HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC

RESOLUTION 2026-021: Approval of Utility Allowances for Housing Choice Voucher Program

BACKGROUND:

In accordance with 24 CFR 982.517, a Public Housing Authority (PHA) must maintain a utility allowance schedule for all tenant-paid utilities (except telephone), for cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services (e.g., trash collection (disposal of waste and refuse). At HUD's request, the PHA also must provide any information or procedures used in preparation of the schedule. The utility allowance schedule must be determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

A PHA's utility allowance schedule, and the utility allowance for an individual family, must include the utilities and services that are necessary in the locality to provide housing that complies with the housing quality standards. However, the PHA may not provide any allowance for non-essential utility costs, such as costs of cable or satellite television.

In the utility allowance schedule, the PHA must classify utilities and other housing services according to the following general categories: space heating; air conditioning; cooking; water heating; water; sewer; trash collection (disposal of waste and refuse); other electric; refrigerator (cost of tenant-supplied refrigerator); range (cost of tenant-supplied range); and other specified housing services. The PHA must provide a utility allowance for tenant-paid air-conditioning costs if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners.

The cost of each utility and housing service category must be stated separately. For each of these categories, the utility allowance schedule must take into consideration unit size (by number of bedrooms), and unit types (e.g., apartment, row-house, town house, single-family detached, and manufactured housing) that are typical in the community.

The utility allowance schedule must be prepared and submitted in accordance with HUD requirements on the form prescribed by HUD.

PHA's are required to conduct an annual review of the allowances for tenant paid utilities in the Housing Choice Voucher Program. If utility rates change by more than 10%, the utility allowance must be revised. On request from a family that includes a person with disabilities, the PHA must approve a utility allowance which is higher than the applicable amount on the utility allowance schedule if a higher utility allowance is needed as a reasonable accommodation in accordance with 24 CFR part 8 to make the program accessible to and usable by the family member with a disability.

RESOLUTION:

WHEREAS, an updated review has been completed by Nelrod Company, an experienced firm that specializes in utility allowance studies. The utility rate schedules have been revised based on updated, completed and applicable rates; and

WHEREAS, the 2027 utility allowances will be effective fiscal year beginning October 1, 2026; and

NOW THEREFORE BE IT FURTHER RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, SC, that the utility allowances for the Housing Choice Voucher Program be revised in accordance with the comprehensive study completed by the Nelrod Company.

This 27st day of August, 2026
BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC

BY: 

JAMES CHATFIELD, CHAIRMAN

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Columbia Housing Authority, SC**		Unit Type: **High-Rise/Garden/ Apartment**				Date (mm/dd/yyyy)	
Utility of Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas	$29.00	$35.00	$39.00	$43.00	$48.00	$52.00
	Bottle Gas						
	Electric ***(avg)***	$13.00	$15.00	$19.00	$23.00	$27.00	$31.00
	Electric Heat Pump ***(avg)***	$11.00	$13.00	$16.00	$17.00	$19.00	$21.00
	Fuel Oil						
Cooking	Natural Gas	$6.00	$6.00	$10.00	$12.00	$17.00	$19.00
	Bottle Gas						
	Electric ***(avg)***	$6.00	$7.00	$10.00	$13.00	$16.00	$18.00
Other Electric	***(avg)***	$21.00	$25.00	$35.00	$45.00	$54.00	$64.00
Air Conditioning	***(avg)***	$14.00	$17.00	$23.00	$30.00	$37.00	$43.00
Water Heating	Natural Gas	$12.00	$15.00	$21.00	$29.00	$35.00	$41.00
	Bottle Gas						
	Electric ***(avg)***	$13.00	$15.00	$20.00	$24.00	$28.00	$32.00
	Fuel Oil						
Water	***(avg)***	$27.00	$28.00	$36.00	$44.00	$52.00	$60.00
Sewer	***(avg)***	$49.00	$49.00	$51.00	$53.00	$55.00	$58.00
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A
Other specify: Electric Charge $47.18 (avg)		$47.00	$47.00	$47.00	$47.00	$47.00	$47.00
Other specify: Natural Gas Charge $11.55		$12.00	$12.00	$12.00	$12.00	$12.00	$12.00
Range/Microwave		$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Refrigerator		$16.00	$16.00	$16.00	$16.00	$16.00	$16.00

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	



adapted from form HUD-52667
(04/2023)

