

**RESOLUTION 22-1018**

**A RESOLUTION AMENDING THE YHA FAMILY 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 the annual basis; and


**WHEREAS**, UA Pro developed the allowances per HUD PBV Assistance requirements of 24CFR part 983.301 (f)(2)(ii) and 24CFR 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.


**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 January 1, 2023.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 30<sup>TH</sup> DAY OF NOVEMBER, 2022**

Attest:



Secretary



  
Chairman, Board of Commissioners

11-30-22  
Date

## 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	16
2BR	52	26	32
3BR	50	25	27
4BR	12	6	8
5BR	8	4	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
1BR	\$43.66
2BR	\$61.86
3BR	\$86.93
4BR	\$90.38
5BR	\$135.34

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

# Yakima Housing Authority

Property Name: YHA Family Housing (Gas and Electric)  
 Contract Number: 13-37  
 Project Number: WA042

Date: 11/29/2022  
 Yakima Terrace unit  
 YT 1307 A&B, YT 1309 A&B, YT 1311 A&B

	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	3
4 Bedroom Units	0	0	0
5 Bedroom Units	0	0	0

	Average as Calculated from Analysis
<a href="#">0 Bedroom Units</a>	N/A
<a href="#">1 Bedroom Units</a>	N/A
<a href="#">2 Bedroom Units</a>	N/A
<a href="#">3 Bedroom Units</a>	\$99.37
<a href="#">4 Bedroom Units</a>	N/A
<a href="#">5 Bedroom Units</a>	N/A

## 2023

	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	\$111	\$99
4 Bedroom Units	N/A	N/A
5 Bedroom Units	N/A	N/A

Property Name: YHA Family Housing (All Electric)  
 Contract Number: 13-37  
 Project Number: WA042

Date 11/7/2022

	Contract Units	Required Sample	Units Sampled
0 Bedroom Units	0	0	0
1 Bedroom Units	22	11	16
2 Bedroom Units	52	26	32
3 Bedroom Units	50	25	27
4 Bedroom Units	12	6	8
5 Bedroom Units	8	4	5

	Average as Calculated from Analysis
<a href="#">0 Bedroom Units</a>	N/A
<a href="#">1 Bedroom Units</a>	\$43.66
<a href="#">2 Bedroom Units</a>	\$61.86
<a href="#">3 Bedroom Units</a>	\$86.93
<a href="#">4 Bedroom Units</a>	\$90.38
<a href="#">5 Bedroom Units</a>	\$135.34

## 2023

	Current Utility Allowance	Proposed Utility Allowance
0 Bedroom Units	N/A	N/A
1 Bedroom Units	\$55	\$44
2 Bedroom Units	\$70	\$62
3 Bedroom Units	\$97	\$87
4 Bedroom Units	\$115	\$90
5 Bedroom Units	\$141	\$135

