



**BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITIES, WA  
CITY OF BELLINGHAM**

**PUBLIC HOUSING**

**PROPOSED MONTHLY UTILITY ALLOWANCES**

**Chart 1**

**UPDATE 2022**

**Building Type: Semi-Detached/Duplex**

<b>Falls Park Homes, Parkway Homes (EE Equip:Win-V,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)			\$46.00	\$51.00		
Natural Gas (H,WH)			\$46.00	\$48.00		
<b>Totals</b>			<b>\$92.00</b>	<b>\$99.00</b>		

**Building Type: Semi-Detached/Duplex**

<b>Hillside Homes (All Electric) (EE Equip:Win,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$153.00	\$256.00		

**Building Type: Detached House**

<b>Hillside Homes (All Electric) (EE Equip:Win,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$150.00	\$167.00		

**Building Type: Semi-Detached/Duplex**

<b>Texas Meadows (All Electric) (EE Equip: Win-V,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$131.00	\$145.00		

**Building Type: Semi-Detached/Duplex**

<b>Trailside Homes (All Electric) (EE Equip: Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$251.00	\$271.00		

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs where applicable.

L&A= Lights & Appliances  
H= Space Heating  
WH= Water Heating  
C= Cooking

EE Equip= Energy Efficient Equipment  
Win= Windows  
Ins= Insulation

**Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.**



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**PROPOSED MONTHLY UTILITY ALLOWANCES**  
**Chart 2**

**UPDATE 2022**

**Building Type: Row House/Townhouse**

<b>Bay Townhouses, Seamist Townhouses (All Electric) (EE Equip: Win-V,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)				<b>\$211.00</b>		

**Building Type: Detached House**

<b>Seamist Townhouses (All Electric) (EE Equip: Win-V,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)				<b>\$146.00</b>		

**Building Type: Detached House**

<b>Baycrest Homes (EE Equip: Win-V,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)				\$52.00	\$57.00	
Natural Gas (H,WH)				\$44.00	\$49.00	
Trash				\$53.00	\$53.00	
<b>Totals</b>				<b>\$149.00</b>	<b>\$159.00</b>	

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs where applicable.

L&A= Lights & Appliances  
H= Space Heating  
WH= Water Heating  
C= Cooking

EE Equip= Energy Efficient Equipment  
Win= Windows  
Ins= Insulation

**Note: Public Housing utility allowances are calculated similar to method used by each utility provider. These allowances are not calculated by end use (like the Section 8 HCV Program), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.**

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**Building Type: Semi-Detached/Duplex**

<b>The Birches (All Electric)</b> <b>(EE Equip: Win-V,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$131.00	\$152.00	\$172.00	
Water <i>(Bellingham)</i>			\$52.00	\$59.00	\$65.00	
Sewer <i>(Bellingham)</i>			\$63.00	\$63.00	\$63.00	
Trash			\$53.00	\$53.00	\$53.00	
<b>Totals</b>			<b>\$299.00</b>	<b>\$327.00</b>	<b>\$353.00</b>	

**Building Type: Semi-Detached/Duplex**

<b>The Birches (Gas Heating)</b> <b>(EE Equip: Win-V,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,WH,C)			\$52.00	\$78.00	\$89.00	
Natural Gas W(H)			\$27.00	\$30.00	\$33.00	
Water <i>(Bellingham)</i>			\$52.00	\$59.00	\$65.00	
Sewer <i>(Bellingham)</i>			\$63.00	\$63.00	\$63.00	
Trash			\$53.00	\$53.00	\$53.00	
<b>Totals</b>			<b>\$247.00</b>	<b>\$283.00</b>	<b>\$303.00</b>	

**Building Type: Detached House**

<b>The Birches (All Electric)</b> <b>(EE Equip: Win-V,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)					\$169.00	
Water <i>(Bellingham)</i>					\$54.00	
Sewer <i>(Bellingham)</i>					\$63.00	
Trash					\$53.00	
<b>Totals</b>					<b>\$339.00</b>	

