

Peoria Housing Authority

Moving Families Forward

MEMORANDUM

TO: THE BOARD OF COMMISSIONERS

FROM: ARMECA CRAWFORD, CEO

DATE: December 30, 2024

SUBJECT: RESOLUTION #123024-07 REQUEST APPROVAL BY THE BOARD OF COMMISSIONERS TO ADOPT THE PROPOSED 2025 UTILITY ALLOWANCE SCHEDULE FOR PUBLIC HOUSING, EFFECTIVE JAN 1, 2025.

OBJECTIVE: PHA seeks approval of Resolution 123024-07 to adopt the proposed utility allowance schedule effective January 1, 2025, to comply with 24 CFR § 965.507 for implementing revisions to PHA's LIPH utility allowance schedule.

BACKGROUND: The allowances were developed in accordance with 24CFR 965.507, using estimated consumption figures and applicable utility rates. Consumption figures for each category were developed using standard engineering heat loss/gain calculation methods and the standard consumption levels for various systems and equipment. These consumption figures were sub-divided by category and bedroom size, and the rate estimates including any relevant adjustments and riders were applied. The proposed allowances were then compared with the Authority's current allowances.

The Administration is required to review the utility rate data for each utility category each year and must adjust the allowance schedule if there has been a rate change of 10% or more for a utility category since the last time the utility allowance schedule was revised (24 CFR 965.507).

The Administration posted the proposed PH Utility Allowance Schedule, (Attachment A), and the Executive Summary (Attachment B) for a 30-day public comment period on November 26, 2024. As of December 26, 2024, the end of the public comment period, there have been (0) questions/comments submitted.

ACTION: RESOLUTION # 123024-07

REQUESTS CONSIDERATION FOR APPROVAL BY THE BOARD OF COMMISSIONERS, ON BEHALF OF PHA'S CEO, TO ADOPT THE LOW-INCOME PUBLIC HOUSING (LIPH) 2023 UTILITY ALLOWANCE SCHEDULE, EFFECTIVE JANUARY 1, 2025 UNDER RESOLUTION # 123024-07.

The Administration informs the Board as follows:

WHEREAS, the administration, on behalf of PHA's CEO, Armeca Crawford, requests consideration for approval of Resolution #123024-07 to adopt the LIPH proposed utility allowance effective January 1, 2025, to comply with 24 CFR § 965.507 for implementing revisions to PHA's LIPH utility allowance.

WHEREAS, the Administration proposes that the Board of Commissioners adopt PHA's LIPH utility allowance as outlined in attachment A.

WHEREAS, the Administration recommends the Board of Commissioner's approval of **Resolution #123024-07**, to adopt the new Utility Allowance Schedule effective as of January 1, 2025

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Peoria Housing Authority, based on the Administration's recommendation, do hereby approve **Resolution #123024-07** to adopt the LIPH 2025 Utility Allowance Schedule presented. This Resolution shall take effect on January 1, 2025.

BY: _____
Its Chairperson

ATTEST: _____
Its Secretary

Peoria Housing Authority
COST ALLOWANCE PER MONTH

PROJECT NAME	UNIT TYPE	AVERAGE MONTHLY GAS	AVERAGE MONTHLY ELECTRIC	AVG. MONTHLY WATER & SANITATION	TOTAL MONTHLY ALLOWANCE
IL3-2 Harrison Homes	1BR		Master Metered - PHA Paid Utilities		
	2BR		Master Metered - PHA Paid Utilities		
	3BR		Master Metered - PHA Paid Utilities		
	4BR		Master Metered - PHA Paid Utilities		
IL3-4 Taft Homes	1BR		Master Metered - PHA Paid Utilities		
	2BR		Master Metered - PHA Paid Utilities		
	3BR		Master Metered - PHA Paid Utilities		
	4BR		Master Metered - PHA Paid Utilities		
	5BR		Master Metered - PHA Paid Utilities		
IL3-5 Sterling Tower East	1BR		Master Metered - PHA Paid Utilities		
	2BR		Master Metered - PHA Paid Utilities		
IL3-7 Sterling Tower West	1BR		Master Metered - PHA Paid Utilities		
IL3-9 Scattered Sites	3BR Duplex Frostwood	\$50	\$52	\$69	\$171
	3BR Duplex Scenic	\$56	\$52	\$69	\$177
	3BR Mid Mollock	\$51	\$52	\$69	\$172
	3BR End Mollock	\$54	\$52	\$69	\$175
	3BR Single Nebraska	\$56	\$52	\$69	\$177
	3BR Single Ann	\$53	\$52	\$69	\$174
	3BR Mid Garfield	\$49	\$52	\$69	\$170
	3BR End Garfield	\$52	\$52	\$69	\$173
	3BR Duplex Madison	\$54	\$52	\$69	\$175
	3BR SF Shelly	\$56	\$53	\$69	\$178
	3BR Mid Evans	\$51	\$52	\$69	\$172
	3BR End Evans	\$58	\$52	\$69	\$179
	4BR Single Elmwood	\$60	\$56	\$84	\$200
	4BR Single Ardell	\$62	\$56	\$84	\$202
4BR Single Kensington	\$63	\$56	\$84	\$203	
IL3-10 Scattered Sites	3BR Mid Verona	\$50	\$53	\$69	\$172
	3BR End Verona	\$59	\$53	\$69	\$181
	3BR Duplex Marquette	\$54	\$53	\$69	\$176
	3BR Single Linn	\$53	\$53	\$69	\$175
	3BR Single Lincoln	\$52	\$52	\$69	\$173
	3BR Single Ann	\$53	\$53	\$69	\$175
	3BR Duplex Richwoods	\$50	\$53	\$69	\$172
	3BR Single Elmwood	\$55	\$53	\$69	\$177
	3BR Single Great Oak	\$56	\$53	\$69	\$178
	4BR Single Kensington	\$66	\$57	\$84	\$207
4BR Single Oak	\$62	\$57	\$84	\$203	

