PHA must maintain supporting information for the utility allowance review and any revisions made in its utility allowance schedule.

GMAHA contracted with the Nelrod Company to conduct a Utility Allowance Study for rental units in Rock Island County, Illinois. The objective of the study and subsequent analysis was to adjust the current Section 8 HCV utility allowances for electric, natural gas, bottle gas/propane, water, sewer and trash collection with current rates and charges for each utility provider.

To complete the utility rate analysis, the contractor obtained current rates for the utilities from the various providers of Rock Island County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. The contractor provided supporting documentation for its analysis and recommendations as shown on the Utility Schedules.

Written comments in regard to the proposed changes to Section 8 HCV Utility Allowance Schedules may be submitted to the central office through the 30-day comment period ending on October 30, 2025.

Persons with disabilities requiring assistance or alternative format, or wishing to make comments in alternative formats, can contact our office at 309-4527 ext. 406 or TTY 1-800-541-1833 ext. 820.

Amy S. Clark
CEO/Executive Director

Posting Date: October 01, 2025- October 30, 2025





GREATER METROPOLITAN AREA HOUSING AUTHORITY OF ROCK ISLAND, IL **PUBLIC HOUSING**

PROPOSED MONTHLY UTILITY ALLOWANCES Chart 1

UPDATE 2025

AMP 1

Building Type: Row House/Townhouse

Oak Grove IL10-1 (EE Equip:Win,Ins,CFL)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$26.00	\$28.00	\$29.00	\$31.00	
Natural Gas (H,WH,C)		\$51.00	\$55.00	\$58.00	\$64.00	
Totals		\$77.00	\$83.00	\$87.00	\$95.00	

Building Type: Row House/Townhouse

Oak Grove Park IL10-2 (EE Equip:Win-V,Ins,CFL/LED)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$22.00	\$26.00	\$28.00	\$30.00	
Natural Gas (H,WH,C)		\$46.00	\$51.00	\$57.00	\$61.00	
Totals		\$68.00	\$77.00	\$85.00	\$91.00	

Building Type: Semi-Detached/Duplex

Joseph Fulton Homes I IL10-3 (EE Equip:Win-V,Ins,CFL/LED)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$24.00	\$27.00	\$31.00	\$33.00	
Natural Gas (H,WH,C)		\$49.00	\$57.00	\$67.00	\$73.00	
Totals		\$73.00	\$84.00	\$98.00	\$106.00	

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs.

L&A= Lights & Appliances
F= Fan Motor for Heating
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Win-V= Windows-Vinyl
Ins= Insulation
LED= 100% LED Lighting
CFL= 100% Fluorescent Lighting

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

GREATER METROPOLITAN AREA
HOUSING AUTHORITY OF ROCK ISLAND, IL
PUBLIC HOUSING

AMP 1

Building Type: Row House/Townhouse

Joseph Fulton Homes II IL10-4A (EE Equip:Win-V,Ins,CFL/LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$24.00	\$27.00	\$30.00	\$32.00	\$35.00
Natural Gas (H,WH,C)		\$50.00	\$54.00	\$60.00	\$66.00	\$72.00
Totals		\$74.00	\$81.00	\$90.00	\$98.00	\$107.00

Building Type: Row House/Townhouse

Oak Grove Manor IL10-4B (EE Equip:Win-V,Ins,CFL/LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$25.00	\$27.00			
Natural Gas (H,WH,C)		\$48.00	\$56.00			
Totals		\$73.00	\$83.00			

AMP 5

Building Type: Row House/Townhouse

William Young Home I & II IL10-5, 6 (EE Equip:Win-V,Ins,CFL/LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$24.00	\$26.00			
Natural Gas (H,WH,C)		\$49.00	\$51.00			
Totals		\$73.00	\$77.00			