**Building Type: Detached House**

<b>The Birches (Gas Heating)</b> <b>(EE Equip: Win-V,Ins)</b>	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,WH,C)					\$69.00	
Natural Gas W(H)					\$32.00	
Water <i>(Bellingham)</i>					\$54.00	
Sewer <i>(Bellingham)</i>					\$63.00	
Trash					\$53.00	
<b>Totals</b>					<b>\$271.00</b>	

**BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITIES, WA**  
**CITY OF BELLINGHAM**  
**PUBLIC HOUSING**

**COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES**

Chart 3

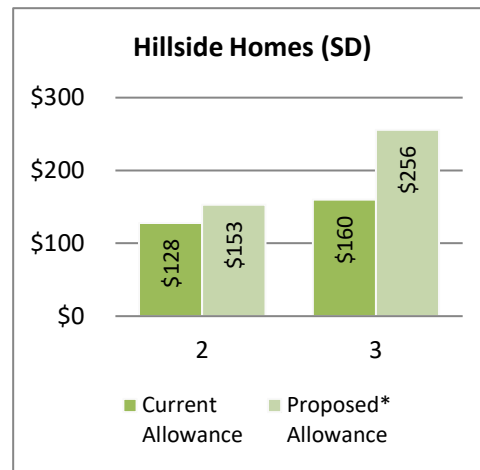
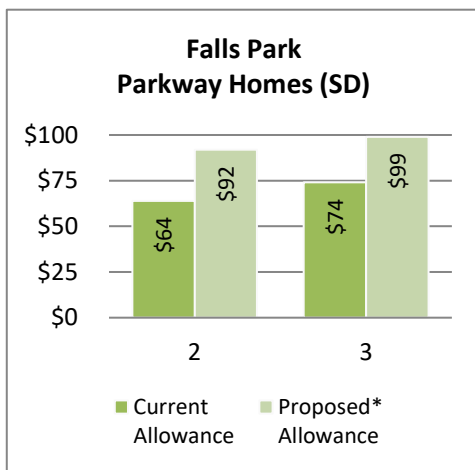
UPDATE 2022

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
<b>Falls Park Homes, Parkway Homes</b>	2	\$64.00	<b>\$92.00</b>	<b>\$28.00</b>
	3	\$74.00	<b>\$99.00</b>	<b>\$25.00</b>
<b>Hillside Homes (All Electric) (Semi-Detached)</b>	2	\$128.00	<b>\$153.00</b>	<b>\$25.00</b>
	3	\$160.00	<b>\$256.00</b>	<b>\$96.00</b>
<b>Hillside Homes (All Electric) (Detached House)</b>	2	\$203.00	<b>\$150.00</b>	<b>-\$53.00</b>
	3	\$243.00	<b>\$167.00</b>	<b>-\$76.00</b>
<b>Texas Meadows (All Electric)</b>	2	\$83.00	<b>\$131.00</b>	<b>\$48.00</b>
	3	\$102.00	<b>\$145.00</b>	<b>\$43.00</b>
<b>Trailside Homes (All Electric)</b>	2	\$143.00	<b>\$251.00</b>	<b>\$108.00</b>
	3	\$179.00	<b>\$271.00</b>	<b>\$92.00</b>

Proposed allowances include the average for electric and natural gas summer and winter months.

\*Proposed allowances were rounded to the nearest dollar.

\*\*After rounding.



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**COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES**

Chart 4

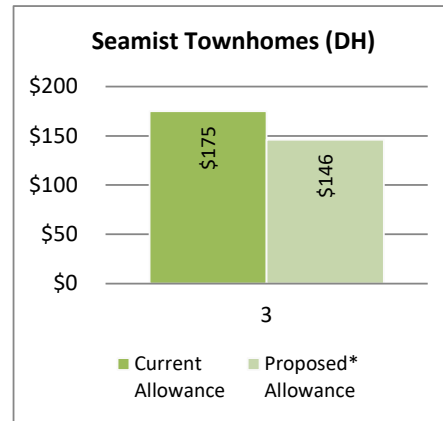
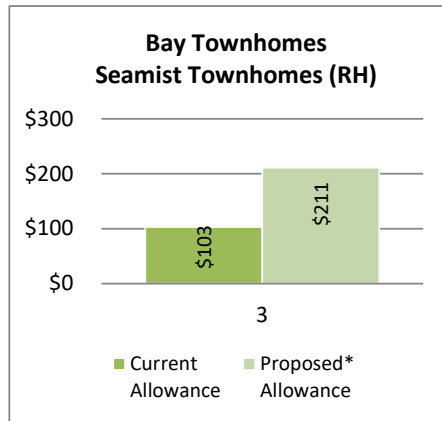
UPDATE 2022

