



**The Longmont
Housing Authority**

DATE: December 20, 2021

TO: LHA Board of Commissioners

FROM: Kathy Fedler, Housing and Community Investment Division Manager

Subject: Year 2022 Utility Allowance Schedule

RECOMMENDATION

Adopt a Resolution establishing a revised Utility Allowance Schedule for use in the administration of Longmont Housing Authority (LHA) Housing Choice Voucher (Section 8) Rental Assistance Housing programs.

FISCAL IMPACTS OF RECOMMENDATION

There will be a very slight increase in Housing Assistance Payments (HAP) by the Longmont Housing Authority.

CURRENT SITUATION AND ITS EFFECTS

Annually, HUD requires Housing Authorities to review the utility costs in the area and update its Utility Allowance Schedule if the rates have an overall change of over 10%. The utilities for Longmont/Boulder County did not change by 10% in 2020 or 2021, so LHA did not adopt any changes to the Utility Allowance. When reviewing the utilities for 2022, it was discovered that Boulder County Housing Authority reviews and updates a Utility Allowance schedule for the vouchers it administers including in Longmont. In accordance with HUD allowances, LHA staff is proposing to adopt the Utility Allowance Schedule for Boulder County for 2022 instead of establishing a stand-alone utility allowance structure.

This Utility Allowance schedule may increase housing assistance payments for any re-certifications, moves and new admissions with an effective date beginning January 1, 2022. The increases in the utility allowance means that tenant rent payments may be correspondingly higher for tenants and LHA's housing assistance payment commitments may be higher to provide these allowances.

Attachments:

Resolution No. LHA-2021-11.

Comparison of current (2021) and proposed (2022) Utility Allowance Schedule

Based on Boulder County's proposed 2022 Utility Allowance Schedule

LONGMONT HOUSING AUTHORITY UTILITY ALLOWANCE SCHEDULE-Effective 1/1/2022						
T.S = Tenant Supplied Payment Standard 100% FMR	0	1	2	3	4	5
	1284	1449	1748	2352	2786	3204
	1284	1449	1748	2352	2786	3204

Calculate utilities by actual number of bedrooms on voucher; add service charges; additional BR increase 15%							Increase/Decrease from 2020 Utility Allowance
Single Family Dwelling (House)	Includes: townhomes, duplexes, rowhomes, and manufactured homes						
BEDROOM SIZE	0	1	2	3	4	5	
Gas Heat *	24	27	31	35	41	45	Increase
Electric Heat *	34	48	62	75	96	109	Increase
Hot Water (Gas)	5	6	8	9	12	14	Decrease
Hot Water (Electric)	17	24	31	38	48	55	Increase
Gas Cooking	2	2	3	4	5	5	Decrease
Electric Cooking	6	8	10	12	15	18	Decrease
Lighting/Refrigeration	26	33	39	46	56	62	Increase
Water		36	45	54	67	76	Increase
Sewer/Storm		68	79	90	107	118	Increase
Trash	28	28	28	28	28	28	Increase
TOTAL				274			2020 was at \$216 = 26% increase

MULTI-FAMILY (3 OR MORE UNITS PER BUILDING)							
BEDROOM SIZE	0	1	2	3	4	5	
Gas Heat *	21	24	26	30	34	37	Increase
Electric Heat *	34	48	62	75	96	109	Increase
Hot Water (Gas)	5	6	8	9	12	14	Decrease
Hot Water (Electric)	17	24	31	38	48	55	Increase
Gas Cooking	2	2	3	4	5	5	Decrease
Electric Cooking	6	8	10	12	15	18	Increase
Lighting/Refrigeration	26	33	39	46	56	62	Increase
Water	23	30	37	44	55	62	Increase
Sewer/Storm	51	60	69	78	91	100	Increase
Trash	28	28	28	28	28	28	Increase
TOTAL			225				2020 was at \$219 = 3% increase

* - Includes service charges & tax

LONGMONT HOUSING AUTHORITY UTILITY ALLOWANCE SCHEDULE-Effective 1/1/2021

T.S = Tenant Supplied	0	1	2	3	4	5
Payment Standard	1273	1412	1717	2381	2686	2991
100% FMR	1273	1412	1717	2381	2686	2991
Calculate utilities by actual number of bedrooms on voucher; add service charges; additional BR increase 15%						
Single Family Dwelling (House)						
BEDROOM SIZE	0	1	2	3	4	5
Gas Heat	11	16	20	25	32	36
Electric Heat	28	39	50	61	77	89
Hot Water (Gas)	5	7	9	11	14	16
Hot Water (Electric)	14	19	25	30	39	44
Gas Cooking	2	3	3	4	5	6
Electric Cooking	4	6	8	10	13	14
Lighting/Refrigeration	13	19	24	29	37	42
Gas Service Charge + tax	18	18	18	18	18	18
Electric SC+tax	15	15	15	15	15	15
Water	21	27	33	39	47	53
Sewer/Storm	46	54	63	71	84	92
Water-lawn	0	4	8	11	15	19
Trash	27	27	27	27	27	27
Range/Micro.-TS	12	12	12	12	12	12
Refrig.-TS.	13	13	13	13	13	13
DUPLEX (2 UNITS PER BUILDING)						
BEDROOM SIZE	0	1	2	3	4	5
Gas Heat	10	14	18	22	27	32
Electric Heat	28	39	50	61	77	89
Hot Water (Gas)	5	7	9	11	14	16
Hot Water (Electric)	14	19	25	30	39	44
Gas Cooking	2	3	3	4	5	6
Electric Cooking	4	6	8	10	13	14
Lighting/Refrigeration	13	19	24	29	37	42
Gas Service Charge + tax	18	18	18	18	18	18
Electric SC+tax	15	15	15	15	15	15
Water	21	27	33	39	47	53
Sewer/Storm	45	54	63	71	84	92
Water-lawn	N/A	N/A	N/A	N/A	N/A	N/A
Trash	27	27	27	27	27	27
Range/Micro.-TS	12	12	12	12	12	12
Refrig.-TS.	13	13	13	13	13	13
MULTI-FAMILY (3 OR MORE UNITS PER BUILDING)						
BEDROOM SIZE	0	1	2	3	4	5
Gas Heat	9	12	15	19	24	27
Electric Heat	28	39	50	61	77	89
Hot Water (Gas)	5	7	9	11	14	16
Hot Water (Electric)	14	19	25	30	39	44
Gas Cooking	2	3	3	4	5	6
Electric Cooking	4	6	8	10	13	14
Lighting/Refrigeration	13	19	24	29	37	42
Gas Service Charge + tax	18	18	18	18	18	18
Electric SC+tax	15	15	15	15	15	15
Water	21	27	32	38	46	52
Sewer/Storm	46	54	63	71	84	92
Water-lawn	N/A	N/A	N/A	N/A	N/A	N/A
Trash	23	23	23	23	23	23
Range/Micro.-TS	12	12	12	12	12	12
Refrig.-TS.	13	13	13	13	13	13