



919-735-4226  
www.hacg.org  
700 N. Jefferson Avenue  
Goldsboro, NC 27530

September 15, 2025

## RE: Notice of Updated Utility Allowances

The Housing Authority of the City of Goldsboro (HACG) is providing notice that the **updated utility allowances** will be available for public review and comment prior to their effective date of **January 1, 2026**.

The **30-day public comment period** will run from **Tuesday, September 16, 2025, through Friday, October 17, 2025**. During this time, residents and the public are invited to review the proposed utility allowances and submit written comments.

## How to Review the Proposed Utility Allowances

Copies are available for review at the following locations:

- Each Housing Development Office
- HACG Administrative Office, 700 N. Jefferson Avenue
- HACG website: [www.hacg.org](http://www.hacg.org)

## How to Submit Written Comments

All comments must be submitted in writing by the close of the comment period. You may send your comments by:

- **Email:** [jgoldman@hacg.org](mailto:jgoldman@hacg.org)
- **Mail:**  
Attn: Jessica Goldman  
Housing Authority of the City of Goldsboro  
P.O. Box 1403  
Goldsboro, NC 27533-1403
- **Hand Delivery:**  
HACG Administrative Office  
Attn: Jessica Goldman  
700 N. Jefferson Avenue



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## INTRODUCTION

Each year, the **U.S. Department of Housing and Urban Development (HUD)** requires public housing authorities to review their schedule of utility allowances in accordance with **24 CFR 982.517**.

The **Housing Authority of the City of Goldsboro (HACG)**, contracted with **OT Engineering, PLLC** to conduct this review and calculate the updated utility allowances for conventional public housing. These allowances are based on site-specific data and reflect average monthly consumption and costs as follows:

- Electricity – usage measured in kilowatt-hours (kWh)
- Natural Gas – usage measured in therms and dollars
- Water and Sewer – usage measured in gallons and dollars
- Refuse and Stormwater – flat monthly service fee charged by the city

### Notable changes from the 2025 Utility Allowances

- Electric: Decreased by up to 3%
- Natural Gas: Increased up to 32%
- Water and Sewer: Increased up to 7.5%
- Refuse and Stormwater: No Change

## METHODOLOGY

The following methodology outlines the approach used by OT Engineering, PLLC to develop utility allowances for the Housing Authority of the City of Goldsboro. The calculations are based on HUD guidance, industry standards, and engineering practices. All estimates assume that residents make reasonable efforts to conserve energy.

### Data Sources

- Lighting, Appliances and Fixtures: Usages estimates are derived from HUD publications, government agency reports, manufacturer data, and industry standards. These values are adjusted to reflect the specific types of lighting, appliances, and fixtures present at each site.
- Heating and Cooling: Energy requirements are determined through engineering calculations that account for building construction, heating degree days, and system efficiency.



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## Heating Load Calculations

- Site Review/Documentation: A site inspection and/or construction documents are reviewed to determine heat-loss areas, including walls, ceilings, floors, windows, and doors.
- Thermal Resistance Analysis: The thermal resistances (R-Value) of structural elements is evaluated based on construction materials and design.
- Air Infiltration: Typical air leakage is estimated through unit inspection and construction documentation.
- Climate Data: Heating degree-day data is obtained from the National oceanic and Atmospheric Administration (NOAA).
- Adjustment Factors: Heat loss values are adjusted to reflect the age, type, and efficiency of the heating system as well as the overall efficiency of the unit.
- Exclusions: Solar gain and internal heat from residents or appliances are not factored into heating load calculations.
- Cooling Calculations: When required, a similar methodology is applied for cooling load analysis.

## Assumptions

The utility allowances are based on the following conditions:

- Residents conserve energy by turning off unnecessary lights and appliances.
- Thermostat settings:
  - Family units: Heating set at **72°F or below**.
  - Elderly units: Heating set at **75°F or below**.
  - Thermostats are set lower when residents are away for extended periods.
- Unit occupancy:
  - Efficiencies and one-bedroom units are assumed to house elderly residents.
  - Larger units are assumed to house families.
- Appliance and equipment usage:
  - An allowance is included for minor household appliances (e.g. blenders, coffee makers, bathroom fans, hair dryers, irons, radios, range hoods, televisions, toasters, and vacuum cleaners).
  - An allowance for cooling fans is included at sites without central air conditions.
- Construction characteristics and major appliances are factors into the final allowance calculations.



