

RESOLUTION 20-954

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

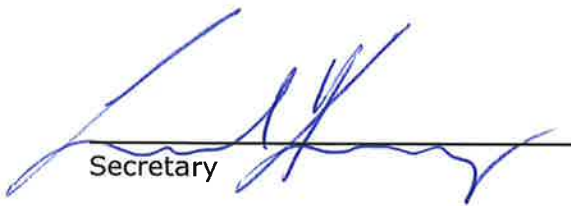
WHEREAS, UA Pro developed the allowances per Section 8 requirements of 24 CFR part 982.517 and all other applicable HUD regulations; and

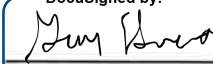
WHEREAS, the allowances were calculated using the unit size (by the number bedrooms), and unit types (e.g. apartment, townhomes, single family detached, and manufactures housing, that are typical in the community.

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, 2021

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 28TH DAY OF OCTOBER, 2020

Attest:


Secretary

DocuSigned by:

317168B4085C4ED
Vice-Chairman, Board of Commissioners
11/3/2020
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 2020	None	Manufactured	WA042	2020-09-07		
Utility/Service	Monthly Dollar Allowances					
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating						
Natural Gas	\$28	\$33	\$38	\$43	\$48	\$54
Bottle Gas						
Electric Resistance	\$34	\$43	\$49	\$50	\$52	\$53
Electric Heat Pump	\$13	\$17	\$25	\$28	\$31	\$34
Fuel Oil						
Cooking						
Natural Gas	\$3	\$3	\$5	\$6	\$8	\$9
Bottle Gas						
Electric	\$2	\$3	\$4	\$6	\$11	\$14
Other						
Other Electric	\$14	\$16	\$23	\$29	\$35	\$45
Air Conditioning	\$2	\$2	\$5	\$8	\$10	\$12
Water Heating						
Natural Gas	\$8	\$10	\$14	\$18	\$23	\$27
Bottle Gas						
Electric	\$8	\$9	\$14	\$23	\$29	\$33
Fuel Oil						
Water	\$24	\$25	\$34	\$47	\$60	\$73
Sewer	\$45	\$47	\$62	\$86	\$109	\$132
Electric Fee	\$9	\$9	\$9	\$9	\$9	\$9
Natural Gas Fee	\$5	\$5	\$5	\$5	\$5	\$5
Fuel Oil Fee						
Bottled Gas Fee						
Trash Collection	\$19	\$19	\$19	\$19	\$19	\$19
Range/Microwave	\$18	\$18	\$18	\$18	\$18	\$18
Refrigerator	\$19	\$19	\$19	\$19	\$19	\$19
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 2020	None	Single Family House					WA042	2020-09-07
Utility/Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Space Heating	Natural Gas	\$33	\$38	\$45	\$51	\$57	\$63	
	Bottle Gas							
	Electric Resistance	\$32	\$41	\$53	\$60	\$68	\$75	
	Electric Heat Pump	\$15	\$21	\$29	\$33	\$36	\$40	
	Fuel Oil							
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$9	
	Bottle Gas							
	Electric	\$2	\$3	\$4	\$6	\$11	\$14	
	Other							
Other Electric	\$14	\$16	\$23	\$29	\$35	\$45		
Air Conditioning	\$1	\$2	\$6	\$9	\$13	\$16		
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$23	\$27	
	Bottle Gas							
	Electric	\$8	\$9	\$14	\$23	\$29	\$33	
	Fuel Oil							
Water	\$24	\$25	\$34	\$47	\$60	\$73		
Sewer	\$45	\$47	\$62	\$86	\$109	\$132		
Electric Fee	\$9	\$9	\$9	\$9	\$9	\$9		
Natural Gas Fee	\$5	\$5	\$5	\$5	\$5	\$5		
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection	\$19	\$19	\$19	\$19	\$19	\$19		
Range/Microwave	\$18	\$18	\$18	\$18	\$18	\$18		
Refrigerator	\$19	\$19	\$19	\$19	\$19	\$19		
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 2020	None	Single Family Attached					WA042	2020-09-07
Utility/Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Space Heating	Natural Gas	\$29	\$34	\$40	\$45	\$50	\$55	
