RESOLUTION 2026-16
TOPEKA HOUSING AUTHORITY
HOUSING CHOICE VOUCHER (SECTION 8) UTILITY ALLOWANCES

WHEREAS
The Topeka Housing Authority Board of Commissioners has reviewed the Housing Choice Voucher Utility Allowance Study dated October 2026, and;

WHEREAS
The Topeka Housing Authority Board of Commissioners has determined that this Study has been appropriately completed;

NOW BE IT RESOLVED
That these Utility Allowances will be effective January 1, 2027;

AND, BE IT FURTHER RESOLVED
That these Utility Allowances will be used for January 1, 2027 Annual Re-certifications;

AND, BE IT FURTHER RESOLVED
That these Utility Allowances will be used for move-ins/transfers for which the Request for Tenancy approval is processed on or after January 1, 2027;

AND, BE IT FURTHER RESOLVED
That this resolution replaces all previous Housing Choice Voucher Utility Allowances.

This resolution was ADOPTED AND APPROVED by the THA Board of Commissioners on October 22, 2026. This resolution is effective on adoption.

Kyle Mead, Chair

Trey George, Executive Director

Group14 ENGINEERING Inspiring Better Buildings

1325 East 16th Avenue
Denver, CO 80218
(303) 861-2070

October 12, 2026

Subject: Topeka Housing Authority Section 8 Utility Allowance Study

Group14 Engineering has utilized the HUD Utility Schedule Model to complete a housing choice voucher utility allowance study for the Topeka Housing Authority. Guidance from the Housing Choice Voucher Guidebook (7420.10G) was followed when selecting inputs and calculating allowance line items amount. The following input data was used:

- Current utility tariff rates from the Evergy, Kansas Gas Service, and Ferrellgas were used as model energy cost inputs
- Water consumption values were modeled off historical data from Topeka Housing Authority's portfolio
- Location data was based on the PHA zip code of 66605
- An allowance line item was included for air conditioning
- No green discount was calculated

Model Outputs were populated into form HUD-52667. Separate schedules were developed for single family detached homes and single family attached homes. The following pages show the models provided to Topeka Housing Authority.

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Date (mm/dd/yyyy)
Topeka	**None**	**Single Family House**	**10/12/2026**

Utility or Service		Monthly Dollar Allowances							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Natural Gas	34	41	47	53	60	66	72	79
	Bottled Gas	66	77	89	102	114	126	138	150
	Electric Resistance	60	67	73	79	86	94	102	110
	Electric Heat Pump	25	29	33	36	38	42	46	50
	Fuel Oil	0	0	0	0	0	0	0	0
Cooking	Natural Gas	3	4	5	7	9	10	12	13
	Bottled Gas	6	7	10	13	16	19	23	26
	Electric	6	6	9	12	15	18	21	22
	Other	0	0	0	0	0	0	0	0
Other Electric		15	21	35	49	63	77	91	105
Air Conditioning		6	7	16	25	35	44	53	62
Water Heating	Natural Gas	9	11	16	20	25	30	35	40
	Bottled Gas	18	21	30	39	48	57	66	76
	Electric	17	20	26	32	37	41	46	51
	Fuel Oil	0	0	0	0	0	0	0	0
Water		36	36	55	73	91	109	127	146
Sewer		31	31	47	63	79	95	112	128
Trash Collection		22	22	22	22	22	22	22	22
Range/Microwave*		11	11	11	11	11	11	11	11
Refrigerator*		13	13	13	13	13	13	13	13
Other -	**Monthly Gas Fee**	22	22	22	22	22	22	22	22
	Monthly Bottled Gas Fee	11	11	11	11	11	11	11	11
	Monthly Electric Fee	15	15	15	15	15	15	15	15

** These are allowances for tenants to lease or purchase their own appliances if the relevant appliance is not included in the unit. The electricity allowance associated with these appliances is included in the "Other Electric" and "Cooking" options.*

Actual Family Allowances To be used by the family to compute allowance.

