

**RESOLUTION 18-891**  
**A RESOLUTION REVISING THE YHA FAMILY HOUSING LLC UTILITY ALLOWANCES FOR THE HOUSING AUTHORITY OF THE CITY OF YAKIMA**

**WHEREAS**, The Yakima Housing Authority (YHA) evaluates its YHA Family Housing LLC Project Based Section 8 utility allowances on an annual basis; and

**WHEREAS**, UA Pro developed the allowances per the HUD PBV requirements of 24 CFR part 983.301 (f)(2)(ii) and 24 CFR part 982.517 and all other applicable HUD regulations; and

**WHEREAS**, the allowances were calculated using unit size (by number of bedrooms), and the average monthly utility cost based on actual consumption studies.

**NOW THEREFORE**, be it resolved, changes to the current utility allowances are needed and the Board of Commissioners of the Housing Authority of the City of Yakima, in a regular meeting, a quorum being present, does hereby adopt the attached utility allowances, effective December 1, 2018.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 25TH DAY OF OCTOBER, 2018.**



\_\_\_\_\_  
Chairman, Board of Commissioners

10-25-18

\_\_\_\_\_  
Date

Attest:

  
\_\_\_\_\_  
Secretary

Property Name: YHA Family Housing (All Electric)  
 Contract Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_

Date 9/28/2018

	<b>Contract Units</b>	<b>Units to be Sampled</b>
0 Bedroom Units	0	0
1 Bedroom Units	22	20
2 Bedroom Units	52	20
3 Bedroom Units	50	20
4 Bedroom Units	12	12
5 Bedroom Units	8	8

	<b>Average as Calculated from Analysis</b>
<u>0 Bedroom Units</u>	N/A
<u>1 Bedroom Units</u>	\$43.56
<u>2 Bedroom Units</u>	\$65.80
<u>3 Bedroom Units</u>	\$85.13
<u>4 Bedroom Units</u>	\$105.84
<u>5 Bedroom Units</u>	\$122.40

## 2018

	<b>Current Utility Allowance</b>	<b>Proposed Utility Allowance</b>
<b>0 Bedroom Units</b>		N/A
<b>1 Bedroom Units</b>		\$44
<b>2 Bedroom Units</b>		\$66
<b>3 Bedroom Units</b>		\$85
<b>4 Bedroom Units</b>		\$106
<b>5 Bedroom Units</b>		\$122

## Utility Allowance Report

**Property:** YHA Family Housing, All-Electric (Yakima, WA)

The following allowances are calculated based upon averages of actual billing data collected from Pacific Power on behalf of tenants. Allowances were calculated using the methodology outlined in HUD Notice H-2015-04 (“Methodology for Completing a Multifamily Housing Utility Analysis”).

Sample size requirements were met wherever possible, but tenant failure to return signed utility release forms prevented the property from obtaining a full sample set. Required and actual sample sizes are summarized in the table below:

*Table 1: Required and Actual Sample Sizes*

Unit Size	Contract Units	Required Sample	Actual Sample
1BR	22	20	16
2BR	52	20	36
3BR	50	20	50
4BR	12	12	12
5BR	8	8	7

Collected data and the calculation of average billing amounts can be found in the attached workbook, which uses HUD’s template “Attachment A – Sample Utility Analysis Submission Workbook.” A summary can also be found below:

*Table 2: Average as Calculated from Analysis*

Unit Size	Average Monthly Utility Cost
1BR	\$43.56
2BR	\$65.80
3BR	\$85.13
4BR	\$105.84
5BR	\$122.40

Current and proposed utility allowances are outlined in the “Summary” tab of the submission workbook.