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**AMP 1 FAIRVIEW**  
**UTILITY ALLOWANCES**  
**(NOT RENOVATED)**

**EFFECTIVE JANUARY 1, 2026**

**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>2025-2026 Average</b>	<b>391</b>	<b>476</b>	<b>576</b>	<b>696</b>
<b>2024-2025 Average</b>	<b>391</b>	<b>476</b>	<b>576</b>	<b>696</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</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>2025-2026 Average</b>	<b>41</b>	<b>48</b>	<b>44</b>	<b>54</b>
<b>2024-2025 Average</b>	<b>41</b>	<b>48</b>	<b>44</b>	<b>54</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>



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**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	396	483	585	705
<b>2025-2026 Average</b>	<b>391</b>	<b>476</b>	<b>576</b>	<b>696</b>
<b>2024-2025 Average</b>	<b>391</b>	<b>476</b>	<b>576</b>	<b>696</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</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	89	104	94	117
<b>2025-2026 Average</b>	<b>41</b>	<b>48</b>	<b>44</b>	<b>54</b>
<b>2024-2025 Average</b>	<b>41</b>	<b>48</b>	<b>44</b>	<b>54</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>



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**AMP 2 LINCOLN**  
**UTILITY ALLOWANCES**  
**(RENOVATED 2015)**

**EFFECTIVE JANUARY 1, 2026**

**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>2025-2026 Average</b>		<b>199</b>		<b>239</b>		<b>293</b>		<b>332</b>	
<b>2024-2025 Average</b>		<b>199</b>		<b>239</b>		<b>293</b>		<b>332</b>	
<b>Percentage Increase/ Decrease</b>		<b>0%</b>		<b>0%</b>		<b>0%</b>		<b>0%</b>	

**NATURAL GAS (in Therms)**

		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>		<u>4 BR</u>	
January		58		71		80		99	
February		49		61		69		85	
March		39		49		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		44		50		61	
December		<u>49</u>		<u>61</u>		<u>69</u>		<u>85</u>	
<b>2025-2026 Average</b>		<b>28</b>		<b>35</b>		<b>40</b>		<b>49</b>	
<b>2024-2025 Average</b>		<b>28</b>		<b>34</b>		<b>40</b>		<b>48</b>	
<b>Percentage Increase/ Decrease</b>		<b>0%</b>		<b>2%</b>		<b>0%</b>		<b>1%</b>	



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**AMP 2 LINCOLN**  
**UTILITY ALLOWANCES**  
**(RENOVATED 2009)**

**EFFECTIVE JANUARY 1, 2026**  
**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	164	196	240	270
<b>2025-2026 Average</b>	<b>159</b>	<b>189</b>	<b>231</b>	<b>261</b>
<b>2024-2025 Average</b>	<b>159</b>	<b>189</b>	<b>231</b>	<b>261</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</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	56	68	78	95
<b>2025-2026 Average</b>	<b>34</b>	<b>41</b>	<b>48</b>	<b>58</b>
<b>2024-2025 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>





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## AMP 3 WOODCREST

### UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2026

ELECTRICAL (in Dollars)

		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>		<u>4 BR</u>		<u>5 BR</u>
January		\$217		\$251		\$284		\$334		\$407
February		\$193		\$223		\$253		\$297		\$359
March		\$163		\$188		\$214		\$250		\$298
April		\$113		\$131		\$151		\$176		\$201
May		\$81		\$95		\$111		\$130		\$142
June		\$76		\$89		\$104		\$122		\$131
July		\$76		\$89		\$104		\$122		\$131
August		\$76		\$89		\$104		\$122		\$131
September		\$81		\$95		\$111		\$130		\$142
October		\$106		\$124		\$143		\$166		\$189
November		\$151		\$174		\$198		\$232		\$274
December		<u>\$193</u>		<u>\$223</u>		<u>\$253</u>		<u>\$297</u>		<u>\$359</u>
<b>2025-2026 Average</b>		<b>\$127</b>		<b>\$147</b>		<b>\$169</b>		<b>\$198</b>		<b>\$230</b>
<b>2024-2025 Average</b>		<b>\$131</b>		<b>\$152</b>		<b>\$174</b>		<b>\$204</b>		<b>\$238</b>
<b>Percentage Increase/ Decrease</b>		<b>-3%</b>		<b>-3%</b>		<b>-3%</b>		<b>-3%</b>		<b>-3%</b>