Unit Size:

Utility or Service	Fuel Source	Monthly Allowance
Space Heating		
Cooking		
Other Electric		
Air Conditioning		
Water Heating		
Water		
Sewer		
Trash Collection		
Range/Microwave		
Refrigerator		
Other		
	Total	**$0**

Name of Family:

*

Unit Address:

*

*

Number of Bedrooms:

*

Previous editions are obsolete

Spreadsheet (ver14) based on form HUD-52667 (04/15).
ref. Handbook 7420.8

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Date (mm/dd/yyyy)
Topeka	**None**	**Single Family-Attached**	**10/12/2026**

Utility or Service		Monthly Dollar Allowances							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Natural Gas	31	37	42	47	52	58	63	68
	Bottled Gas	59	70	80	90	100	110	120	130
	Electric Resistance	44	49	57	64	71	79	88	97
	Electric Heat Pump	22	25	29	31	33	36	39	42
	Fuel Oil	0	0	0	0	0	0	0	0
Cooking	Natural Gas	3	4	5	7	9	10	12	13
	Bottled Gas	6	7	10	13	16	19	23	26
	Electric	6	6	9	12	15	18	21	23
	Other	0	0	0	0	0	0	0	0
Other Electric		11	16	28	40	52	64	76	88
Air Conditioning		8	9	15	22	29	36	42	49
Water Heating	Natural Gas	9	11	16	20	25	30	35	40
	Bottled Gas	18	21	30	39	48	57	66	76
	Electric	17	20	26	32	37	42	46	51
	Fuel Oil	0	0	0	0	0	0	0	0
Water		36	36	55	73	91	109	127	146
Sewer		31	31	47	63	79	95	112	128
Trash Collection		22	22	22	22	22	22	22	22
Range/Microwave*		11	11	11	11	11	11	11	11
Refrigerator*		13	13	13	13	13	13	13	13
Other -	**Monthly Gas Fee**	22	22	22	22	22	22	22	22
	Monthly Bottled Gas Fee	11	11	11	11	11	11	11	11
	Monthly Electric Fee	15	15	15	15	15	15	15	15

** These are allowances for tenants to lease or purchase their own appliances if the relevant appliance is not included in the unit. The electricity allowance associated with these appliances is included in the "Other Electric" and "Cooking" options.*

Actual Family Allowances To be used by the family to compute allowance.

Unit Size:

Utility or Service	Fuel Source	Monthly Allowance
Space Heating		
Cooking		
Other Electric		
Air Conditioning		
Water Heating		
Water		
Sewer		
Trash Collection		
Range/Microwave		
Refrigerator		
Other		
	Total	**$0**

Name of Family:

*

Unit Address:

*

*

Number of Bedrooms:

*

Previous editions are obsolete

Spreadsheet (ver14) based on form HUD-52667 (04/15).
ref. Handbook 7420.8

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Date (mm/dd/yyyy)
Topeka	**None**	**Lowrise Apartment (2 - 4 units)**	**10/12/2026**

Utility or Service		Monthly Dollar Allowances							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Natural Gas	41	48	51	55	59	62	66	69
	Bottled Gas	78	91	98	105	112	118	125	132
	Electric Resistance	44	49	57	64	71	79	88	97
	Electric Heat Pump	23	27	31	33	35	38	41	45
	Fuel Oil	0	0	0	0	0	0	0	0
Cooking	Natural Gas	3	4	5	7	9	10	12	13
	Bottled Gas	6	7	10	13	16	19	23	26
	Electric	6	6	9	12	15	18	21	24
	Other	0	0	0	0	0	0	0	0
Other Electric		10	15	26	38	50	61	73	85
Air Conditioning		8	10	14	18	23	27	31	35
Water Heating	Natural Gas	9	11	16	20	25	30	35	40
	Bottled Gas	18	21	30	39	48	57	66	76
	Electric	17	20	26	32	37	42	46	51
	Fuel Oil	0	0	0	0	0	0	0	0
Water		36	36	55	73	91	109	127	146
Sewer		31	31	47	63	79	95	112	128
Trash Collection		22	22	22	22	22	22	22	22
Range/Microwave*		11	11	11	11	11	11	11	11
Refrigerator*		13	13	13	13	13	13	13	13
Other -	**Monthly Gas Fee**	22	22	22	22	22	22	22	22
	Monthly Bottled Gas Fee	11	11	11	11	11	11	11	11
	Monthly Electric Fee	15	15	15	15	15	15	15	15

** These are allowances for tenants to lease or purchase their own appliances if the relevant appliance is not included in the unit. The electricity allowance associated with these appliances is included in the "Other Electric" and "Cooking" options.*

Actual Family Allowances To be used by the family to compute allowance.

