

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.

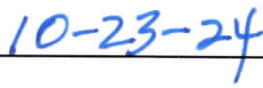
NOW THEREFORE, BE IT RESOLVED, changes to the current utility allowances are needed and the Board of Commissioners of the Housing Authority of the City of Yakima, in a regular meeting, a quorum being present, agrees to adopt the attached utility allowances, effective January 1, 2025.

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							

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								

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								

Allowances for Tenant-Furnished Utilities and Other Services

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								

Allowances for Tenant-Furnished Utilities and Other Services

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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							