



RESOLUTION 2025-12-10 (2)

Date: December 10, 2025

To: THA Board of Commissioners

From: April Black
Executive Director

Re: 2026 Utility Allowance Schedule

This resolution will adopt a 2026 utility allowance schedule that will be used for the income-based calculation of rent for the Tacoma Housing Authority (THA) rental assistance programs.

BACKGROUND

Tacoma Housing Authority reviews its schedule of utility allowances each year and must revise the schedule if there has been a change of 10 percent or more in any utility rate since the last time the allowance for that utility was revised.

Through a partnership with Tacoma Public Utilities (TPU), THA obtains regular updates on electrical consumption and rate information. This allows THA to revise its Utility Allowance schedules by applying a rolling average of local data. For this analysis, 2024 utility consumption along with published 2025 rates for energy, water, sewer and garbage were evaluated using the methodology approved and developed in collaboration with Seasholtz Consulting Inc.

As is shown in the chart below there was a 10 percent change in only one category.

Current UA Schedule (Effective 3/1/2025)						
Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$64	\$66	\$81	\$105	\$127	\$140
Tenant	\$168	\$174	\$212	\$268	\$321	\$360
TPU Consumption data & 2025 rates						
Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$68	\$70	\$87	\$112	\$134	\$155
Tenant	\$179	\$185	\$227	\$285	\$340	\$393
% Change from Current UA Schedule to UA Assumptions - 10% requires a change						
<i>Landlord % Change</i>	6.3%	6.1%	7.4%	6.7%	5.5%	10.7%
<i>Tenant % Change</i>	6.5%	6.3%	7.1%	6.3%	5.9%	9.2%

RECOMMENDATION

We recommend adopting and implementing the proposed utility allowance schedule below, effective March 1, 2026. The only adjustment is for units with five or more bedrooms where the landlord pays for sewer and water, as this was the sole category meeting the criteria for an increase. All other categories will remain unchanged.

Proposed UA Schedule 3/1/2026						
Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$64	\$66	\$81	\$105	\$127	\$155
Tenant	\$168	\$174	\$212	\$268	\$321	\$360

Approve Resolution 2025-12-10 (2) authorizing THA to adopt the utility allowance schedule according to the chart above, effective March 1, 2026.



RESOLUTION 2025-12-10 (2)

(2026 Utility Allowance Schedule)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

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 the utility allowance schedule according to the chart below, effective March 1, 2026.

Proposed UA Schedule 3/1/2026						
Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$64	\$66	\$81	\$105	\$127	\$155
Tenant	\$168	\$174	\$212	\$268	\$321	\$360

Approved: December 10, 2025



Stanely Rumbaugh, Chair



To: Tacoma Housing Authority Board of Commissioners
From: April Black, Executive Director
Subject: Recommendation for THA's 2026 Utility Allowances
Date: November 24, 2025

Introduction

Voucher holders rent units on the private market. Leases will state whether the landlord or renter pays for certain utility costs (i.e., electricity, gas, water and sewer, trash and recycling, heat, etc.). If utilities are not included in the rent and the family must pay for them, the family gets a credit from the housing authority. This credit equals the estimated monthly cost of those utilities for a modest, energy-conscious household living safely and healthfully. The estimate is set or approved by the local housing authority or HUD.

THA reviews its schedule of utility allowances each year and must revise the schedule if there has been a change of 10 percent or more in any utility rate since the last time the allowance for that utility was revised. Our data for this analysis comes from a partnership with Tacoma Public Utilities (TPU) who provides regular updates on electricity consumption and rate information.

Our team used 2024 utility consumption data along with TPU's published 2025 rates for energy, water, sewer, and garbage.

We recommend adopting and implementing a change to the utility allowance schedule for units with five or more bedrooms where the landlord pays for sewer and water, to be effective March 1, 2026. This change would increase the utility allowance from \$140 to \$155. We do not recommend changes to any other unit size.

Table 1, below, displays the recommended changes.

Table 1: Recommended Utility Allowance Schedule, to be effective 3/1/2026

Who Pays Sewer / Water	Studio	1-BR	2-BR	3-BR	4-BR	5-BR (or more)
Landlord / Owner	\$64	\$66	\$81	\$105	\$127	\$155
Tenant	\$168	\$174	\$212	\$268	\$321	\$360

Utility Allowance Changes

Table 2 displays the agency's current utility allowance schedule. This schedule went into effect on March 1, 2025. Table 3 shows TPU's consumption data and 2025 rates.

Table 2: Tacoma Housing Authority's Current Utility Allowance Schedule (effective 3/1/2025)

Who Pays Sewer / Water	Studio	1-BR	2-BR	3-BR	4-BR	5-BR (or more)
Landlord / Owner	\$64	\$66	\$81	\$105	\$127	\$140
Tenant	\$168	\$174	\$212	\$268	\$321	\$360

Table 3: Tacoma Public Utilities Consumption Data and 2025 Rates

Who Pays Sewer / Water	Studio	1-BR	2-BR	3-BR	4-BR	5-BR (or more)
Landlord / Owner	\$68	\$70	\$87	\$112	\$134	\$155
Tenant	\$179	\$185	\$227	\$285	\$340	\$393

There's a slight increase across all bedroom sizes in both scenarios where the landlord pays water / sewer and where the tenant pays. Table 3 highlights the percentage change over time. Only 5-bedroom units where the landlord pays water / sewer saw an increase of more than 10%.

Table 4: Percent Change from Current UA Schedule to UA Assumptions

Who Pays Sewer / Water	Studio	1-BR	2-BR	3-BR	4-BR	5-BR (or more)
Landlord / Owner	6.3%	6.1%	7.4%	6.7%	5.5%	10.7%
Tenant	6.5%	6.3%	7.1%	6.3%	5.9%	9.2%

Recommendation

We recommend adopting and implementing a change to the utility allowance schedule for units with five or more bedrooms where the landlord pays for sewer and water, to be effective March 1, 2026. This change would increase the utility allowance from \$140 to \$155. We do not recommend changes for any other unit size.

The table below displays our recommended changes.

Table 5: Recommended Utility Allowance Schedule, to be effective 3/1/2026

Who Pays Sewer / Water	Studio	1-BR	2-BR	3-BR	4-BR	5-BR (or more)
Landlord / Owner	\$64	\$66	\$81	\$105	\$127	\$155
Tenant	\$168	\$174	\$212	\$268	\$321	\$360