



Legislation Text

File #: 16-1057, **Version:** 1

Resolution to Approve the 2016 Utility Allowance for Main, Pennsylvania and Seventh Street Properties

HUD requires the Ann Arbor Housing Commission (AAHC) to conduct an annual review of utility costs (electric and natural gas rates) to ensure that the utility allowances calculated for RAD PBV program participants are reasonable and within regulatory compliance.

The AAHC hired a contractor, Housing Authority Services (HAS), to complete this year's review. HAS initially completed the review and inadvertently left out Main, Pennsylvania and Seventh. Attached are the results of the utility study and the recommended utility allowances for all of the AAHC RAD PBV properties. Under the RAD regulations, HUD allows the Housing Commission to either use the Voucher utility schedule or adopt project-specific utility schedules.

The attached report includes both public housing and RAD PBV housing based on actual utility usage. For the purpose of this resolution, the board is adopting the recommendations for Main, Pennsylvania and Seventh because the other properties were adopted at the June 2016 AAHC board meeting.

Prepared and Approved by Jennifer Hall, Executive Director

WHEREAS, HUD requires an annual review of utility costs to ensure that the utility allowances calculated for RAD PBV participants are reasonable and within regulatory compliance;

WHEREAS, the AAHC used a contractor, Housing Authority Services, to complete this year's review resulting in the continued use of an expanded methodology analyzing actual consumption and utility rates by each housing location and bedroom size;

WHEREAS, HAS inadvertently missed Main, Pennsylvania and Seventh street properties in the original analysis, but has added them to the final analysis;

RESOLVED, that the Ann Arbor Housing Commission Board approve the utility allowance schedule as provided by Housing Authority Services and attached hereto, which will be effective September 1, 2016 for the Colonial Oaks property Main, Pennsylvania, and 7th, and used by staff to determine individual utility rate allowances and rents in accordance with AAHC policy.