3BR Unit Analysis

Unit	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Average
PV 77	\$112.51	\$60.99	\$65.97	\$90.91	\$148.73	\$209.81	\$156.72	\$149.72	\$127.16	\$82.07	\$57.90	\$57.26	\$111.65
PV 78	\$45.61	\$69.13	\$3.00	\$16.31	\$82.80	\$166.55	\$239.91	\$174.95	\$125.32	\$90.53	\$54.31	\$24.78	\$91.10
PV 79	\$66.77	\$48.67	\$89.09	\$105.03	\$185.46	\$128.74	\$120.03	\$91.93	\$54.21	\$96.22	\$94.86	\$71.04	\$96.00
PV 80	\$84.36	\$75.70	\$65.29	\$15.61	\$60.07	\$66.70	\$101.20	\$73.31	\$68.75	\$53.98	\$44.45	\$57.59	\$63.92
CA 141	\$121.66	\$110.82	\$83.23	\$90.69	\$150.89	\$144.64	\$091.65	\$101.37	\$76.35	\$59.91	\$71.30	\$86.41	\$99.08
CA 142	\$132.56	\$135.50	\$121.55	\$220.83	\$322.37	\$247.69	\$242.84	\$260.64	\$162.26	\$122.10	\$109.54	\$71.83	\$179.14
CA 143	\$84.46	\$82.85	\$70.88	\$109.68	\$170.76	\$152.73	\$128.11	\$151.85	\$105.57	\$64.86	\$60.11	\$92.32	\$106.18
CA 144	\$50.20	\$54.04	\$65.38	\$79.68	\$43.35	\$132.15	\$150.80	\$141.10	\$100.17	\$79.50	\$71.56	\$71.04	\$86.58
CA 145	\$61.11	\$23.61	\$23.25	\$144.15	\$106.53	\$146.15	\$125.96	\$125.01	\$081.75	\$66.34	\$79.98	\$107.11	\$90.91
WL 47	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82
WL 48	\$92.49	\$75.69	\$70.07	\$107.72	\$107.72	\$93.37	\$96.34	\$72.72	\$61.44	\$59.28	\$39.79	\$72.15	\$79.07
WL 49	\$76.91	\$65.91	\$99.96	\$139.13	\$144.42	\$95.54	\$110.00	\$74.97	\$57.90	\$76.48	\$82.07	\$77.41	\$91.73
WL 50	\$51.49	\$55.33	\$60.80	\$66.33	\$67.76	\$60.64	\$63.19	\$84.36	\$51.77	\$58.09	\$62.01	\$52.03	\$61.15
WL 51	\$56.16	\$52.49	\$53.54	\$62.21	\$63.46	\$58.37	\$61.13	\$48.33	\$45.19	\$42.18	\$51.46	\$51.13	\$53.80
WL 52	\$33.73	\$33.87	\$49.68	\$60.22	\$58.72	\$56.37	\$60.79	\$52.93	\$42.82	\$36.06	\$38.32	\$36.01	\$46.63
WL 53	\$90.79	\$68.61	\$114.32	\$164.28	\$144.09	\$108.48	\$110.00	\$68.67	\$71.83	\$91.90	\$130.87	\$29.00	\$99.40
WL 54	\$25.06	\$88.12	\$120.24	\$167.51	\$158.12	\$139.89	\$158.12	\$109.61	\$66.35	\$61.70	\$75.42	\$77.41	\$103.96
WL 55	\$48.85	\$49.78	\$107.41	\$131.35	\$122.84	\$123.60	\$129.31	\$90.00	\$51.46	\$71.52	\$71.52	\$75.83	\$89.46
WL 56	\$121.20	\$103.26	\$124.68	\$187.69	\$187.36	\$150.25	\$132.43	\$95.42	\$79.12	\$87.25	\$110.07	\$100.89	\$123.30
EA 151	\$41.65	\$40.71	\$44.61	\$75.14	\$116.14	\$81.08	\$71.79	\$54.22	\$38.03	\$36.55	\$32.10	\$44.76	\$56.40
CA 138	\$42.73	\$42.16	\$54.22	\$66.53	\$64.49	\$53.80	\$53.10	\$62.69	\$99.82	\$96.75	\$93.27	\$106.91	\$69.71
CA 139	\$54.16	\$67.00	\$104.81	\$154.12	\$131.35	\$94.02	\$110.65	\$75.61	\$43.10	\$48.80	\$68.46	\$68.12	\$85.02
CA 140	\$95.08	\$95.08	\$95.08	\$95.08	\$95.08	\$95.08	\$95.08	\$95.08	\$95.08	\$95.08	\$95.08	\$95.08	\$95.08
CA 144	\$55.02	\$77.13	\$78.43	\$130.93	\$132.00	\$92.01	\$59.38	\$54.74	\$60.95	\$60.66	-	-	\$80.13
EN 37	\$63.57	\$102.73	\$104.27	\$134.53	\$145.29	\$69.19	\$52.17	\$59.29	\$59.29	\$59.29	\$59.29	\$59.29	\$80.68
