



October 8, 2025

Ms. Veridia Hinton
Executive Director
Housing Authority of Fulton County
4273 Wendell Drive SW
Atlanta, Georgia 30336

RE: UTILITY ALLOWANCE UPDATES

Dear Ms. Hinton:

Enclosed, please find a copy of the updated Public Housing and HCV Utility Allowance for the Housing Authority of Fulton County.

The updated allowances are based on our previous studies and take into consideration any changes in utility rates since the last updates in 2024. Following is a summary of changes:

Natural Gas – The average fixed charges and the DDDC factors have increased slightly and the average cost per therm, before taxes, has increased from \$1.525 to \$1.649.

Electricity

- Rates from Georgia Power have changed. For example, inside the city of Atlanta the total fixed charges, including adjustments are now \$17.92 compared to \$17.71 previously. The costs per kWh have increased. For example the winter cost per kWh is now \$0.151671/kWh for all usage compared to \$.146257/kWh used previously.
- Other Providers – No change from Palmetto. Fairburn and Greystone have had increases while College Park rates have decreased. The result is that the overall rate averages used for the Fulton County HCV calculations have increased from \$15.79 base and \$0.13759 per kWh last year to \$16.10 and \$0.14015 per kWh now.

Water/Sewer/Garbage/Stormwater

- Alpharetta - Garbage rates in have increased from \$86.73 to \$90.18 per quarter.
- Sandy Springs - Monthly garbage pickup with recycling by Waste Management has decreased from \$43.27 to \$42.78.

- Roswell – The Water Base Charge increased from \$9.67 to \$10.35 and the consumption charges have also increased. For example, the first 5,000 gallons used increased from \$5.23/1000 to \$5.60/1000. No changes to garbage or stormwater.
- Fairburn – The Water Base Charge increased from \$8.74 to \$9.17 and the consumption charges have also increased. For example, the first 4,000 gallons used increased from \$8.46/1000 to \$8.87/1000. The sewer rates have also increased however garbage fees and stormwater fees have not changed.
- Union City increased garbage fees from \$14 to \$17 per month.
- Fulton County water and sewer rates are scheduled to increase 5% in January 2026.
- No changes in rates from Atlanta Watershed, Hapeville, or College Park. Several attempts were made to contact Palmetto however at the time of this report they have not responded. We were able to verify their electricity rates through the Public Service Commission rate surveys and we will make any necessary adjustments to the water, sewer, and garbage figures if we find they have any rate changes.

Appliances - No changes to Refrigerators however estimates for Ranges increased from \$4 to \$5.

HCV ALLOWANCES Enclosed are the updated allowances schedules for Fulton County and Atlanta. Also included are comparisons of the proposed allowances versus the figures developed last year. If you are still using any previous versions of the allowances then of course the comparisons will be different.

PUBLIC HOUSING ALLOWANCES Enclosed are the updated allowances schedules. Also included are comparisons of the proposed allowances versus the figures developed last year. If you are still using any previous versions of the allowances then of course the comparisons will be different.

If you have any questions or concerns, please do not hesitate to call or email Byron@edgoodwinassociates.com . Thanks again for the opportunity to develop your new utility allowances.

Sincerely,

GOODWIN AND ASSOCIATES



Byron C. Goodwin