

RESOLUTION 20-956

**A RESOLUTION REVISING THE YHA FAMILY LLC UTILITY ALLOWANCES
FOR THE HOUSING AUTHORITY OF THE CITY OF YAKIMA
(dba Yakima Housing Authority)**

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 Assistance requirements of 24CFR 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 charts, effective January 1, 2021

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 28th DAY OF OCTOBER 2020.

DocuSigned by:



Chairman, Board of Commissioners

11/3/2020

Date

Attest:



Secretary

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

Date 10/12/2020

	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	3
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	\$82.73
4 Bedroom Units	N/A
5 Bedroom Units	N/A

2020

	Current Utility Allowance	Proposed Utility Allowance
0 Bedroom Units	N/A	N/A
1 Bedroom Units	N/A	N/A
2 Bedroom Units	N/A	N/A
3 Bedroom Units	\$71	\$83
4 Bedroom Units	N/A	N/A
5 Bedroom Units	N/A	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	3

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	\$82.73

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

Property Name: YHA Family Housing (All Electric)Date 10/12/2020

Contract Number: _____

Project Number: _____

	Contract Units	Units to be Sampled
0 Bedroom Units	0	0
1 Bedroom Units	22	11
2 Bedroom Units	52	19
3 Bedroom Units	50	30
4 Bedroom Units	12	5
5 Bedroom Units	8	8

	Average as Calculated from Analysis
0 Bedroom Units	N/A
1 Bedroom Units	\$46.66
2 Bedroom Units	\$59.50
3 Bedroom Units	\$88.34
4 Bedroom Units	\$99.79
5 Bedroom Units	\$129.66

2020

	Current Utility Allowance	Proposed Utility Allowance
0 Bedroom Units	N/A	N/A
1 Bedroom Units	\$45	\$47
2 Bedroom Units	\$63	\$60
3 Bedroom Units	\$83	\$88
4 Bedroom Units	\$86	\$100
5 Bedroom Units	\$112	\$130



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	11
2BR	52	20	19
3BR	50	20	30
4BR	12	12	5
5BR	8	8	8

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	\$46.66
2BR	\$59.50
3BR	\$88.34
4BR	\$99.79
5BR	\$129.66

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