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## AMP 3 ELMWOOD UTILITY ALLOWANCES (RENOVATED 2023)

### EFFECTIVE JANUARY 1, 2026 ELECTRICAL (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
January	\$213	\$245	\$278	\$324	\$399
February	\$188	\$217	\$246	\$287	\$350
March	\$158	\$182	\$207	\$241	\$289
April	\$105	\$122	\$140	\$163	\$188
May	\$73	\$86	\$99	\$117	\$127
June	\$68	\$79	\$92	\$109	\$116
July	\$68	\$79	\$92	\$109	\$116
August	\$68	\$79	\$92	\$109	\$116
September	\$73	\$86	\$99	\$117	\$127
October	\$99	\$115	\$132	\$154	\$175
November	\$146	\$168	\$191	\$223	\$265
December	\$188	\$217	\$246	\$287	\$350
<b>2025-2026 Average</b>	<b>\$121</b>	<b>\$140</b>	<b>\$160</b>	<b>\$187</b>	<b>\$218</b>
<b>2024-2025 Average</b>	<b>\$124</b>	<b>\$144</b>	<b>\$164</b>	<b>\$192</b>	<b>\$225</b>
<b>Percentage Increase/ Decrease</b>	<b>-3%</b>	<b>-3%</b>	<b>-3%</b>	<b>-3%</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	5	6	7	8	9
February	5	6	7	8	9
March	5	6	7	8	9
April	5	6	7	8	9
May	5	6	7	8	9
June	5	6	7	8	9
July	5	6	7	8	9
August	5	6	7	8	9
September	5	6	7	8	9
October	5	6	7	8	9
November	5	6	7	8	9
December	5	6	7	8	9
<b>2025-2026 Average</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>2024-2025 Average</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>



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## AMP 3 CHARLES STREET HOUSES

### UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2026

ELECTRICAL, GAS, WATER/SEWER, and REFUSE (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January			\$398	
February			\$367	
March			\$329	
April			\$261	
May			\$226	
June			\$220	
July			\$190	
August			\$220	
September			\$226	
October			\$254	
November			\$314	
December			\$367	
<b>2025-2026 Average</b>			<b>\$281</b>	
<b>2024-2025 Average</b>			<b>\$219</b>	
<b>Percentage Increase/ Decrease</b>			<b>22%</b>	



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## AMP 3 CHARLES STREET DUPLEXES

### UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2026

ELECTRICAL, WATER/SEWER, and REFUSE (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January		\$267	\$309	
February		\$253	\$291	
March		\$234	\$269	
April		\$203	\$234	
May		\$184	\$212	
June		\$182	\$209	
July		\$182	\$209	
August		\$182	\$209	
September		\$184	\$212	
October		\$199	\$229	
November		\$227	\$261	
December		\$253	\$291	
<b>2025-2026 Average</b>		<b>\$213</b>	<b>\$245</b>	
<b>2024-2025 Average</b>		<b>\$180</b>	<b>\$213</b>	
<b>Percentage Increase/ Decrease</b>		<b>18%</b>	<b>15%</b>	



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## AMP 3 LITTLE WASHINGTON

### UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2026

ELECTRICAL, GAS, WATER/SEWER, and REFUSE (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January			\$375	\$433
February			\$350	\$403
March			\$318	\$365
April			\$260	\$298
May			\$230	\$264
June			\$226	\$258
July			\$226	\$258
August			\$226	\$258
September			\$220	\$264
October			\$254	\$291
November			\$305	\$350
December			\$350	\$403
<b>2025-2026 Average</b>			<b>\$278</b>	<b>\$320</b>
<b>2024-2025 Average</b>			<b>\$248</b>	<b>\$284</b>
<b>Percentage Increase/ Decrease</b>			<b>12%</b>	<b>13%</b>