The Nelrod Company 6/2026 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Columbia Housing Authority, SC**		Unit Type: **Row House/Townhouse/ Semi-Detached/Duplex**				Date (mm/dd/yyyy)	
Utility of Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas	$39.00	$48.00	$52.00	$56.00	$62.00	$66.00
	Bottle Gas						
	Electric ***(avg)***	$19.00	$22.00	$27.00	$32.00	$37.00	$42.00
	Electric Heat Pump ***(avg)***	$13.00	$16.00	$19.00	$21.00	$23.00	$26.00
	Fuel Oil						
Cooking	Natural Gas	$6.00	$6.00	$10.00	$12.00	$17.00	$19.00
	Bottle Gas						
	Electric ***(avg)***	$6.00	$7.00	$10.00	$13.00	$16.00	$18.00
Other Electric	***(avg)***	$27.00	$32.00	$44.00	$56.00	$69.00	$81.00
Air Conditioning	***(avg)***	$14.00	$17.00	$29.00	$40.00	$52.00	$64.00
Water Heating	Natural Gas	$17.00	$19.00	$27.00	$35.00	$43.00	$52.00
	Bottle Gas						
	Electric ***(avg)***	$16.00	$19.00	$24.00	$30.00	$35.00	$40.00
	Fuel Oil						
Water	***(avg)***	$27.00	$28.00	$36.00	$44.00	$52.00	$60.00
Sewer	***(avg)***	$49.00	$49.00	$51.00	$53.00	$55.00	$58.00
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A
Other specify: Electric Charge $47.18 (avg)		$47.00	$47.00	$47.00	$47.00	$47.00	$47.00
Other specify: Natural Gas Charge $11.55		$12.00	$12.00	$12.00	$12.00	$12.00	$12.00
Range/Microwave		$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Refrigerator		$16.00	$16.00	$16.00	$16.00	$16.00	$16.00

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	



adapted from form HUD-52667
(04/2023)

The Nelrod Company 6/2026 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Columbia Housing Authority, SC**		Unit Type **Detached House**				Date (mm/dd/yyyy)	
Utility of Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas	$41.00	$50.00	$56.00	$60.00	$66.00	$72.00
	Bottle Gas						
	Electric ***(avg)***	$27.00	$32.00	$36.00	$41.00	$45.00	$50.00
	Electric Heat Pump ***(avg)***	$16.00	$19.00	$22.00	$25.00	$28.00	$30.00
	Fuel Oil						
Cooking	Natural Gas	$6.00	$6.00	$10.00	$12.00	$17.00	$19.00
	Bottle Gas						
	Electric ***(avg)***	$6.00	$7.00	$10.00	$13.00	$16.00	$18.00
Other Electric	***(avg)***	$31.00	$37.00	$51.00	$65.00	$80.00	$94.00
Air Conditioning	***(avg)***	$11.00	$13.00	$29.00	$46.00	$62.00	$78.00
Water Heating	Natural Gas	$17.00	$19.00	$27.00	$35.00	$43.00	$52.00
	Bottle Gas						
	Electric ***(avg)***	$16.00	$19.00	$24.00	$30.00	$35.00	$40.00
	Fuel Oil						
Water	***(avg)***	$27.00	$28.00	$36.00	$44.00	$52.00	$60.00
Sewer	***(avg)***	$49.00	$49.00	$51.00	$53.00	$55.00	$58.00
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A
Other specify: Electric Charge $47.18 (avg)		$47.00	$47.00	$47.00	$47.00	$47.00	$47.00
Other specify: Natural Gas Charge $11.55		$12.00	$12.00	$12.00	$12.00	$12.00	$12.00
Range/Microwave		$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Refrigerator		$16.00	$16.00	$16.00	$16.00	$16.00	$16.00

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range / Microwave	
Refrigerator	
Total	



adapted from form HUD-52667
(04/2023)

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Columbia Housing Authority, SC**		Unit Type **Mobile Home**				Date (mm/dd/yyyy)	
Utility of Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas	$35.00	$41.00	$48.00	$52.00	$56.00	$62.00
	Bottle Gas						
	Electric ***(avg)***	$29.00	$34.00	$35.00	$36.00	$37.00	$38.00
	Electric Heat Pump ***(avg)***	$13.00	$16.00	$19.00	$21.00	$23.00	$26.00
	Fuel Oil						
Cooking	Natural Gas	$6.00	$6.00	$10.00	$12.00	$17.00	$19.00
	Bottle Gas						
	Electric ***(avg)***	$6.00	$7.00	$10.00	$13.00	$16.00	$18.00
Other Electric	***(avg)***	$31.00	$37.00	$51.00	$65.00	$80.00	$94.00
Air Conditioning	***(avg)***	$14.00	$16.00	$27.00	$39.00	$50.00	$61.00
Water Heating	Natural Gas	$17.00	$19.00	$27.00	$35.00	$43.00	$52.00
	Bottle Gas						
	Electric ***(avg)***	$16.00	$19.00	$24.00	$30.00	$35.00	$40.00
	Fuel Oil						
Water	***(avg)***	$27.00	$28.00	$36.00	$44.00	$52.00	$60.00
Sewer	***(avg)***	$49.00	$49.00	$51.00	$53.00	$55.00	$58.00
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A
Other specify: Electric Charge $47.18 (avg)		$47.00	$47.00	$47.00	$47.00	$47.00	$47.00
Other specify: Natural Gas Charge $11.55		$12.00	$12.00	$12.00	$12.00	$12.00	$12.00
Range/Microwave		$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Refrigerator		$16.00	$16.00	$16.00	$16.00	$16.00	$16.00

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range / Microwave	
Refrigerator	
Total	



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