



Legislation Details (With Text)

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Attachments: 1. Ann Arbor MI-Initial Public Housing Utility Allowance Study-Mar 2023 (1).pdf

Date	Ver.	Action By	Action	Result
5/17/2023	1	Housing Commission	Approved by the Commission	Pass

Resolution To Approve FY24 Public Housing Utility Allowances

HUD regulations require PHAs to adjust allowances where any of the rates have changed 10% or more since the last time the utility schedule was revised but provide PHAs the discretion to adjust allowances to align them with any rate changes at any time. The AAHC has one 3-bedroom unit, 2072 Garden Circle, that is considered public housing by HUD until the RAD conversion is complete. Therefore, to maintain compliance under the public housing program, the AAHC is proposing a utility allowance update for the property.

The AAHC used a contractor, Nelrod Company, to complete the review resulting in the continued use of an expanded methodology analyzing consumption and utility rates for Garden Circle a three-bedroom single family home.

The current utility rates are as follows; natural gas rates are .80543ccf; electric rates are \$0.178015kwh; water rates are \$2.27ccf; and sewer \$6.33ccf. The utility allowance for a 3-bedroom home is \$95/month for electricity, \$57/month for natural gas, \$24/month for water and \$52/month for sewer for a total of \$228/mo.

Prepared by: Weneshia Brand, Deputy Director

Reviewed and Approved by: Jennifer Hall, Executive Director

WHEREAS, Nelrod’s utility allowance recommends the following allowance: 3-bedroom home is \$95/month for electricity, \$57/month for natural gas, \$24/month for water and \$52/month for sewer for a total of \$228/mo: and

WHEREAS, HUD regulations require PHAs to adjust allowances where rates have changed 10% or more since the last time the utility schedule was revised, but provide PHAs the discretion to adjust allowances to align them with any rate changes at any time; and

RESOLVED that the Board of the Ann Arbor Housing Commission accept and approve the complete utility allowance schedule as provided by Nelrod Company and attached hereto, which will be

effective July 1, 2023 and used by staff to determine utility rate allowances in accordance with AAHC policy.