




ORHA
oak ridge housing authority

"Creating vibrant, stable communities"

10 Van Hicks Road
Oak Ridge, TN 37830
865.482.1006
www.orha.net

MEMO

To: ORHA Board of Commissioners

 **From:** Kari King, Public Housing Director

Date: August 14, 2025

Re: Utility Allowance Changes for Public Housing Program

On July 8, 2025, ORHA received updates of the tenant utility allowance study, performed by Energy Consulting, Inc. The following allowances have changed:

- Oak Ridge Electric rates/ allowances have increased +4% to +7%, depending on usage.
- Oak Ridge Gas rates/ allowances have increased +4% to +6%, depending on usage.
- Oak Ridge Water rates/ allowances have not changed.
- Oak Ridge Sewer rates/ allowances have increased +8% to +12%, depending on usage.
- Oak Ridge Garbage rates have not changed.

Since a category has changed by 10% or more, the HUD register does require an update at this time. When implemented, the dollar allowance increase per bedroom type will range from +\$7 to +\$13 per month.

Attached are the proposed utility allowances for all ORHA's units, with an effective date of October 1, 2025. These utility allowance changes will be publicly posted on ORHA's website for comments, 30 days prior to the effective date.

Thank you for your consideration with this update.



Apple Lane, Duplex and Town Houses

#1

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit					
	2 BR Dup	3 BR Dup	2 BR Tn Hse	3 BR Tn Hse		
Electricity	\$ 57	\$ 66	\$ 56	\$ 65		
Gas	\$ 57	\$ 61	\$ 47	\$ 52		
Water	\$ 36	\$ 41	\$ 36	\$ 41		
Sewer	\$ 45	\$ 52	\$ 45	\$ 52		
Garbage	\$ 15	\$ 15	\$ 15	\$ 15		
Total	\$ 210	\$ 235	\$ 199	\$ 225		

(No cooling or clothes dryers included in allowances.)

Proposed

Apple Lane, Duplex and Town Houses

#1

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit					
	2 BR Dup	3 BR Dup	2 BR Tn Hse	3 BR Tn Hse		
Electricity	\$ 61	\$ 70	\$ 59	\$ 68		
Gas	\$ 60	\$ 64	\$ 49	\$ 54		
Water	\$ 36	\$ 41	\$ 36	\$ 41		
Sewer	\$ 49	\$ 56	\$ 49	\$ 56		
Garbage	\$ 15	\$ 15	\$ 15	\$ 15		
Total	\$ 221	\$ 246	\$ 208	\$ 234		

(No cooling or clothes dryers included in allowances.)

Honeysuckle Lane, Row Houses

#2

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit						
	1 BR	2 BR					
Electricit	\$ 48	\$ 57					
y Gas	\$ 46	\$ 56					
Water	\$ 28	\$ 36					
Sewer	\$ 35	\$ 45					
Garbage	\$ 15	\$ 15					
Total	\$ 172	\$ 209					

(No cooling or clothes dryers included in allowances.)

Proposed

Honeysuckle Lane, Row Houses

#2

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling: Unit						
	1 BR	2 BR					
Electricity	\$ 51	\$ 61					
Gas	\$ 48	\$ 59					
Water	\$ 28	\$ 36					
Sewer	\$ 38	\$ 49					
Garbage	\$ 15	\$ 15					
Total	\$ 180	\$ 220					

(No cooling or clothes dryers included in allowances.)

Irene Lane, Town Houses

#3

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit						
	2 BR	3 BR					
Electricity	\$ 56	\$ 65					
Gas	\$ 47	\$ 52					
Water	\$ 36	\$ 41					
Sewer	\$ 45	\$ 52					
Garbage	\$ 15	\$ 15					
Total	\$ 199	\$ 225					

(No cooling or clothes dryers included in allowances.)

Proposed

Irene Lane, Town Houses

#3

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit						
	2 BR	3BR					
Electricity	\$ 59	\$ 68					
Gas	\$ 49	\$ 54					
Water	\$ 36	\$ 41					
Sewer	\$ 49	\$ 56					
Garbage	\$ 15	\$ 15					
Total	\$ 208	\$ 234					

(No cooling or clothes dryers included in allowances.)

