FY 2024 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2024 Lowell, MA HUD Metro FMR Area FMRs for All Bedroom Sizes

	Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms									
Year	Efficiency	<u>One-</u> Bedroom	Two- Bedroom	<u>Three-</u> Bedroom	<u>Four-</u> Bedroom					
FY 2024 FMR	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657					
FY 2023 FMR	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626					

Billerica town, Massachusetts is part of the Lowell, MA HUD Metro FMR Area, which consists of the following towns: Billerica town (Middlesex County), MA; Chelmsford town (Middlesex County), MA; Dracut town (Middlesex County), MA; Dunstable town (Middlesex County), MA; Groton town (Middlesex County), MA; Lowell city (Middlesex County), MA; Pepperell town (Middlesex County), MA; Tewksbury town (Middlesex County), MA; Tyngsborough town (Middlesex County), MA; and Westford town (Middlesex County), MA. All Information here applies to the entirety of the Lowell, MA HUD Metro FMR Area.

BILLERICA HOUSING AUTHORITY

Effective	December	1	2023
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HEATING	A 22	400	000	400	1.55
HEATING	0 BR	1BR	2BR	3BR	4BR
SINGLE FAMILY DETACHE		ļ			ļ <u></u>
Gas	52	60	69	77	86
Bottled Gas	145	170	199	227	256
Oil	117	138	161	184	208
Electric	85	99	115	132	148
Electric-Heat Pump	43	51	60	67	75
ROW/TOWNHOUSE/DUPLE	X/SEMI-DI	TACHED	<u> </u>	` · · · · · · · · · · · · · · · · · · ·	
Gas	47	54	61	69	76
Bottled Gas	128	151	175	199	222
Oil	104	123	142	161	180
Electric	54	63	80	98	116
Electric-Heat Pump	37	43	51	57	64
Elootio-tipat Latib		43	31	0/	04
LOWRISE (2-4 units)			 		
Gas	E0	70	779	- 00	
	52	72	77	82	86
Bottled Gas	178	209	225	241	257
Oil Flaction	144	170	183	196	208
Electric	39	46	54	61	67
Electric-Heat Pump	37	46	54	61	67
		ļ		ļ. <u>. </u>	
HIGH RISE (5+ units)					
Gas	39	44	51	57	63
Bottled Gas	101	119	139	159	179
Oil	82	97	113	129	145
Electric	39	45	59	74	88
Electric-Heat Pump	30	35	42	47	52
COOKING					
Gas	3	4	6	7	9
Bottled Gas	11	13	19	24	30
Electric	8	9	13	17	21
LIOUIIO			10	17	۷!
OTHER ELECTRIC	37	43	60	77	0.4
OTHER LECTION	- 31	40	- 60	77	94
WATER HEATING					
<u> </u>	10	12	17	23	28
Bottled Gas	34	39	57	75	92
<u> </u>	27	32	46	61	75
Electric	25	30	38	46	54
WATER	5	11	24	37	54
SEWER	8	16	34	52	78
REFRIGERATOR	5	5	5	5	5
	70.00				
PAYMENT STANDARD	s	*****			***************************************
Effective 12/1/2023	0 BR	1BR	2BR	3BR	4BR
	1437	1593	2094		
% of FY24 FMR	105%		105%	2532 105%	2789
70 UL E 1 2 M E WIFC (100% 1	105%	100%	TU0%	105%

TENANT NAME:			
TENANT ADDRE	ss:		

SECTION 8 - EXISTING HOUSING ALLOWANCES FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES

Prepared for:

BILLERICA HOUSING AUTHORITY

16 River Street Billerica, Massachusetts 01821

SEPTEMBER, 2023

Prepared By:

NORTHEASTERN UTILITY CONSULTANTS, LLC
POST OFFICE BOX 264
WILKES-BARRE, PENNSYLVANIA 18703-0264

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BILLERICA HOUSING AUTHORITY

16 RIVER STREET BILLERICA, MASSACHUSETTS 01821

Section 8 - Utility Rate Survey Information

September, 2023

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T-12	
HIE	etric
777	

Massachusetts Electric Company [Rate R-2]

Customer Charge

\$4.76 / Month \$0.18767 / KWh

All Kwh

Natural Gas:

National Grid Colonial Gas [Cape & Lowell Rates]

R-2 Non - Heating

Customer Charge All Therms

\$7.50 / Month \$1.1853 / Therm

R-4 Heating

Customer Charge

\$9.00 / Month

All Therms

\$1.1853 / Therm

Heating Oil:

State Average

\$3.69 / Gallon

Liquid Propane:

State Average

\$3.758 / Gallon

Water:

Sewer:

Billerica Water 978-671-0954

Billerica Sewer

Service Charge

N/A

0 - 2,000 cubic feet

\$3.280 / 100 cubic feet

2,001 - 10,000

\$4,170 / 100 cubic feet

10,001 and Up

\$5.410 / 100 cubic feet

N/A

0 - 2,000 cubic feet

\$5.150 / 100 cubic feet

2,001 - 10,000

Service Charge

\$5.990 / 100 cubic feet

10,001 and Up

\$8.980 / 100 cubic feet

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality / PHA MA077 - E	Billerica, Massachuse	etts	Unit Type Rowhous	e / Town	house / Du	plex Date (mm/dd/yyyy) / 14 / 2023
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	47	54	61	69	76	
	Bottled Gas	128	151	175	199	222	
	Electric	54	63	80	98	116	
<u>-</u>	Electric - Heat Pump	37	43	51	57	64	
4	Fuel Oil	104	123	142	161	180	
						,	
Cooking	Natural Gas	3	4	6	7	9	
	Bottled Gas	11	13	19	24	30	
	Electric	8	9	13	17	21	
	Other						
Other Electric		37	43	60	77	94	
Air Conditioning							
Water Heating	Natural Gas	10	12	17	23	28	
	Bottled Gas	34	39	57	75	92	
	Electric	25	30	38	46	54	
	Fuel Oil	27	32	46	61	75	
Water		5	11	24	37	54	
Sewer		8	16	34	52	78	
Trash Collection		·					
Other - Specify							
Range / Microwave							
Refrigerator		-					
Actual Family Alloware earching for a unit.	nces - May be used by the fa	mily to con	pute allowand	ce while	Utility/Service	e/Appliance	Allowance
lead of Household N	ame				Cooking Other Electric		
					Air Condition		
Jnit Address	. W				Water Heatin		
					Water	······································	
					Sewer		
	•				Trash Collecti	on	<u> </u>
lumber of Bedrooms					Other		
APPROPRIES					Range/Microv	vave	· · · · · · · · · · · · · · · · · · ·
					Refrigerator		

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

MA077 - B	Locality / PHA MA077 - Billerica, Massachusetts		Unit Type Low	Rise / 2 t	to 4 Units Date (mm/dd/yyy 09 / 14 / 2		
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	62	72	77	82	86	
	Bottled Gas	178	209	225	241	257	
	Electric	39	46	54	61	67	
	Electric - Heat Pump	37	46	54	61	67	
	Fuel Oil	144	170	183	196	208	<u> </u>
			-				
Cooking	Natural Gas	3	4	6	7	9	
	Bottled Gas	11	13	19	24	30	
· · · · · · · · · · · · · · · · · · ·	Electric	8	9	13	17	21	
	Other						
Other Electric		35	42	58	74	90	
Air Conditioning							
Water Heating	Natural Gas	10	12	17	23	28	
	Bottled Gas	34	39	57	75	92	
	Electric	25	30	38	46	54	
	Fuel Oil	27	32	46	61	75	
Water		5	11	24	37	54	
Sewer		8	16	34	52	78	
Trash Collection							
Other - Specify							
Range / Microwave							
Refrigerator							
Actual Family Allowa searching for a unit.	nces - May be used by the	family to co	mpute allowar	ice while	Utility/Service	e/Appliance	Allowance
Head of Household N	ame				Cooking		
					Other Electric		
Unit Address			,		Water Heatir		
					Water Sewer		
	•				Trash Collect	inn	
		•			Other		
Number of Bedrooms					Range/Micro	wave	
					Refrigerator		
	* 4				Total		

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

MA077 - Billerica, Massachusetts		etts	Unit Type Single	e Family	y / Detached Date (mm/dd 09 / 14		
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	52	60	69	77	86	
	Bottled Gas	145	170	199	227	256	1
· · · · · · · · · · · · · · · · · · ·	Elec tric	85	99	115	132	148	
	Electric - Heat Pump	43	51	60	579 67	75	
	Fuel Oil	117	138	161	184	208	
						-	
Cooking	Natural Gas	3	4	6	7	9	
	Bottled Gas	11	13	19	24	30	
	Electric	8	9	13	17	21	
	Other						
Other Electric		43	50	70	89	109	
Air Conditioning							
Water Heating	Natural Gas	10	12	17	23	28	
	Bottled Gas	34	39	57	75	92	
	Elect ric	25	30	38	46	54	
	Fuel Oil	27	32	46	61	75	
Water		. 5	11	24	37	54	
Sewer		8	16	34	52	78	
Trash Collection		· · · · · · · · · · · · · · · · · · ·					
Other - Specify	Military (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)					, -	
Range / Microwave							
Refrigerator		-					
Actual Family Allowa	nces - May be used by the fa	amily to com	pute allowand	e while	Utility/Service Heating	/Appliance	Allowance
Head of Household N	ame				Cocking Other Electric		
					Air Conditionir	ıg	
Jnit Address	·.				Water Heating		
					Water		
	•				Sewer Trash Collection		
					Other	11	
lumber of Bedrooms			<u> </u>		Range/Microw	21/0	
					Refrigerator	46	
					Total		

The following allowances are used to determine the total cost of tenant-furnished utilities and appllances.

Heating !	Fuel Type Natural Gas Bottled Gas Electric Electric - Heat Pump Fuel Oil	39 101 39 30	1 BR 44 119 45	2 BR 51	3 BR 57	4 BR 63	5 BR
, ,	Bottle d Gas Electric Electric - Heat Pump	101 39	119		57	63	
, ,	Electric Electric - Heat Pump	39	 	420			
	Electric - Heat Pump		15	139	159	179	
	Mission on the second	30	40	59	74	88	
1	Fuel Oil	55	35	42	47	52	
		82	97	113	129	145	
Cooking	Natural Gas	3	4	6	7	9	
4	Bottle d Gas	11	13	19	24	30	
	Electr ic	8	9	13	17	21	
	Other						
Other Electric	ton the formulation of the first of the firs	29	34	47	61	74	
Air Conditioning							
Water Heating	Natural Gas	8	9	14	18	22	
	Bottle d Gas	27	32	46	60	74	
· [Electri c	20	24	30	37	44	
-1	Fuel Oil	22	26	37	48	60	
Water		5	11	24	37	54	
Sewer		8	16	34	52	78	
Trash Collection							-
Other - Specify			,				
Range / Microwave							
Refrigerator							
Actual Family Allowance searching for a unit.	ces - May be used by the	family to con	npute allowan	ce while	Utility/Servic Heating	e/Appliance	Allowance
Head of Household Nam	ne				Cooking Other Electric		
					Air Condition		
Unit Address		<u> </u>	 		Water Heatin		
					Water		
					Sewer		
% 					Trash Collect	ion	
	·				Other		
Number of Bedrooms					Range/Micro	wave	
•					Refrigerator Total		