Unit Size:

Utility or Service	Fuel Source	Monthly Allowance
Space Heating		
Cooking		
Other Electric		
Air Conditioning		
Water Heating		
Water		
Sewer		
Trash Collection		
Range/Microwave		
Refrigerator		
Other		
	Total	**$0**

Name of Family:

*

Unit Address:

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Number of Bedrooms:

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Previous editions are obsolete

Spreadsheet (ver14) based on form HUD-52667 (04/15).
ref. Handbook 7420.8

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Date (mm/dd/yyyy)
Topeka	**None**	**Larger Apartment Bldgs. (5+ units)**	**10/12/2026**

Utility or Service		Monthly Dollar Allowances							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Natural Gas	24	28	33	37	42	46	51	55
	Bottled Gas	46	54	63	71	80	88	97	105
	Electric Resistance	35	39	46	53	59	64	71	78
	Electric Heat Pump	18	21	25	27	29	30	32	35
	Fuel Oil	0	0	0	0	0	0	0	0
Cooking	Natural Gas	3	4	5	7	9	10	12	13
	Bottled Gas	6	7	10	13	16	19	23	26
	Electric	6	6	9	12	15	18	21	24
	Other	0	0	0	0	0	0	0	0
Other Electric		6	9	19	28	38	47	57	67
Air Conditioning		8	9	12	16	20	24	28	31
Water Heating	Natural Gas	7	9	12	16	20	24	28	32
	Bottled Gas	14	16	24	31	38	46	53	60
	Electric	14	16	21	25	30	34	38	42
	Fuel Oil	0	0	0	0	0	0	0	0
Water		36	36	55	73	91	109	127	146
Sewer		31	31	47	63	79	95	112	128
Trash Collection		22	22	22	22	22	22	22	22
Range/Microwave*		11	11	11	11	11	11	11	11
Refrigerator*		13	13	13	13	13	13	13	13
Other -	**Monthly Gas Fee**	22	22	22	22	22	22	22	22
	Monthly Bottled Gas Fee	11	11	11	11	11	11	11	11
	Monthly Electric Fee	15	15	15	15	15	15	15	15

** These are allowances for tenants to lease or purchase their own appliances if the relevant appliance is not included in the unit. The electricity allowance associated with these appliances is included in the "Other Electric" and "Cooking" options.*

Actual Family Allowances To be used by the family to compute allowance.

Unit Size:

Utility or Service	Fuel Source	Monthly Allowance
Space Heating		
Cooking		
Other Electric		
Air Conditioning		
Water Heating		
Water		
Sewer		
Trash Collection		
Range/Microwave		
Refrigerator		
Other		
	Total	**$0**

Name of Family:

*

Unit Address:

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Number of Bedrooms:

*

Previous editions are obsolete

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ref. Handbook 7420.8

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Date (mm/dd/yyyy)
Topeka	**None**	**Manufactured Homes**	**10/12/2026**

Utility or Service		Monthly Dollar Allowances							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Natural Gas	29	34	40	45	51	56	61	67
	Bottled Gas	56	66	76	86	97	107	117	128
	Electric Resistance	62	69	70	69	70	71	73	74
	Electric Heat Pump	22	25	29	30	33	36	39	42
	Fuel Oil	0	0	0	0	0	0	0	0
Cooking	Natural Gas	3	4	5	7	9	10	12	13
	Bottled Gas	6	7	10	13	16	19	23	26
	Electric	6	6	9	12	15	18	21	22
	Other	0	0	0	0	0	0	0	0
Other Electric		15	21	35	49	63	77	91	105
Air Conditioning		7	8	15	21	28	34	40	47
Water Heating	Natural Gas	9	11	16	20	25	30	35	40
	Bottled Gas	18	21	30	39	48	57	66	76
	Electric	17	20	26	32	37	41	46	51
	Fuel Oil	0	0	0	0	0	0	0	0
Water		36	36	55	73	91	109	127	146
Sewer		31	31	47	63	79	95	112	128
Trash Collection		22	22	22	22	22	22	22	22
Range/Microwave*		11	11	11	11	11	11	11	11
Refrigerator*		13	13	13	13	13	13	13	13
Other -	**Monthly Gas Fee**	22	22	22	22	22	22	22	22
	Monthly Bottled Gas Fee	11	11	11	11	11	11	11	11
	Monthly Electric Fee	15	15	15	15	15	15	15	15

** These are allowances for tenants to lease or purchase their own appliances if the relevant appliance is not included in the unit. The electricity allowance associated with these appliances is included in the "Other Electric" and "Cooking" options.*

Actual Family Allowances To be used by the family to compute allowance.

Unit Size:

Utility or Service	Fuel Source	Monthly Allowance
Space Heating		
Cooking		
Other Electric		
Air Conditioning		
Water Heating		
Water		
Sewer		
Trash Collection		
Range/Microwave		
Refrigerator		
Other		
	Total	**$0**

Name of Family:

*

Unit Address:

*

*

Number of Bedrooms:

*

Previous editions are obsolete

Spreadsheet (ver14) based on form HUD-52667 (04/15).
ref. Handbook 7420.8