Joel Lane, Row Houses

#4

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit						
	0 BR	1 BR					
Electricity	\$ 39	\$ 48					
Gas	\$ 37	\$ 42					
Water	\$ 21	\$ 28					
Sewer	\$ 26	\$ 35					
Total	\$ 123	\$ 153					

(No cooling or clothes dryers included in allowances.)

Proposed

Joel Lane, Row Houses

#4

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit						
	0 BR	1 BR					
Electricity	\$ 41	\$ 50					
Gas	\$ 39	\$ 44					
Water	\$ 21	\$ 28					
Sewer	\$ 29	\$ 38					
Total	\$ 130	\$ 160					

(No cooling or clothes dryers included in allowances.)

Knoll Lane, Town Houses

#5

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling: Unit						
	2 BR	3 BR					
Electricity	\$ 56	\$ 65					
Gas	\$ 47	\$ 52					
Water	\$ 36	\$ 41					
Sewer	\$ 45	\$ 52					
Garbage	\$ 15	\$ 15					
Total	\$ 199	\$ 225					

(No cooling or clothes dryers included in allowances.)

Proposed

Knoll Lane, Town Houses

#5

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit						
	2 BR	3 BR					
Electricity	\$ 59	\$ 68					
Gas	\$ 49	\$ 54					
Water	\$ 36	\$ 41					
Sewer	\$ 49	\$ 56					
Garbage	\$ 15	\$ 15					
Total	\$ 208	\$ 234					

(No cooling or clothes dryers included in allowances.)

LaSalle Road, Town Houses

#6

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit					
	2 BR	3 BR				
Electricity	\$ 56	\$ 65				
Gas	\$ 47	\$ 52				
Water	\$ 36	\$ 41				
Sewer	\$ 45	\$ 52				
Garbage	\$ 15	\$ 15				
Total	\$ 199	\$ 225				

(No cooling or clothes dryers included in allowances.)

Proposed

LaSalle Road, Town Houses

#6

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit					
	2 BR	3 BR				
Electricity	\$ 59	\$ 68				
Gas	\$ 49	\$ 54				
Water	\$ 36	\$ 41				
Sewer	\$ 49	\$ 56				
Garbage	\$ 15	\$ 15				
Total	\$ 208	\$ 234				

(No cooling or clothes dryers included in allowances.)

Van Hicks Road Van Hicks Place, Row Houses

#7

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit						
	1 BR	2 BR	3 BR	4 BR			
Electricity	\$ 48	\$ 56	\$ 65	\$ 78			
Gas	\$ 42	\$ 47	\$ 53	\$ 62			
Water	\$ 28	\$ 36	\$ 41	\$ 46			
Sewer	\$ 35	\$ 45	\$ 52	\$ 58			
Total	\$ 153	\$ 184	\$ 211	\$ 244			

(No cooling or clothes dryers included in allowances.)

Proposed

Van Hicks Road Van Hicks Place, Row Houses

#7

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit						
	1 BR	2 BR	3 BR	4 BR			
Electricity	\$ 50	\$ 59	\$ 69	\$ 82			
Gas	\$ 44	\$ 50	\$ 56	\$ 66			
Water	\$ 28	\$ 36	\$ 41	\$ 46			
Sewer	\$ 38	\$ 49	\$ 56	\$ 63			
Total	\$ 160	\$ 194	\$ 222	\$ 257			

(No cooling or clothes dryers included in allowances.)

Wade Lane, Town Houses

#8

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling: Unit						
	2 BR	3 BR	4 BR				
Electricity	\$ 57	\$ 65	\$ 78				
Gas	\$ 50	\$ 53	\$ 63				
Water	\$ 36	\$ 41	\$ 46				
Sewer	\$ 45	\$ 52	\$ 58				
Garbage	\$ 15	\$ 15	\$ 15				
Total	\$ 203	\$ 226	\$ 260				

(No cooling or clothes dryers included in allowances.)

Proposed

Wade Lane, Town Houses

#8

Monthly Tenant Dollar Allowance for Utilities

	Number of Bedrooms in Dwelling Unit						
	2 BR	3 BR	4 BR				
Electricity	\$ 60	\$ 69	\$ 82				
Gas	\$ 52	\$ 56	\$ 66				
Water	\$ 36	\$ 41	\$ 46				
Sewer	\$ 49	\$ 56	\$ 63				
Garbage	\$ 15	\$ 15	\$ 15				
Total	\$ 212	\$ 237	\$ 272				

(No cooling or clothes dryers included in allowances.)