

RESOLUTION 25-1085

**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 special meeting, a quorum being present, agrees to adopt the attached utility allowances, effective January 1, 2026.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 29th DAY OF
OCTOBER, 2025**

Attest:


Secretary



Abby Bailey Grim (Oct 30, 2025 10:10:03 PDT)

Chairperson, Board of Commissioners

10/30/25

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 2025		None		Large Apartment (5+ units)		WA042	2025-09-22
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$46	\$54	\$63	\$72	\$80	\$89
	Bottle Gas						
	Electric Resistance	\$21	\$26	\$36	\$47	\$57	\$67
	Electric Heat Pump	\$19	\$22	\$28	\$33	\$36	\$40
	Fuel Oil						
Cooking	Natural Gas	\$6	\$6	\$9	\$12	\$15	\$18
	Bottle Gas						
	Electric	\$5	\$6	\$9	\$12	\$15	\$18
	Other						
Other Electric		\$20	\$24	\$33	\$43	\$52	\$61
Air Conditioning		\$4	\$4	\$6	\$9	\$11	\$13
Water Heating	Natural Gas	\$13	\$16	\$23	\$29	\$36	\$43
	Bottle Gas						
	Electric	\$14	\$16	\$21	\$25	\$32	\$38
	Fuel Oil						
Water		\$35	\$37	\$47	\$62	\$78	\$93
Sewer		\$47	\$50	\$66	\$91	\$115	\$140
Electric Fee		\$13	\$13	\$13	\$13	\$13	\$13
Natural Gas Fee		\$6	\$6	\$6	\$6	\$6	\$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23
Range/Microwave		\$22	\$22	\$22	\$22	\$22	\$22
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 2025		None		Lowrise Apartment (2-4 units)		WA042	2025-09-22
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$79	\$93	\$100	\$107	\$114	\$121
	Bottle Gas						
	Electric Resistance	\$32	\$39	\$52	\$64	\$76	\$88
	Electric Heat Pump	\$25	\$30	\$37	\$42	\$47	\$52
	Fuel Oil						
Cooking	Natural Gas	\$6	\$6	\$9	\$12	\$15	\$18
	Bottle Gas						
	Electric	\$5	\$6	\$9	\$12	\$15	\$19
	Other						
Other Electric		\$25	\$29	\$41	\$52	\$63	\$75
Air Conditioning		\$4	\$5	\$8	\$10	\$12	\$14
Water Heating	Natural Gas	\$17	\$20	\$28	\$37	\$46	\$54
	Bottle Gas						
	Electric	\$17	\$20	\$26	\$33	\$41	\$48
	Fuel Oil						
Water		\$35	\$37	\$47	\$62	\$78	\$93
Sewer		\$47	\$50	\$66	\$91	\$115	\$140
Electric Fee		\$13	\$13	\$13	\$13	\$13	\$13
Natural Gas Fee		\$6	\$6	\$6	\$6	\$6	\$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23
Range/Microwave		\$22	\$22	\$22	\$22	\$22	\$22
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 2025			None		Manufactured		WA042	2025-09-22
Utility/Service			Monthly Dollar Allowances					
			0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$56	\$66	\$76	\$87	\$98	\$108	
	Bottle Gas							
	Electric Resistance	\$56	\$67	\$71	\$73	\$75	\$77	
	Electric Heat Pump	\$24	\$29	\$36	\$40	\$44	\$49	
	Fuel Oil							
Cooking	Natural Gas	\$6	\$6	\$9	\$12	\$15	\$18	
	Bottle Gas							
	Electric	\$5	\$6	\$9	\$12	\$16	\$20	
	Other							
Other Electric		\$30	\$35	\$49	\$63	\$76	\$91	
Air Conditioning		\$4	\$4	\$8	\$11	\$14	\$18	
Water Heating	Natural Gas	\$17	\$20	\$28	\$37	\$46	\$54	
	Bottle Gas							
	Electric	\$17	\$20	\$27	\$35	\$42	\$48	
	Fuel Oil							
Water		\$35	\$37	\$47	\$62	\$78	\$93	
Sewer		\$47	\$50	\$66	\$91	\$115	\$140	
Electric Fee		\$13	\$13	\$13	\$13	\$13	\$13	
Natural Gas Fee		\$6	\$6	\$6	\$6	\$6	\$6	
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23	
Range/Microwave		\$22	\$22	\$22	\$22	\$22	\$22	
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 2025		None		Single Family Attached		WA042	2025-09-22
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$59	\$69	\$80	\$90	\$101	\$111
	Bottle Gas						
	Electric Resistance	\$32	\$39	\$52	\$64	\$76	\$88
	Electric Heat Pump	\$23	\$28	\$35	\$40	\$44	\$49
	Fuel Oil						
Cooking	Natural Gas	\$6	\$6	\$9	\$12	\$15	\$18
	Bottle Gas						
	Electric	\$5	\$6	\$9	\$12	\$15	\$20
	Other						
Other Electric		\$26	\$30	\$42	\$54	\$66	\$78
Air Conditioning		\$4	\$4	\$8	\$12	\$15	\$19
Water Heating	Natural Gas	\$17	\$20	\$28	\$37	\$46	\$54
	Bottle Gas						
	Electric	\$17	\$20	\$26	\$34	\$42	\$48
	Fuel Oil						
Water		\$35	\$37	\$47	\$62	\$78	\$93
Sewer		\$47	\$50	\$66	\$91	\$115	\$140
Electric Fee		\$13	\$13	\$13	\$13	\$13	\$13
Natural Gas Fee		\$6	\$6	\$6	\$6	\$6	\$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23
Range/Microwave		\$22	\$22	\$22	\$22	\$22	\$22
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 2025			None		Single Family House		WA042	2025-09-22
Utility/Service			Monthly Dollar Allowances					
			0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$66	\$77	\$90	\$102	\$115	\$127	
	Bottle Gas							
	Electric Resistance	\$53	\$63	\$76	\$87	\$98	\$109	
	Electric Heat Pump	\$28	\$34	\$42	\$47	\$52	\$57	
	Fuel Oil							
Cooking	Natural Gas	\$6	\$6	\$9	\$12	\$15	\$18	
	Bottle Gas							
	Electric	\$5	\$6	\$9	\$12	\$16	\$20	
	Other							
Other Electric		\$30	\$35	\$49	\$63	\$76	\$91	
Air Conditioning		\$3	\$3	\$9	\$13	\$18	\$23	
Water Heating	Natural Gas	\$17	\$20	\$28	\$37	\$46	\$54	
	Bottle Gas							
	Electric	\$17	\$20	\$27	\$35	\$42	\$48	
	Fuel Oil							
Water		\$35	\$37	\$47	\$62	\$78	\$93	
Sewer		\$47	\$50	\$66	\$91	\$115	\$140	
Electric Fee		\$13	\$13	\$13	\$13	\$13	\$13	
Natural Gas Fee		\$6	\$6	\$6	\$6	\$6	\$6	
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23	
Range/Microwave		\$22	\$22	\$22	\$22	\$22	\$22	
Refrigerator		\$25	\$25	\$25	\$25	\$25	\$25	
Other - specify								