

**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

\_\_\_\_\_  
10-23-24  
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								
2015	electric only	0br 69	1br 80	2br 102	3br 124	4br 145	5br 167	
	all utilities	171	198	233	293	353	413	

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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 72	1br 83	2br 108	3br 131	4br 155	5br 181	
2015	electric only							
	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							
2015		0br	1br	2br	3br	4br	5br
	electric only	69	79	103	125	147	171
	all utilities	171	184	234	294	355	417

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U.S. Department of Housing and Urban Development  
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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								
2015	electric only	0br 56	1br 86	2br 113	3br 138	4br 153	5br 191	
	all utilities	158	189	244	307	361	437	

## Allowances for Tenant-Furnished Utilities and Other Services

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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	0br electric only	59	66	85	103	122	139
2015	all utilities	161	171	216	272	330	385