

VIII. Utilities

In some of PHA's developments, residents pay the cost of certain utilities directly to the supplier. At these properties, resident rents are reduced by an Allowance for Utilities developed by PHA in consultation with the utility supplier.

A. Resident-Paid Utilities

The following requirements apply to residents living in developments with resident-paid utilities.

1. Each resident will receive a monthly utility allowance that reflects a reasonable amount of utilities for the specific size and type of unit occupied.
2. When a resident's Total Tenant Payment is less than the utility allowance, PHA will pay a utility reimbursement, equal to the differences between one month's total tenant payment and the utility allowance, to the resident.
3. When the utility supplier offers a "Budget" payment plan, it shall be suggested to the resident to use this plan because it protects the resident from seasonal fluctuations in utility bills and ensures adequate heat in the winter.
4. Paying the utility bill is the resident's obligation under the Authority's lease. Failure to pay utilities is grounds for lease termination.

B. Excess Utility Charges

The exception to paragraph A.4. is MT1-4, the St. John's Complex, where all utilities are paid by the Housing Authority and there is not a utility allowance deducted from the TTP. If a tenant resides at the St. John's Complex, a cost for excess utilities will be assessed if the tenant has additional appliances such as air conditioners, freezers, extra refrigerators, or waterbeds, etc. The Excess Utility Charges are an attachment to the lease.