



Legislation Text

File #: 16-0529, **Version:** 1

Recommendation to adopted Revised Standard Utility Allowance Schedules; and

Adopt Revised Energy Efficiency-Based Utility Allowance Schedules for New Construction Projects. (Citywide)

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Agencies to annually review and amend, if necessary, their Utility Allowance Schedules if there is a 10 percent change in utility rates. In March 2016, the Housing Authority commissioned UApr to review and assess: 1) the Standard Utility Allowance Schedules, which are used when calculating the tenant portion that each assisted household must pay for utilities; and 2) the Energy Efficient Utility Allowance Schedules, which are used to calculate the costs of tenant-paid utilities in new residential construction projects that meet certain energy efficiency criteria.

During the review by UApr, it was found that in comparing the utility allowance schedules from last year to this year, there was a change of more than 10 percent in two of the utilities; therefore, requiring updated/revised utility allowance schedules.

It should be noted that the percentage change in the utility comparison between 2015 and 2016, was based on calculations required by HUD and the percentage rate changes do not necessarily correlate directly to the percentage change a person would pay for utilities.

Overall, the utility allowances will increase, on average, for our Standard Utility Allowance Schedules, and will increase slightly for our Energy Efficiency Based Utility Allowance Schedules. Copies of the current and proposed Utility Allowance Schedules are attached in Exhibits A and B.

This matter was reviewed by Deputy City Attorney Robin Zur Schmiede on May 24, 2016 and by Budget Analysis Officer Rhutu Amin Gharib on May 26, 2016.

Action on this item is requested on June 14, 2016, as the Housing Authority would like to implement the new utility allowance schedules on July 1, 2016.

No net fiscal impact to the Housing Authority Fund (SR 151) in the Health and Human Services Department (HE) is expected from the revised utility allowance schedules and there is no impact to local jobs.

Approve recommendation.

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KELLY COLOPY
ASSISTANT EXECUTIVE DIRECTOR

APPROVED:

PATRICK H. WEST
CITY MANAGER