

RESOLUTION 22-1000

A RESOLUTION AMENDING 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 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 24 CFR part 983.301 (f)(2)(ii) and 24 CFR part 982.517 and all other applicable HUD regulations; and

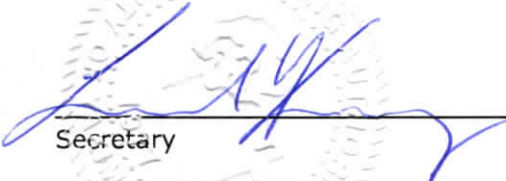
WHEREAS, the allowances were calculated using the unit size (by the number bedrooms), and the average monthly utility cost based on actual consumption studies.

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, agrees to adopt the attached utility allowances, effective May 1, 2022.

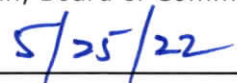
PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 25TH DAY OF MAY, 2022

Attest:




Secretary


Chairman, Board of Commissioners


Date

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

Date 3/11/2022

	Contract Units	Required Sample	Units to be Sampled
0 Bedroom Units	0	0	0
1 Bedroom Units	0	0	0
2 Bedroom Units	0	0	0
3 Bedroom Units	6	3	5
4 Bedroom Units	0	0	0
5 Bedroom Units	0	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	\$111.22
4 Bedroom Units	N/A
5 Bedroom Units	N/A

	2021	2022
	Current Utility Allowance	Proposed Utility Allowance
0 Bedroom Units		N/A
1 Bedroom Units		N/A
2 Bedroom Units		N/A
3 Bedroom Units	\$83	\$111
4 Bedroom Units		N/A
5 Bedroom Units		N/A

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

Date 3/11/2022

	Contract Units	Required Sample	Units Sampled
0 Bedroom Units	0	0	0
1 Bedroom Units	22	11	14
2 Bedroom Units	52	26	27
3 Bedroom Units	50	25	25
4 Bedroom Units	12	6	10
5 Bedroom Units	8	4	8

	Average as Calculated from Analysis
0 Bedroom Units	N/A
1 Bedroom Units	\$54.55
2 Bedroom Units	\$69.57
3 Bedroom Units	\$97.10
4 Bedroom Units	\$114.72
5 Bedroom Units	\$141.30

2022

	Current Utility Allowance	Proposed Utility Allowance
0 Bedroom Units	N/A	N/A
1 Bedroom Units	\$47	\$55
2 Bedroom Units	\$60	\$70
3 Bedroom Units	\$88	\$97
4 Bedroom Units	\$100	\$115
5 Bedroom Units	\$130	\$141

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	3	5

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	\$111.22

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

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	11	14
2BR	52	26	27
3BR	50	25	25
4BR	12	6	10
5BR	8	4	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	\$54.55
2BR	\$69.57
3BR	\$97.10
4BR	\$114.72
5BR	\$141.30

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