Peoria Housing Authority
COST ALLOWANCE PER MONTH

PROJECT NAME	UNIT TYPE	AVERAGE MONTHLY GAS	AVERAGE MONTHLY ELECTRIC	AVG. MONTHLY WATER & SANITATION	TOTAL MONTHLY ALLOWANCE
IL3-11 Scattered Sites	3BR Mid LaValle	\$49	\$56	\$69	\$174
	3BR End LaValle	\$57	\$56	\$69	\$182
	3BR Mid Jefferson	\$49	\$56	\$69	\$174
	3BR End Jefferson	\$52	\$56	\$69	\$177
	3BR Duplex Villa Ridge	\$55	\$56	\$69	\$180
	3BR Single Glendale	\$53	\$55	\$69	\$177
	3BR Single Madison	\$51	\$56	\$69	\$176
	3BR Single Sheridan	\$53	\$56	\$69	\$178
	4BR Single Elmwood	\$63	\$60	\$84	\$207
	4BR Single Northmoor/Ardell	\$63	\$60	\$84	\$207
	4BR Single Ardell	\$62	\$60	\$84	\$206
IL3-12 Scattered Sites	3BR Single (A)	\$54	\$56	\$69	\$179
	3BR Single (B)	\$55	\$56	\$69	\$180
	3BR Single (D)	\$54	\$56	\$69	\$179
	4BR Single (E)	\$60	\$61	\$84	\$205
IL3-13/3-14 Riverwest	1BR Upper Mid	\$47	\$37	\$45	\$129
	1BR Lower Mid	\$46	\$37	\$45	\$128
	1BR Upper End	\$49	\$37	\$45	\$131
	1BR Lower End	\$48	\$37	\$45	\$130
	1BR Upper Side by Side Mid	\$48	\$37	\$45	\$130
	1BR Lower Side by Side End	\$47	\$37	\$45	\$129
	2BR Triplex Mid	\$54	\$50	\$53	\$157
	2BR Duplex	\$60	\$50	\$53	\$163
	2BR Single	\$63	\$51	\$53	\$167
	3BR Upper	\$69	\$61	\$69	\$199
	3BR Lower	\$68	\$61	\$69	\$198
	3BR Mid	\$66	\$61	\$69	\$196
	3BR Duplex	\$71	\$61	\$69	\$201
	3BR Single	\$74	\$62	\$69	\$205
4BR Single	\$80	\$62	\$84	\$226	
IL3-15 Riverwest Offsite Phase 1	2BR One Story	\$57	\$48	\$53	\$158
	2BR Two Story	\$62	\$48	\$53	\$163
	3BR	\$72	\$61	\$69	\$202
IL3-16 Riverwest - PH	2BR Triplex Mid	\$54	\$50	\$53	\$157
	2BR Duplex	\$60	\$50	\$53	\$163
	2BR Single	\$63	\$51	\$53	\$167
	3BR Upper	\$69	\$61	\$69	\$199
	3BR Lower	\$68	\$61	\$69	\$198
	3BR Mid	\$66	\$61	\$69	\$196
	3BR Duplex	\$71	\$61	\$69	\$201
	3BR Single	\$74	\$62	\$69	\$205
4BR Single	\$80	\$62	\$84	\$226	

Peoria Housing Authority
COST ALLOWANCE PER MONTH

PROJECT NAME	UNIT TYPE	AVERAGE MONTHLY GAS	AVERAGE MONTHLY ELECTRIC	AVG. MONTHLY WATER & SANITATION	TOTAL MONTHLY ALLOWANCE
IL3-17 Riverwest Offsite Phase II	2BR SF	\$58	\$43	\$53	\$154
	2BR Duplex Side by Side	\$55	\$43	\$53	\$151
	2BR Duplex Top	\$56	\$43	\$53	\$152
	2BR Duplex Bottom	\$55	\$43	\$53	\$151
	3BR SF	\$69	\$51	\$69	\$189
	3BR Duplex Side by Side	\$65	\$51	\$69	\$185
	3BR Duplex Bottom	\$64	\$51	\$69	\$184
IL3-18 Harrison Homes Redev.	1BR	\$48	\$36	\$45	\$129
	2BR	\$56	\$45	\$53	\$154
	3BR Duplex	\$66	\$53	\$69	\$188