	Bottle Gas							
	Electric Resistance	\$18	\$23	\$36	\$45	\$53	\$61	
	Electric Heat Pump	\$12	\$16	\$24	\$28	\$31	\$34	
	Fuel Oil							
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$9	
	Bottle Gas							
	Electric	\$2	\$3	\$4	\$6	\$7	\$13	
	Other							
Other Electric		\$12	\$14	\$19	\$25	\$30	\$36	
Air Conditioning		\$2	\$2	\$6	\$8	\$11	\$13	
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$23	\$27	
	Bottle Gas							
	Electric	\$8	\$9	\$12	\$20	\$29	\$33	
	Fuel Oil							
Water		\$24	\$25	\$34	\$47	\$60	\$73	
Sewer		\$45	\$47	\$62	\$86	\$109	\$132	
Electric Fee		\$9	\$9	\$9	\$9	\$9	\$9	
Natural Gas Fee		\$5	\$5	\$5	\$5	\$5	\$5	
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection		\$19	\$19	\$19	\$19	\$19	\$19	
Range/Microwave		\$18	\$18	\$18	\$18	\$18	\$18	
Refrigerator		\$19	\$19	\$19	\$19	\$19	\$19	
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 2020	None	Lowrise Apartment (2-4 units)					WA042	2020-09-07
Utility/Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Space Heating	Natural Gas	\$39	\$46	\$50	\$53	\$56	\$60	
	Bottle Gas							
	Electric Resistance	\$18	\$23	\$35	\$45	\$53	\$61	
	Electric Heat Pump	\$13	\$17	\$25	\$29	\$33	\$36	
	Fuel Oil							
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$9	
	Bottle Gas							
	Electric	\$2	\$3	\$4	\$6	\$7	\$12	
	Other							
Other Electric	\$11	\$13	\$19	\$24	\$29	\$35		
Air Conditioning	\$2	\$2	\$5	\$7	\$8	\$10		
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$23	\$27	
	Bottle Gas							
	Electric	\$8	\$9	\$12	\$20	\$29	\$33	
	Fuel Oil							
Water	\$24	\$25	\$34	\$47	\$60	\$73		
Sewer	\$45	\$47	\$62	\$86	\$109	\$132		
Electric Fee	\$9	\$9	\$9	\$9	\$9	\$9		
Natural Gas Fee	\$5	\$5	\$5	\$5	\$5	\$5		
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection	\$19	\$19	\$19	\$19	\$19	\$19		
Range/Microwave	\$18	\$18	\$18	\$18	\$18	\$18		
Refrigerator	\$19	\$19	\$19	\$19	\$19	\$19		
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 2020	None	Large Apartment (5+ units)	WA042	2020-09-07		
Utility/Service	Monthly Dollar Allowances					
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating						
Natural Gas	\$23	\$27	\$31	\$36	\$40	\$44
Bottle Gas						
Electric Resistance	\$10	\$13	\$22	\$33	\$40	\$46
Electric Heat Pump	\$9	\$11	\$17	\$23	\$25	\$28
Fuel Oil						
Cooking						
Natural Gas	\$3	\$3	\$5	\$6	\$8	\$9
Bottle Gas						
Electric	\$2	\$3	\$4	\$6	\$7	\$8
Other						
Other Electric	\$9	\$11	\$15	\$20	\$24	\$28
Air Conditioning	\$2	\$2	\$3	\$6	\$7	\$9
Water Heating						
Natural Gas	\$7	\$8	\$11	\$15	\$18	\$21
Bottle Gas						
Electric	\$6	\$7	\$10	\$12	\$19	\$27
Fuel Oil						
Water	\$24	\$25	\$34	\$47	\$60	\$73
Sewer	\$45	\$47	\$62	\$86	\$109	\$132
Electric Fee	\$9	\$9	\$9	\$9	\$9	\$9
Natural Gas Fee	\$5	\$5	\$5	\$5	\$5	\$5
Fuel Oil Fee						
Bottled Gas Fee						
Trash Collection	\$19	\$19	\$19	\$19	\$19	\$19
Range/Microwave	\$18	\$18	\$18	\$18	\$18	\$18
Refrigerator	\$19	\$19	\$19	\$19	\$19	\$19
Other – specify						