



April 13, 2026

## NOTICE

### 2026 REVISION TO THE UTILITY ALLOWANCE AND FLAT RENT SCHEDULES

Effective July 1, 2026, there will be a new Utility Allowance schedule for your development, which will change your current utility allowance. The Huntsville Housing Authority (HHA) provides a utility allowance to the household through a reduction in the household's monthly rent. Many buildings have different metering systems for different utilities. An allowance is also provided to residents for some non-metered utilities, such as trash pickup and sewer services, because the residents pay for these services directly. These rates will take effect on your next reexam. A recent utility study concluded that adjustments should be made to the utility allowance by bedroom size. If the utility allowance increases, your rent decreases by an equal amount. The 2026 utility allowance schedule is attached to this notice.

HUD requires HHA to allow families residing in public housing a choice of rent annually. The choice of rent is based on either the family's income or is a "flat rent" amount generally based on 80% fair market rents for the PHA's jurisdiction as determined by HUD. PHAs are required to provide families a choice of rent at the onset of occupancy and at their reexamination. PHAs must determine flat rents annually, generally at no less than 80% of that fiscal year's Small Area Fair Market Rent. PHAs do not need to seek prior approval to set their flat rent at any level between 80-100% of the Fair Market Rent. The 2026 flat rent schedule is attached to this notice.

Changes to your rent because of the updates to the utility allowances and flat rents will not occur until your next reexamination that occurs after July 1, 2026.

If you have any questions, comments, or need further clarification, please contact management at your site rent office.

Sincerely,  
Terica Pope  
Director of Public Housing

**Utility Allowances and Flat Rents**  
**Effective Date 07/01/2026**

Zip Code	Location	Bedroom Size	Utility Allow. Previous 2025	Utility Allow. New 2026	Utility Allowance Change	Flat Rent Previous 2025	Flat Rent New 2026	Flat Rent Change
		1	117	117	0	659	741	(82)
	002	2	136	136	0	768	864	(96)
35805	Butler	3	157	157	0	1,011	1,131	(120)
	Terrace	4	184	185	(1)	1,216	1,391	(175)
		5	201	202	(1)	1,899	2,162	(263)
		1	104	104	0	672	672	0
	006	2	117	118	(1)	787	786	1
35816	Northwoods	3	131	132	(1)	1,037	1,036	1
		4	153	153	0	1,247	1,247	0
		5	168	168	0	1,932	1,932	0
		1	108	108	0	668	668	0
	006	2	124	124	0	780	780	0
35816	Northwoods	3	138	139	(1)	1,030	1,029	1
	Addition	4	168	168	0	1,232	1,232	0
		5	183	184	(1)	1,917	1,916	1
		1	104	104	0	672	672	0
	Former Units	2	117	118	(1)	787	786	1
35816	006 to 007	3	131	132	(1)	1,037	1,036	1
	(see list of addresses)	4	153	153	0	1,247	1,247	0
		5	168	168	0	1,932	1,932	0
		1	97	97	0	847	895	(48)
	010	2	116	116	0	980	1,028	(48)
35801	Searcy	3	135	135	0	1,281	1,345	(64)
	Homes	4	160	160	0	1,568	1,680	(112)
		5	177	178	(1)	2,415	2,582	(167)
	014	1	149	154	(5)	627	622	5
35805	L.R. Patton	3	197	205	(8)	971	963	8
	016	2	199	207	(8)	751	729	22
35810	Meadow Hills	3	237	245	(8)	987	963	24
35805	020 Wind Trace	2	146	153	(7)	758	751	7
35816	Cotton Row II	2	154	160	(6)	678	744	(66)
35816	Cotton Row III	2	154	160	(6)	678	744	(66)
	Condos-Steeping Stone	2	160	167	(7)	1,008	1,001	7
35806	Condos-Stones Throw	2	160	167	(7)	1,008	1,001	7
	019	1	84	92	(8)	765	764	1
35802	Stone	2	122	132	(10)	868	868	0
	Manor	3	146	158	(12)	1,131	1,130	1
	051	1	104	105	(1)	672	671	1
35805	Brookside	2	117	118	(1)	787	786	1
		3	131	131	0	1,037	1,037	0
	052	1	109	109	0	835	835	0
		2	126	126	0	970	970	0
35801	Lincoln	3	140	140	0	1,276	1,276	0
	Park	4	165	166	(1)	1,563	1,562	1
		5	182	182	0	2,410	2,410	0
	008	0	N/A	N/A	N/A	810	810	0
35805	Johnson	1	N/A	N/A	N/A	970	970	0
	Towers	2	N/A	N/A	N/A	1,130	1,130	0
		3	N/A	N/A	N/A	1,460	1,460	0
	11	0	N/A	N/A	N/A	1,020	1,020	0
35801	Todd	1	N/A	N/A	N/A	1,180	1,180	0
	Towers	2	N/A	N/A	N/A	1,370	1,370	0
		3	N/A	N/A	N/A	1,770	1,770	0