EN 38	\$44.69	\$54.17	\$57.07	\$65.53	\$66.41	\$59.17	\$91.45	\$62.17	\$48.59	\$50.89	\$25.85	\$50.60	\$56.38
EN 39	\$88.15	\$90.38	\$115.06	\$145.82	\$141.93	\$105.68	\$119.49	\$84.67	\$80.92	\$75.52	\$102.35	\$123.45	\$106.12
EN 41	\$57.22	\$59.86	\$112.27	\$186.40	\$202.90	\$167.40	\$174.75	\$114.51	\$68.99	\$78.39	\$54.92	\$46.31	\$110.33
EN 42	\$61.27	\$104.70	\$145.39	\$151.64	\$108.18	\$139.02	\$119.41	\$78.39	\$55.36	\$70.24	\$83.84	-	\$101.59
EN 43	\$28.43	\$32.81	\$54.43	\$133.46	\$117.29	\$125.59	\$131.79	\$77.43	\$43.04	\$44.65	\$64.86	\$55.71	\$75.79
EN 44	\$74.64	\$57.93	\$58.09	\$67.79	\$67.81	\$63.19	\$66.39	\$56.21	\$51.90	\$53.51	\$53.59	\$53.05	\$60.34
EN 45	\$105.74	\$105.74	\$105.74	\$105.74	\$105.74	\$105.74	\$105.74	\$105.74	\$105.74	\$105.74	\$105.74	\$105.74	\$105.74
EN 46	\$90.79	\$100.22	\$128.77	\$175.70	\$171.73	\$136.44	\$157.15	\$105.34	\$81.34	\$75.63	\$89.05	\$94.89	\$117.25
PV 71	\$98.00	\$35.67	\$25.98	\$71.28	\$154.60	\$156.38	\$152.72	\$109.29	\$47.65	\$36.13	\$38.49	\$74.90	\$83.42
PV 72	\$65.11	\$64.48	\$84.67	\$143.78	\$235.05	\$179.05	\$164.82	\$141.08	\$80.92	\$66.54	\$62.65	\$87.13	\$114.61
PV 73	\$49.75	\$44.70	\$46.75	\$81.51	\$124.14	\$68.76	\$48.37	\$39.71	\$40.98	\$34.88	\$36.55	\$61.06	\$56.43
WL 47	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82	\$66.82
EA 152	\$70.71	\$58.70	\$109.05	\$132.55	\$165.67	\$140.74	\$90.63	\$96.84	\$132.22	\$106.38	\$70.88	\$57.79	\$102.68
EA 153	\$89.24	\$75.76	\$53.46	\$66.78	\$71.32	\$66.00	\$65.24	\$62.32	\$52.63	\$48.08	\$49.99	\$53.93	\$62.90
EA 154	\$47.55	\$48.01	\$57.47	\$106.55	\$133.09	\$105.78	\$106.01	\$97.95	\$60.11	\$44.26	\$52.72	\$100.65	\$80.01
EA 155	\$35.88	\$36.11	\$35.41	\$48.84	\$57.27	\$55.13	\$54.81	\$52.69	\$44.39	\$37.95	\$37.25	\$47.02	\$45.23
EA 156	\$109.68	\$102.02	\$97.94	\$106.66	\$133.74	\$106.86	\$106.76	\$105.73	\$83.88	\$85.77	\$92.11	\$125.67	\$104.74
EA 157	\$46.37	\$42.58	\$58.00	\$52.16	\$57.07	\$52.64	\$48.83	\$47.28	\$36.71	\$41.33	\$40.24	\$47.28	\$47.54
EA 158	\$64.87	\$64.87	\$64.87	\$64.87	\$64.87	\$64.87	\$64.87	\$64.87	\$64.87	\$64.87	\$64.87	\$64.87	\$64.87
EA 159	\$80.03	\$74.04	\$60.16	\$74.63	\$89.48	\$77.03	\$77.00	\$70.82	\$59.54	\$52.65	\$51.12	\$55.17	\$68.47
EA 160	\$93.05	\$74.13	\$83.70	\$136.65	\$180.68	\$115.72	\$61.43	\$55.85	\$85.03	\$21.24	\$65.71	\$39.99	\$84.43
CA 136	\$89.42	\$80.10	\$124.34	\$177.43	\$71.35	\$63.78	\$66.31	\$56.29	\$50.36	\$50.65	\$51.18	\$52.63	\$77.82
CA 137	\$87.41	\$90.49	\$116.90	\$165.47	\$160.29	\$126.72	\$132.55	\$93.41	\$60.21	\$57.06	\$76.48	\$85.31	\$104.36
PV 75	\$66.81	\$66.81	\$66.81	\$66.81	\$66.81	\$66.81	\$66.81	\$66.81	\$66.81	\$66.81	\$66.81	\$66.81	\$66.81
PV 76	\$76.87	\$76.83	\$62.28	\$79.78	\$104.35	\$86.93	\$133.10	\$108.85	\$73.52	\$66.13	\$62.32	\$88.28	\$84.94







