



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2018-05-23 (4)

**DATE:** May 23, 2018  
**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 Tacoma Housing Authority (THA) rental assistance programs.*

### Background

Every year, Tacoma Housing Authority (THA) reviews its utility allowances. During this review, THA must determine if utility rates have changed. THA must update any bedroom size utility allowance when the analysis shows rate changes of ten percent or more to reflect the new utility rates.

THA staff worked with Seasholtz Consulting Inc. to analyze the 2017/2018 utility rates. This analysis included a review using two separate analysis techniques. The first was a review of local energy, water, sewer and garbage rates. The second was a review of methodology used in past analyses. Our current utility rates are based on the Housing and Urban Development (HUD) model which uses a general algorithm to estimate kWh consumption for single-family and multi-family (2-4 unit apartments) structures based on ZIP code and climate data. It does not necessarily reflect area conditions.

This year and in years forward, we recommend using an analysis of local consumption and utility rates to set these allowances. Although this schedule results in some decreases in utility allowances compared to the current schedule, it is based on a more relevant set of underlying consumption data. By developing a partnership with Tacoma Public Utilities (TPU) to collect regular updates to electrical consumption, THA will be able to continually update its schedule using a rolling average of local data. Even though some of the changes do not rise to the threshold, we are recommending that we change all of the utility allowances to establish a new baseline using only the TPU data.

Below is a summary of the recommendations compared to the current schedule:

**Proposed 2018 UA Schedules**

<b>Pays Sewer/Water</b>	<b>0-BD</b>	<b>1-BD</b>	<b>2-BD</b>	<b>3-BD</b>	<b>4-BD</b>	<b>5+BD</b>
Landlord	\$52	\$54	\$67	\$94	\$114	\$128
Tenant	\$131	\$138	\$168	\$213	\$251	\$282

**Current UA Schedules**

<b>Pays Sewer/Water</b>	<b>0-BD</b>	<b>1-BD</b>	<b>2-BD</b>	<b>3-BD</b>	<b>4-BD</b>	<b>5+BD</b>
Landlord	\$45	\$58	\$77	\$106	\$130	\$151
Tenant	\$115	\$134	\$167	\$210	\$248	\$284

**% Changes by bedroom**

<b>Pays Sewer/Water</b>	<b>0-BD</b>	<b>1-BD</b>	<b>2-BD</b>	<b>3-BD</b>	<b>4-BD</b>	<b>5+BD</b>
Landlord	+15.6%	-6.9%	-13.0%	-11.3%	-12.3%	-15.2%
Tenant	+13.9%	+3.0%	+0.6%	+1.4%	+1.2%	-0.7%

**Recommendation**

Approve Resolution 2018-05-23 (4) authorizing THA to adopt updates to the all bedroom size utility allowances effective October 1, 2018.



# TACOMA HOUSING AUTHORITY

## **RESOLUTION 2018-05-23 (4)** **(Update to Utility Allowance Schedule)**

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma authorizing the THA Executive Director to update THA's utility allowances.

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

**WHEREAS**, Public Housing Authorities (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 the all bedroom size utility allowances effective October 1, 2018 as set forth in the accompanying memo.

**Approved: May 23, 2018**

  
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Janis Flauding, Chair