



NOTICE TO RESIDENTS
PROPOSED UTILITY ALLOWANCES
October 1, 2025

The Housing Authority of the City of Fort Lauderdale is proposing the attached utility allowances as a result of a utility allowance study performed. These allowances are based on tenant-paid utilities (except telephone), such as: cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services (e.g. trash collection (disposal of waste and refuse)) water, sewage and electric. These requirements are based on HUD regulations found in 24 CFR 982.517 of the Federal Register Rules and Regulations.

The allowances are a direct reflection of the energy needs required by the structure's major systems and variations of each unit type.

The attached utility allowances will be put into effect beginning **January 1, 2026**. **The Change in your utility allowance will be effective at your next annual recertification.**

A copy of the documents describing the basis on which the allowances were established are available for inspection at the following locations:

Fort Lauderdale Housing Authority
Section 8 Office (**2nd Floor**)
500 West Sunrise Blvd
Fort Lauderdale, FL 33311

Comments can be submitted in writing or via email by November 1, 2025 to:

Fort Lauderdale Housing Authority
Attn: Willie Mosley (wmosley@hacfl.com)
Section 8 Office (2nd Floor)
500 West Sunrise Blvd
Fort Lauderdale, FL 33311

BELOW ARE THE 2026 UTILITY ALLOWANCE CHARTS

3.3 Duplex

Monthly Utility Allowance		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Nat. Gas	\$3	\$3	\$3	\$4	\$4	\$8	\$9	\$10
	Propane	\$10	\$11	\$12	\$14	\$16	\$30	\$33	\$37
	Electric	\$6	\$6	\$7	\$8	\$9	\$17	\$19	\$24
	Electric - HP	\$2	\$2	\$3	\$3	\$3	\$7	\$7	\$9
Cooking	Nat. Gas	\$6	\$8	\$12	\$13	\$16	\$18	\$21	\$23
	Propane	\$20	\$29	\$37	\$45	\$57	\$66	\$74	\$82
	Electric	\$8	\$11	\$14	\$17	\$22	\$29	\$33	\$36
Other Electric		\$29	\$36	\$43	\$49	\$61	\$68	\$75	\$82
Air Conditioning		\$22	\$24	\$29	\$34	\$40	\$55	\$61	\$67
Water Heating	Nat. Gas	\$37	\$43	\$49	\$55	\$64	\$70	\$76	\$82
	Propane	\$54	\$75	\$97	\$118	\$150	\$172	\$193	\$215
	Electric	\$24	\$34	\$43	\$53	\$79	\$90	\$101	\$112
	Electric HP	\$6	\$8	\$11	\$13	\$20	\$22	\$25	\$28
Water		\$39	\$57	\$74	\$103	\$127	\$163	\$182	\$211
Sewer		\$48	\$69	\$91	\$112	\$144	\$166	\$187	\$208
Trash Collection		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Range (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Refrig. (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Oxygen Concentrator		\$40	\$40	\$40	\$46	\$46	\$46	\$46	\$46

3.5 High Rise / Multi-Family, Multi-Story

Monthly Utility Allowance		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Nat. Gas	\$2	\$3	\$4	\$4	\$5	\$6	\$7	\$7
	Propane	\$8	\$10	\$13	\$14	\$17	\$21	\$24	\$26
	Electric	\$4	\$5	\$7	\$8	\$9	\$12	\$13	\$17
	Electric - HP	\$2	\$2	\$3	\$3	\$4	\$5	\$5	\$7
Cooking	Nat. Gas	\$6	\$8	\$12	\$13	\$16	\$18	\$21	\$23
	Propane	\$20	\$29	\$37	\$45	\$57	\$66	\$74	\$82
	Electric	\$8	\$11	\$14	\$17	\$22	\$29	\$33	\$36
Other Electric		\$29	\$36	\$43	\$49	\$61	\$68	\$75	\$82
Air Conditioning		\$20	\$28	\$32	\$38	\$45	\$53	\$58	\$64
Water Heating	Nat. Gas	\$37	\$43	\$49	\$55	\$64	\$70	\$76	\$82
	Propane	\$54	\$75	\$97	\$118	\$150	\$172	\$193	\$215
	Electric	\$24	\$34	\$43	\$53	\$79	\$90	\$101	\$112
	Electric HP	\$6	\$8	\$11	\$13	\$20	\$22	\$25	\$28
Water		\$39	\$57	\$74	\$103	\$127	\$163	\$182	\$211
Sewer		\$48	\$69	\$91	\$112	\$144	\$166	\$187	\$208
Trash Collection		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Range (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Refrig. (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Oxygen Concentrator		\$40	\$40	\$40	\$46	\$46	\$46	\$46	\$46

