



TACOMA HOUSING AUTHORITY

RESOLUTION 2020-10-28 (2)

DATE: October 28, 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 (THA) rental assistance programs.

Background

Every year, 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, the 2019 utility consumption and published 2020 rates for energy, water, sewer and garbage were analyzed using the approved methodology developed with Seasholtz Consulting Inc.

Proposal

As is shown in the chart below there was not a ten percent change in any category. In some cases, there was a decrease. We are therefore recommending that we maintain the current utility allowances that were effective April 1, 2020.

Revised UAs from 10/12/2020 (2019 TPU consumption data)						
Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$58	\$59	\$73	\$101	\$123	\$140
Tenant	\$147	\$148	\$188	\$243	\$291	\$334
CURRENT UA SCHEDULE (4/1/2020)						
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
Percent Change from Existing UA to Proposed New Numbers						
Landlord % Change	0.0%	-1.7%	-1.4%	-1.0%	0.0%	0.0%
Tenant % Change	0.0%	-4.5%	0.0%	3.0%	4.7%	6.4%

Recommendation

Approve Resolution 2020-10-28 (2) authorizing THA to maintain all bedroom size utility allowances, effective January 1, 2021.



TACOMA HOUSING AUTHORITY

RESOLUTION 2020-10-28 (2) (Utility Allowance Update)

WHEREAS, Utility allowances must be reviewed annually; and

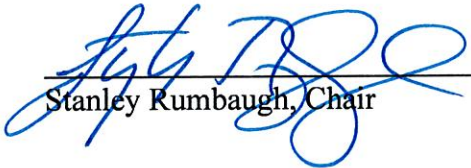
WHEREAS, PHAs must revise utility allowances if they change more than ten percent; and

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 maintain all bedroom size utility allowances, effective January 01, 2020.

Approved: October 28, 2020


Stanley Rumbaugh, Chair