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
<b>Bay Townhouses, Seamist Townhouses (All Electric) (Row House)</b>	3	\$103.00	<b>\$211.00</b>	<b>\$108.00</b>
<b>Seamist Townhomes (All Electric) (Detached House)</b>	3	\$175.00	<b>\$146.00</b>	<b>-\$29.00</b>
<b>Baycrest Homes (Detached House)</b>	3	\$143.00	<b>\$149.00</b>	<b>\$6.00</b>
	4	\$153.00	<b>\$159.00</b>	<b>\$6.00</b>
<b>The Birches (All Electric) (Semi-Detached)</b>	2	\$256.00	<b>\$299.00</b>	<b>\$43.00</b>
	3	\$285.00	<b>\$327.00</b>	<b>\$42.00</b>
	4	\$307.00	<b>\$353.00</b>	<b>\$46.00</b>
<b>The Birches (Gas Heating) (Semi-Detached)</b>	2	\$236.00	<b>\$247.00</b>	<b>\$11.00</b>
	3	\$255.00	<b>\$283.00</b>	<b>\$28.00</b>
	4	\$275.00	<b>\$303.00</b>	<b>\$28.00</b>
<b>The Birches (All Electric) (Detached House)</b>	4	\$357.00	<b>\$339.00</b>	<b>-\$18.00</b>
<b>The Birches (Gas Heating) (Detached House)</b>	4	\$301.00	<b>\$271.00</b>	<b>-\$30.00</b>

Proposed allowances include the average for electric and natural gas summer and winter months.

\*Proposed allowances were rounded to the nearest dollar.

\*\*After rounding.



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**Building Type: Semi-Detached/Duplex**

<b>Trailside Homes (All Electric)</b> <b>(EE Equip: Ins)</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
Electricity (kWh) S(L&A,WH,C)			593	691		
Electricity (kWh) W(L&A,H,WH,C)			2671	2859		

2020 vs. 2021 Rate Comparison

SITE	UNIT SIZE	UNIT	2022 UA	2023 UA	\$ Change
PH	2-bdrm	1800B 1802A/B 1804A/B 1806A/B 1810A/B 1812A/B 1814A 1816A/B 1820A/B 1822A/B	\$64	\$92	\$28
	3-bdrm	1800A 1808A/B 1814B 1824A/B	\$74	\$99	\$25
FP	2-bdrm	3603A/B 3605B 3607B 3609A/B 3611B 3613B 3615A/B 3617B 3619A/B 3621A/B 3623A/B 3625A 3627A/B 3629A	\$64	\$92	\$28
	3-bdrm	3605A 3607A 3611A 3613A 3617A 3625B 3629B	\$74	\$99	\$25
TM	2-bdrm	1602A/B 1606A/B 1610A/B 1612A/B 1614A/B 1616A/B 1618A/B 1620A/B 1622A/B 1628A/B	\$83	\$131	\$48
	3-bdrm	1600A/B 1604A/B 1624B 1626A/B	\$102	\$145	\$43
HH	2-bdrm	2140 2144 2150 2154 2156 2164 2168 2172 2176 2178 2182 2188	\$128	\$153	\$25
	3-bdrm	2142 2146 2148 2152 2158 2162 2166 2170 2174 2180 2184 2186	\$160	\$256	\$96
TS	2-bdrm	2620 2628	\$143	\$251	\$108
	3-bdrm	2622 2626	\$179	\$271	\$92
BIR	2-bdrm	102A/B 104A/B 107A/B 110A/B 113A/B	\$236	\$247	\$11
	3-bdrm	101A/B 103A/B 105A/B 108A/B 114A/B 115A/B 116A/B	\$255	\$283	\$28
	4-bdrm	106A/B 109A/B	\$275	\$303	\$28
	4-bdrm House	111 112	\$301	\$271	(\$30)
BC	3-bdrm	4660 4661 4662 4663 4664 4665 4667 4669 4671 4673 4675 4676 4678 4679 4680 4681	\$143	\$149	\$6
	4-bdrm	4670	\$153	\$159	\$6
BT	3-bdrm	732 744 748	\$103	\$211	\$108
SM	3-bdrm	1111 1117 1123 1129 1135 1141 1147 1153 1159 1165 1171 1177	\$103	\$211	\$108
LS	0-bdrm	Tenants do not pay utilities at LS, WS, CS		\$0	\$0
WS	1-bdrm		\$0	\$0	\$0
CS	2-bdrm		\$0	\$0	\$0