3.4 Low Rise / Townhouse / Garden Apartment

Monthly Utility Allowance		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Nat. Gas	\$3	\$3	\$4	\$7	\$7	\$8	\$8	\$9
	Propane	\$10	\$12	\$14	\$23	\$26	\$27	\$30	\$33
	Electric	\$6	\$7	\$8	\$13	\$14	\$15	\$17	\$22
	Electric - HP	\$2	\$3	\$3	\$5	\$6	\$6	\$7	\$8
Cooking	Nat. Gas	\$6	\$8	\$12	\$13	\$16	\$18	\$21	\$23
	Propane	\$20	\$29	\$37	\$45	\$57	\$66	\$74	\$82
	Electric	\$8	\$11	\$14	\$17	\$22	\$29	\$33	\$36
Other Electric		\$29	\$36	\$43	\$49	\$61	\$68	\$75	\$82
Air Conditioning		\$22	\$27	\$32	\$44	\$50	\$53	\$58	\$64
Water Heating	Nat. Gas	\$37	\$43	\$49	\$55	\$64	\$70	\$76	\$82
	Propane	\$54	\$75	\$97	\$118	\$150	\$172	\$193	\$215
	Electric	\$24	\$34	\$43	\$53	\$79	\$90	\$101	\$112
	Electric HP	\$6	\$8	\$11	\$13	\$20	\$22	\$25	\$28
Water		\$39	\$57	\$74	\$103	\$127	\$163	\$182	\$211
Sewer		\$48	\$69	\$91	\$112	\$144	\$166	\$187	\$208
Trash Collection		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Range (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Refrig. (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Oxygen Concentrator		\$40	\$40	\$40	\$46	\$46	\$46	\$46	\$46

3 Utility Allowance Recommendations

3.1 Mobile Home

Monthly Utility Allowance		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Nat. Gas	\$2	\$3	\$3	\$4	\$5	\$7	\$8	\$9
	Propane	\$9	\$11	\$12	\$15	\$18	\$27	\$30	\$32
	Electric	\$5	\$6	\$7	\$9	\$10	\$15	\$17	\$21
	Electric - HP	\$2	\$2	\$3	\$3	\$4	\$6	\$6	\$8
Cooking	Nat. Gas	\$6	\$8	\$12	\$13	\$16	\$18	\$21	\$23
	Propane	\$20	\$29	\$37	\$45	\$57	\$66	\$74	\$82
	Electric	\$8	\$11	\$14	\$17	\$22	\$29	\$33	\$36
Other Electric		\$29	\$36	\$43	\$49	\$61	\$68	\$75	\$82
Air Conditioning		\$21	\$25	\$27	\$36	\$42	\$60	\$66	\$72
Water Heating	Nat. Gas	\$37	\$43	\$49	\$55	\$64	\$70	\$76	\$82
	Propane	\$54	\$75	\$97	\$118	\$150	\$172	\$193	\$215
	Electric	\$24	\$34	\$43	\$53	\$79	\$90	\$101	\$112
	Electric HP	\$6	\$8	\$11	\$13	\$20	\$22	\$25	\$28
Water		\$39	\$57	\$74	\$103	\$127	\$163	\$182	\$211
Sewer		\$48	\$69	\$91	\$112	\$144	\$166	\$187	\$208
Trash Collection		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Range (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Refrig. (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Oxygen Concentrator		\$40	\$40	\$40	\$46	\$46	\$46	\$46	\$46

3.2 Single Family

Monthly Utility Allowance		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Nat. Gas	\$4	\$4	\$4	\$5	\$6	\$9	\$10	\$11
	Propane	\$13	\$15	\$15	\$18	\$21	\$33	\$37	\$40
	Electric	\$8	\$8	\$9	\$10	\$12	\$19	\$21	\$26
	Electric - HP	\$3	\$3	\$3	\$4	\$5	\$7	\$8	\$10
Cooking	Nat. Gas	\$6	\$8	\$12	\$13	\$16	\$18	\$21	\$23
	Propane	\$20	\$29	\$37	\$45	\$57	\$66	\$74	\$82
	Electric	\$8	\$11	\$14	\$17	\$22	\$29	\$33	\$36
Other Electric		\$29	\$36	\$43	\$49	\$61	\$68	\$75	\$82
Air Conditioning		\$25	\$28	\$33	\$38	\$46	\$58	\$64	\$70
Water Heating	Nat. Gas	\$37	\$43	\$49	\$55	\$64	\$70	\$76	\$82
	Propane	\$54	\$75	\$97	\$118	\$150	\$172	\$193	\$215
	Electric	\$24	\$34	\$43	\$53	\$79	\$90	\$101	\$112
	Electric HP	\$6	\$8	\$11	\$13	\$20	\$22	\$25	\$28
Water		\$39	\$57	\$74	\$103	\$127	\$163	\$182	\$211
Sewer		\$48	\$69	\$91	\$112	\$144	\$166	\$187	\$208
Trash Collection		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Range (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Refrig. (Tenant Supplied)		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Oxygen Concentrator		\$40	\$40	\$40	\$46	\$46	\$46	\$46	\$46