



## RESOLUTION 2024-12-11 (2)

**Date:** December 11, 2024

**To:** THA Board of Commissioners

**From:** April Black  
Executive Director

**Re:** Utility Allowance Schedule Update

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*This resolution will adopt updated utility allowance schedules that will be used for the income-based 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.

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 2023 utility consumption and published 2024 rates for energy, water, sewer and garbage were analyzed using the approved methodology developed with Seasholtz Consulting Inc.

As is shown in the chart below there was a ten percent change in three areas as well as increases for a few other scenarios. There were decreases as well. However, we recommend maintaining the previous allowance.

**PROPOSED UA TABLES (using 2023 TPU consumption data & 2024 rates)**  
 9/18/2024

Revised UAs from 9/18/2024						
Pays Sewer/Water	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
Landlord	\$64	\$66	\$81	\$105	\$126	\$133
Tenant	\$168	\$174	\$212	\$268	\$321	\$360

CURRENT UA SCHEDULE (Effective 11/1/2021)						
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

Percent Change from Existing UA to Proposed New Numbers						
Landlord % Change	10.3%	6.5%	3.8%	2.9%	-0.8%	-5.0%
Tenant % Change	12.8%	12.3%	9.3%	8.9%	7.0%	6.2%

**RECOMMENDATION**

We are recommending that we adopt the proposed utility allowances outlined below, to be effective January 1, 2024. We recommend this change because there has not been a recent increase, and we want to ensure our Utility Allowances reflect the most current rates and usage.

Who Pays	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
<b>Sewer/Water</b>						
Landlord	\$64	\$66	\$81	\$105	\$127	\$140
Tenant	\$168	\$174	\$212	\$268	\$321	\$360

Approve Resolution 2024-12-11 (2) authorizing THA to adopt all proposed bedroom size utility allowances according to the chart above, effective March 1, 2024.



**RESOLUTION 2024-12-11 (2)  
(UTILITY ALLOWANCE SCHEDULE UPDATE)**

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 all bedroom size utility allowances, effective January 01, 2024, according to the chart below.

Who Pays	0-BD	1-BD	2-BD	3-BD	4-BD	5+BD
<b>Sewer/Water</b>						
Landlord	\$64	\$66	\$81	\$105	\$127	\$140
Tenant	\$168	\$174	\$212	\$268	\$321	\$360

**Approved: December 11, 2024**



**Derek Young, Chair**