

**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

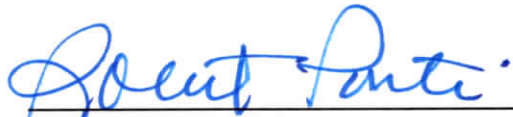
**WHEREAS**, the allowances were calculated using the unit size (by the number bedrooms, and unit types (e.g. apartment, townhomes, single family detached, and manufactured housing, that are typical in the community.

**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, 2023**

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							

**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  
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						
	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	
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**

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							