Effective 1/1/2023

SITE	UNIT SIZE	UNIT	2023 UA	2023 FMR	80% of FMR	Flat Rent with UA adjustment
PH	2-bdrm	1800B 1802A/B 1804A/B 1806A/B 1810A/B 1812A/B 1814A 1816A/B 1820A/B 1822A/B	\$92	\$1,355	\$1,084	\$992
	3-bdrm	1800A 1808A/B 1814B 1824A/B	\$99	\$1,926	\$1,541	\$1,442
FP	2-bdrm	3603A/B 3605B 3607B 3609A/B 3611B 3613B 3615A/B 3617B 3619A/B 3621A/B 3623A/B 3625A 3627A/B 3629A	\$92	\$1,355	\$1,084	\$992
	3-bdrm	3605A 3607A 3611A 3613A 3617A 3625B 3629B	\$99	\$1,926	\$1,541	\$1,442
TM	2-bdrm	1602A/B 1606A/B 1610A/B 1612A/B 1614A/B 1616A/B 1618A/B 1620A/B 1622A/B 1628A/B	\$131	\$1,355	\$1,084	\$953
	3-bdrm	1600A/B 1604A/B 1624B 1626A/B	\$145	\$1,926	\$1,541	\$1,396
HH	2-bdrm	2140 2144 2150 2154 2156 2164 2168 2172 2176 2178 2182 2188	\$153	\$1,355	\$1,084	\$931
	3-bdrm	2142 2146 2148 2152 2158 2162 2166 2170 2174 2180 2184 2186	\$256	\$1,926	\$1,541	\$1,285
TS	2-bdrm	2620 2628	\$251	\$1,355	\$1,084	\$833
	3-bdrm	2622 2626	\$271	\$1,926	\$1,541	\$1,270
BIR	2-bdrm	102A/B 104A/B 107A/B 110A/B 113A/B	\$247	\$1,355	\$1,084	\$837
	3-bdrm	101A/B 103A/B 105A/B 108A/B 114A/B 115A/B 116A/B	\$283	\$1,926	\$1,541	\$1,258
	4-bdrm	106A/B 109A/B	\$303	\$2,308	\$1,846	\$1,543
	4-bdrm House	111 112	\$271	\$2,308	\$1,846	\$1,575
BC	3-bdrm	4660 4661 4662 4663 4664 4665 4667 4669 4671 4673 4675 4676 4678 4679 4680 4681	\$149	\$1,926	\$1,541	\$1,392
	4-bdrm	4670	\$159	\$2,308	\$1,846	\$1,687
BT	3-bdrm	732 744 748	\$211	\$1,926	\$1,541	\$1,330
SM	3-bdrm	1111 1117 1123 1129 1135 1141 1147 1153 1159 1165 1171 1177	\$211	\$1,926	\$1,541	\$1,330
LS	0-bdrm	Tenants do not pay utilities at LS, WS, CS		\$1,039	\$831	\$831
WS	1-bdrm			\$1,101	\$881	\$881
CS	2-bdrm			\$1,355	\$1,084	\$1,084