

**RESOLUTION 24-1063**

**A RESOLUTION AMENDING THE SECTION 8 UTILITY ALLOWANCES FOR THE  
HOUSING AUTHORITY OF THE CITY OF YAKIMA**

**WHEREAS**, the Yakima Housing Authority (YHA) evaluates its Section 8 utility allowances on the annual basis; and

**WHEREAS**, UA Pro developed the allowances per Section 8 requirements of 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 unit types (e.g. apartment, townhomes, single family detached, and manufactured housing, that are typical in the community.

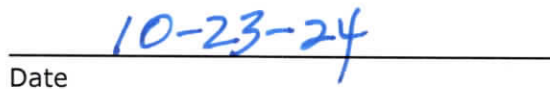
**NOW THEREFORE, BE IT RESOLVED**, changes to the current utility allowances are needed and the Board of Commissioners of the Housing Authority of the City of Yakima, in a regular meeting, a quorum being present, agrees to adopt the attached utility allowances, effective January 1, 2025.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 23rd DAY OF  
OCTOBER, 2024**

Attest:

  
Secretary

  
Chairman, Board of Commissioners

  
Date

# Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing



Locality		Green Discount	Unit Type		Weather Code	Date		
Yakima 2024		None	Lowrise Apartment (2-4 units)		WA042	2024-09-09		
Utility/Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Space Heating	Natural Gas	\$68	\$80	\$86	\$92	\$98	\$104	
	Bottle Gas							
	Electric Resistance	\$24	\$29	\$39	\$49	\$58	\$67	
	Electric Heat Pump	\$18	\$22	\$28	\$32	\$35	\$39	
	Fuel Oil							
Cooking	Natural Gas	\$5	\$6	\$8	\$11	\$13	\$16	
	Bottle Gas							
	Electric	\$4	\$5	\$7	\$9	\$11	\$14	
	Other							
Other Electric		\$18	\$21	\$29	\$38	\$46	\$54	
Air Conditioning		\$3	\$4	\$6	\$7	\$9	\$11	
Water Heating	Natural Gas	\$14	\$17	\$24	\$32	\$39	\$47	
	Bottle Gas							
	Electric	\$13	\$15	\$19	\$25	\$31	\$36	
	Fuel Oil							
Water		\$33	\$34	\$44	\$58	\$73	\$87	
Sewer		\$46	\$48	\$64	\$88	\$112	\$136	
Electric Fee		\$13	\$13	\$13	\$13	\$13	\$13	
Natural Gas Fee		\$5	\$5	\$5	\$5	\$5	\$5	
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23	
Range/Microwave		\$21	\$21	\$21	\$21	\$21	\$21	
Refrigerator		\$25	\$25	\$25	\$25	\$25	\$25	
Other – specify								
			0br	1br	2br	3br	4br	5br
electric only			69	80	102	124	145	167
all utilities			171	198	233	293	353	413

# Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing



Locality		Green Discount	Unit Type		Weather Code	Date		
Yakima 2024		None	Manufactured		WA042	2024-09-09		
Utility/Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Space Heating	Natural Gas		\$48	\$57	\$66	\$75	\$84	\$94
	Bottle Gas							
	Electric Resistance		\$42	\$50	\$53	\$55	\$56	\$58
	Electric Heat Pump		\$17	\$21	\$27	\$30	\$33	\$37
	Fuel Oil							
Cooking	Natural Gas		\$5	\$6	\$8	\$11	\$13	\$16
	Bottle Gas							
	Electric		\$4	\$5	\$7	\$9	\$12	\$15
	Other							
Other Electric			\$22	\$26	\$36	\$45	\$55	\$67
Air Conditioning			\$3	\$3	\$6	\$8	\$11	\$13
Water Heating	Natural Gas		\$14	\$17	\$24	\$32	\$39	\$47
	Bottle Gas							
	Electric		\$13	\$15	\$19	\$26	\$31	\$36
	Fuel Oil							
Water			\$33	\$34	\$44	\$58	\$73	\$87
Sewer			\$46	\$48	\$64	\$88	\$112	\$136
Electric Fee			\$13	\$13	\$13	\$13	\$13	\$13
Natural Gas Fee			\$5	\$5	\$5	\$5	\$5	\$5
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection			\$23	\$23	\$23	\$23	\$23	\$23
Range/Microwave			\$21	\$21	\$21	\$21	\$21	\$21
Refrigerator			\$25	\$25	\$25	\$25	\$25	\$25
Other – specify								
			0br	1br	2br	3br	4br	5br
	electric only		72	83	108	131	155	181
	all utilities		174	188	239	300	363	427

# Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing



Locality		Green Discount	Unit Type		Weather Code	Date		
Yakima 2024		None	Single Family Attached		WA042	2024-09-09		
Utility/Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Space Heating	Natural Gas	\$51	\$60	\$69	\$78	\$87	\$96	
	Bottle Gas							
	Electric Resistance	\$24	\$29	\$39	\$49	\$58	\$67	
	Electric Heat Pump	\$17	\$21	\$27	\$30	\$33	\$37	
	Fuel Oil							
Cooking	Natural Gas	\$5	\$6	\$8	\$11	\$13	\$16	
	Bottle Gas							
	Electric	\$4	\$5	\$7	\$9	\$11	\$15	
	Other							
Other Electric		\$19	\$22	\$31	\$39	\$48	\$56	
Air Conditioning		\$3	\$3	\$6	\$9	\$11	\$14	
Water Heating	Natural Gas	\$14	\$17	\$24	\$32	\$39	\$47	
	Bottle Gas							
	Electric	\$13	\$15	\$19	\$25	\$31	\$36	
	Fuel Oil							
Water		\$33	\$34	\$44	\$58	\$73	\$87	
Sewer		\$46	\$48	\$64	\$88	\$112	\$136	
Electric Fee		\$13	\$13	\$13	\$13	\$13	\$13	
Natural Gas Fee		\$5	\$5	\$5	\$5	\$5	\$5	
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23	
Range/Microwave		\$21	\$21	\$21	\$21	\$21	\$21	
Refrigerator		\$25	\$25	\$25	\$25	\$25	\$25	
Other – specify								
			0br	1br	2br	3br	4br	5br
2015		electric only	69	79	103	125	147	171
		all utilities	171	184	234	294	355	417

# Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing



Locality		Green Discount	Unit Type		Weather Code	Date		
Yakima 2024		None	Single Family House		WA042	2024-09-09		
Utility/Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Space Heating	Natural Gas	\$57		\$67	\$78	\$88	\$99	\$110
	Bottle Gas							
	Electric Resistance	\$39		\$48	\$57	\$66	\$74	\$82
	Electric Heat Pump	\$21		\$25	\$32	\$35	\$39	\$43
	Fuel Oil							
Cooking	Natural Gas	\$5		\$6	\$8	\$11	\$13	\$16
	Bottle Gas							
	Electric	\$4		\$5	\$7	\$9	\$12	\$15
	Other							
Other Electric		\$22		\$26	\$36	\$45	\$55	\$67
Air Conditioning		\$2		\$2	\$6	\$10	\$14	\$17
Water Heating	Natural Gas	\$14		\$17	\$24	\$32	\$39	\$47
	Bottle Gas							
	Electric	\$13		\$15	\$19	\$26	\$31	\$36
	Fuel Oil							
Water		\$33		\$34	\$44	\$58	\$73	\$87
Sewer		\$46		\$48	\$64	\$88	\$112	\$136
Electric Fee		\$13		\$13	\$13	\$13	\$13	\$13
Natural Gas Fee		\$5		\$5	\$5	\$5	\$5	\$5
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection		\$23		\$23	\$23	\$23	\$23	\$23
Range/Microwave		\$21		\$21	\$21	\$21	\$21	\$21
Refrigerator		\$25		\$25	\$25	\$25	\$25	\$25
Other – specify								
			0br	1br	2br	3br	4br	5br
electric only			56	86	113	138	153	191
all utilities			158	189	244	307	361	437

# Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing



Locality		Green Discount	Unit Type		Weather Code	Date		
Yakima 2024		None	Large Apartment (5+ units)		WA042	2024-09-09		
Utility/Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Space Heating	Natural Gas		\$40	\$47	\$54	\$62	\$69	\$77
	Bottle Gas							
	Electric Resistance		\$16	\$19	\$27	\$36	\$43	\$50
	Electric Heat Pump		\$14	\$16	\$21	\$25	\$28	\$30
	Fuel Oil							
Cooking	Natural Gas		\$5	\$6	\$8	\$11	\$13	\$16
	Bottle Gas							
	Electric		\$4	\$5	\$7	\$9	\$11	\$13
	Other							
Other Electric			\$15	\$17	\$24	\$31	\$38	\$45
Air Conditioning			\$3	\$3	\$5	\$7	\$8	\$9
Water Heating	Natural Gas		\$11	\$13	\$19	\$25	\$31	\$37
	Bottle Gas							
	Electric		\$10	\$12	\$15	\$18	\$24	\$29
	Fuel Oil							
Water			\$33	\$34	\$44	\$58	\$73	\$87
Sewer			\$46	\$48	\$64	\$88	\$112	\$136
Electric Fee			\$13	\$13	\$13	\$13	\$13	\$13
Natural Gas Fee			\$5	\$5	\$5	\$5	\$5	\$5
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection			\$23	\$23	\$23	\$23	\$23	\$23
Range/Microwave			\$21	\$21	\$21	\$21	\$21	\$21
Refrigerator			\$25	\$25	\$25	\$25	\$25	\$25
Other – specify								
	electric only	0br	59	66	85	103	122	139
	all utilities		161	171	216	272	330	385