



## Legislation Text

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**File #:** 18-1108, **Version:** 1

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Recommendation to adopt Revised Standard Utility Allowance Schedules; and

Adopt 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 October 2018, the Housing Authority commissioned The Nelrod Company 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.

It should be noted that the percentage change in the utility comparison between 2017 and 2018, 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.

The overall impact of the new 2019 utility allowances for the average two-bedroom unit with mixed resources of gas and electric was a decrease to the total tenant portion and an increase to the Housing Assistance Payment. The all electric unit for the average two-bedroom unit saw no change in impact to the total tenant portion. Schedules are attached as Exhibit A.

This matter was reviewed by Deputy City Attorney Linda T. Vu on November 14, 2018 and by Revenue Management Officer Geraldine Alejo on November 20, 2018.

Action on this item is requested on December 11, 2018, as the Housing Authority would like to implement the new utility allowance schedules on December 12, 2018.

There is no net fiscal impact to the City from the revised utility allowance schedules. Current appropriations in the Housing Authority Fund (SR 151) in the Health and Human Services Department (HE) are estimated to sufficiently cover the increase to Housing Assistance payments. If needed, the Department will return to the City Council with a request to increase appropriations, fully offset by disbursements from HUD for Housing Assistance Payments. There is no local job impact associated with this recommendation.

Approve recommendation.

KELLY COLOPY  
ASSISTANT EXECUTIVE DIRECTOR

APPROVED:

PATRICK H. WEST  
CITY MANAGER