



TACOMA HOUSING AUTHORITY

RESOLUTION 2021-09-22 (2)

DATE: September 22, 2021
TO: THA Board of Commissioners
FROM: April Black
 Interim Executive Director
RE: Utility Allowance Schedule Update

This resolution will adopt updated utility allowance schedules that will be used for the incomebased 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, the 2020 utility consumption and published 2021 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. However, we are recommending that we adopt the proposed utility allowances outlined below, to be effective November 1, 2021. We recommend this increase because there was not an increase at the last review and we want to ensure our UA’s reflect the most current rates and usage.

PROPOSED Utility Allowance Schedule (8/30/2021)						
Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$58	\$62	\$78	\$102	\$127	\$140
Tenant	\$149	\$155	\$194	\$246	\$300	\$339
CURRENT Utility Allowance Schedule as of (4/1/2020)						
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
Percent Change from Existing UA to Proposed New Numbers						
Landlord % Change	0.0%	5.1%	6.8%	1.0%	3.3%	0.0%
Tenant % Change	1.4%	4.7%	3.2%	1.2%	3.1%	1.5%

Recommendation

Approve Resolution 2021-09-22 (2) authorizing THA to adopt all proposed bedroom size utility allowances according to the chart above, effective December 1, 2021.



TACOMA HOUSING AUTHORITY

RESOLUTION 2021-09-22 (2) (UTILITY ALLOWANCES 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:

1. Authorizes THA to adopt all bedroom size utility allowances, effective December 01, 2021 according to the chart below.

Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$58	\$62	\$78	\$102	\$127	\$140
Tenant	\$149	\$155	\$194	\$246	\$300	\$339

Approved: September 22, 2021


Stanley Rumbaugh, Chair