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## AMP 4 WEST HAVEN UTILITY ALLOWANCES

### EFFECTIVE JANUARY 1, 2026 ELECTRICAL (in kWH)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
January	776	881	1,132	1,377	1,430
February	708	810	1,034	1,257	1,311
March	623	720	911	1,107	1,363
April	483	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	466	552	682	828	887
November	589	684	862	1,047	1,103
December	708	810	1,034	1,257	1,311
<b>2025-2026 Average</b>	<b>528</b>	<b>620</b>	<b>774</b>	<b>939</b>	<b>1013</b>
<b>2024-2025 Average</b>	<b>527</b>	<b>619</b>	<b>773</b>	<b>938</b>	<b>996</b>
<b>Percentage Increase/ Decrease</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>2%</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	12	13	17	21	21
<b>2025-2026 Average</b>	<b>5</b>	<b>6</b>	<b>8</b>	<b>9</b>	<b>9</b>
<b>2024-2025 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>



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## AMP 1 FAIRVIEW AND AMP 4 WEST HAVEN ELDERLY

### UTILITY ALLOWANCES

Residents are not charged for utilities

**EFFECTIVE JANUARY 1, 2026**

#### **ELECTRICAL (in Dollars)**

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January		\$135	\$148	
February		\$123	\$136	
March		\$108	\$119	
April		\$83	\$93	
May		\$68	\$78	
June		\$66	\$76	
July		\$66	\$76	
August		\$66	\$76	
September		\$68	\$78	
October		\$80	\$90	
November		\$102	\$113	
December		<u>\$123</u>	<u>\$136</u>	
<b>2025-2026 Average</b>		<b>\$91</b>	<b>\$102</b>	
<b>2024-2025 Average</b>		<b>\$93</b>	<b>\$104</b>	
<b>Percentage Increase/ Decrease</b>		<b>-3%</b>	<b>-2%</b>	



**HACG**  
Housing Authority of the  
City of Goldsboro

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www.hacg.org  
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## 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>		





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## AMP 1 PARK COURT UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2026

### ELECTRICAL, WATER/SEWER, and REFUSE (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		\$198		
<b>2025-2026 Average</b>		<b>\$198</b>		
<b>2024-2025 Average</b>		<b>\$198</b>		
<b>Percentage Increase/ Decrease</b>		<b>0%</b>		



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## AMP 1 TRINITY COURT UTILITY ALLOWANCES

EFFECTIVE JANUARY 1, 2026

### ELECTRICAL, WATER/SEWER, and REFUSE (in Dollars)

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
January		\$242		
February		\$242		
March		\$242		
April		\$242		
May		\$242		
June		\$242		
July		\$242		
August		\$242		
September		\$242		
October		\$242		
November		\$242		
December		\$242		
<b>2025-2026 Average</b>		<b>\$242</b>		
<b>2024-2025 Average</b>		<b>\$243</b>		
<b>Percentage Increase/ Decrease</b>		<b>0%</b>		



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**AMP 2 WALNUT A**  
**UTILITY ALLOWANCES**  
Residents are not charged utilities  
**EFFECTIVE JANUARY 1, 2026**

ELECTRICAL (in kWH)								
		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>		<u>4 BR</u>
January		962						
February		858						
March		728						
April		520						
May		395						
June		375						
July		375						
August		375						
September		395						
October		494						
November		676						
December		858						
<b>2025-2026 Average</b>		<b>584</b>						
<b>2024-2025 Average</b>		<b>583</b>						



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**AMP 2 WALNUT A**  
**UTILITY ALLOWANCES**  
Residents are not charged utilities  
**EFFECTIVE JANUARY 1, 2026**

ELECTRICAL (in kWH)								
		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>		<u>4 BR</u>
January		833		1073				
February		752		963				
March		650		825				
April		486		605				
May		390		475				
June		375		455				
July		375		455				
August		375		455				
September		390		475				
October		466		578				
November		609		770				
December		752		963				
<b>2025-2026 Average</b>		<b>538</b>		<b>674</b>				
<b>2024-2025 Average</b>		<b>537</b>		<b>673</b>				
<b>Percentage Increase/ Decrease</b>		<b>0%</b>		<b>0%</b>				