



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-11-18 (1)

DATE: November 18, 2015
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Utility Allowance Update

Background

Every year, Tacoma Housing Authority (THA) must review its utility allowances. During this review, THA must determine if new rates published by Tacoma Public Utilities (TPU) will increase THA's utility allowances more than ten percent. THA must update any bedroom size utility allowance showing an increase of ten percent or more to reflect new utility rates.

Proposal

THA staff worked with Seasholtz Consulting Inc. to analyze the 2015 utility rates. This analysis included a review of energy, water, sewer and garbage rates. The results of this analysis show that the new rates cause a 12.5% increase in the zero bedroom size utility allowance. Using new rates, all other bedroom size utility allowances would see an increase of less than ten percent. The following table shows the results of the change analysis.

UAs using rates effective 7/31/2013 (CURRENT SCHEDULE)						
Sewer/water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord pays (all PH)	\$40	\$58	\$77	\$106	\$130	\$151
Tenant pays	\$111	\$134	\$167	\$210	\$248	\$284

UAs using rates effective 9/1/2015						
Sewer/water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord pays (all PH)	\$45	\$63	\$82	\$111	\$135	\$157
Tenant pays	\$115	\$139	\$173	\$219	\$260	\$298

% Change (current MTW vs. UA schedule with rates effective 9/1/2015)						
Sewer/water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord pays (all PH)	12.5%	8.6%	6.5%	4.7%	3.8%	4.0%
Tenant pays	3.6%	3.7%	3.6%	4.3%	4.8%	4.9%

Table 1: Change analysis of THA utility allowances using 2015 utility rates.

THA staff proposes increasing only the zero bedroom size utility allowance at this time. THA will perform another review when TPU updates its service rates in 2016 to continue tracking any rate change that may affect utility allowances.

Recommendation

Approve Resolution 2015-11-18 (1) Authorizing THA to adopt updates to the zero bedroom size utility allowance.



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TACOMA HOUSING AUTHORITY

RESOLUTION 2015-11-18 (1) (UTILITY ALLOWANCE UPDATE)

WHEREAS, Utility allowances must be reviewed annually; and

WHEREAS, PHAs must revise utility allowances if they raise 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:

1. Authorizes THA to adopt updates to the zero bedroom size utility allowance.

Approved: November 18, 2015


Stanley Rumbaugh, Chair