



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2020-01-22 (2)

**DATE:** January 22, 2020  
**TO:** THA Board of Commissioners  
**FROM:** Michael Mirra  
 Executive Director  
**RE:** Utility Allowance Schedule Update

*This resolution will adopt updated utility allowance schedules that will be used for the income-based calculation of rent for the Tacoma Housing Authority rental assistance programs.*

### Background

Every year, Tacoma Housing Authority (THA) reviews its utility allowances. During this review, THA must determine if new rates will change THA's utility allowances. THA must update any bedroom size utility allowance showing a change of 10% or more to reflect the new utility rates.

### Analysis

Through a partnership with Tacoma Public Utilities (TPU), THA has been able to collect regular updates to electrical consumption and rates. This allows THA to regularly update its own schedule using a rolling average of local data. For this analysis, THA analyzed the 2018 utility consumption and published 2020 rates for energy, water, sewer and garbage. THA used the approved methodology for this analysis that it commissioned Seasholtz Consulting Inc. to develop.

### Proposal

As is shown in the chart below, the only area where there was not a ten percent change was in "Landlord Pays" for 3+ bedroom units. All bedroom sizes for "Tenant Pays" increased by over 10%. While some of the changes did not rise to the threshold in every bedroom size, we are still recommending that we update all of the utility allowances to align with TPU data.

PROPOSED Revised Utility Allowances						
Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$58	\$60	\$74	\$102	\$123	\$140
Tenant	\$147	\$155	\$188	\$236	\$278	\$314
CURRENT Utility Allowances						
Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$52	\$54	\$67	\$94	\$114	\$128
Tenant	\$131	\$138	\$168	\$213	\$251	\$282
Percent Change from Existing to Proposed Utility Allowances						
% Change to 2020	11.5%	11.1%	10.4%	8.5%	7.9%	9.4%
% Change to 2020	12.2%	12.3%	11.9%	10.8%	10.8%	11.3%

## **Recommendation**

Approve Resolution 2020-01-22 (2) authorizing THA to adopt updates to all bedroom size utility allowances, effective April 1, 2020.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2020-01-22 (2) (UTILITY ALLOWANCE UPDATE)

**WHEREAS,** Utility allowances must be reviewed annually; and

**WHEREAS,** PHAs must revise utility allowances if they change more than ten percent; and

**WHEREAS,** Changes to the utility allowances must be approved by the Board of Commissioners; now, therefore, be it

**Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington, that:**

Authorizes THA to adopt updates to all bedroom size utility allowances, effective April 01, 2020.

**Approved: January 22, 2020**

  
Derek Young, Chair