Property Name: YHA Family Housing (Gas and Electric)  
 Contract Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_

Date 9/27/2018

	Contract Units	Units to be Sampled
0 Bedroom Units	0	0
1 Bedroom Units	0	0
2 Bedroom Units	0	0
3 Bedroom Units	6	6
4 Bedroom Units	0	0
5 Bedroom Units	0	0

	Average as Calculated from Analysis
0 Bedroom Units	N/A
1 Bedroom Units	N/A
2 Bedroom Units	N/A
3 Bedroom Units	\$73.37
4 Bedroom Units	N/A
5 Bedroom Units	N/A

## 2018

	Current Utility Allowance	Proposed Utility Allowance
0 Bedroom Units		N/A
1 Bedroom Units		N/A
2 Bedroom Units		N/A
3 Bedroom Units		\$73
4 Bedroom Units		N/A
5 Bedroom Units		N/A

## Utility Allowance Report

**Property:** YHA Family Housing, Gas and Electric (Yakima, WA)

The following allowances are calculated based upon averages of actual billing data collected from Pacific Power and Cascade Natural Gas on behalf of tenants. Allowances were calculated using the methodology outlined in HUD Notice H-2015-04 ("Methodology for Completing a Multifamily Housing Utility Analysis").

Sample size requirements were met wherever possible, but tenant failure to return signed utility release forms prevented the property from obtaining a full sample set. Required and actual sample sizes are summarized in the table below:

*Table 1: Required and Actual Sample Sizes*

Unit Size	Contract Units	Required Sample	Actual Sample
3BR	6	6	4

Collected data and the calculation of average billing amounts can be found in the attached workbook, which uses HUD's template "Attachment A – Sample Utility Analysis Submission Workbook." A summary can also be found below:

*Table 2: Average as Calculated from Analysis*

Unit Size	Average Monthly Utility Cost
3BR	\$73.37

Current and proposed utility allowances are outlined in the "Summary" tab of the submission workbook.

