

FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Lowell, MA HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms									
Year	<u>Efficiency</u>	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom				
FY 2026 FMR	\$1,621	\$1,792	\$2,351	\$2,819	\$3,113				
FY 2025 FMR	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972				

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; 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.

Fair Market Rent Calculation Methodology

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Show/Hide Methodology Narrative

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The results of the Fair Market Rent Step-by-Step Process

1. Base Rent Calculation

The following are the 2023 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Lowell, MA HUD Metro FMR Area.

ACS ₂₀₂₃ 5- Year 2- Bedroom Area Adjusted Standard Quality Gross Rent ACS ₂₀₂₃ 5- Year 2- Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Sample Ratio Size Result Category
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SECTION 8 - EXISTING HOUSING ALLOWANCES FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES

Prepared for:

BILLERICA HOUSING AUTHORITY

16 River Street Billerica, Massachusetts 01821

SEPTEMBER, 2025

Prepared By:

NORTHEASTERN UTILITY CONSULT VITS, LLC POST OFFICE BOX 264 WILKES-BARRL, PENNSYLVANIA 18703-0264

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BULLERICA HOUSING AUTHORITY

16 RIVER STREET BILLLRICA, MASSACHUSFTTS 01821

Section 8 - Utility Rate Survey Information

September, 2025

Page 1 of 1

filectri	ç:

Massachusetts Electric Company | Rate R-2 |

Customer Charge All Kwh

\$6.80 / Month \$0,23.76 / KWh

Natural Gas:

National Grid Colonial Gas [Cape & Lowell Rotes]

R-2 Non - Heating

Customer Charge All Therms

10.00 / Month \$1.6173 / Therm

K-4 Heating

Customer Charge All Therms

\$10.00 / Month \$1 6173 / Therm

Heating Oil:

State Average

\$3.52/ Gallon

Liquid Propane:

State Average

\$3,48 / Gallon

Water:

Billerica Water

Service Charge

N/A

978-671-0954

0 - 2.000 cubic feet 2.001 - 10,000

\$3.49 / 100 cubic feet \$4.45 / 100 cubic feet

10.001 and Up

\$5.75 / 100 cubic feet

Sewer:

Billerica Sewer

Service Charge

 N/Λ

() = 2,000 cubic feet 2,001 - 10,000

\$5.51 / 100 cubic feet \$6.41 / 100 cubic feet \$9.61 / 100 cubic feet

10,001 and Up

	vances are used to dete		Unit Type Rowhous	e / Townho	use / Dupl	ex Date (mm/dd/ 09 / 27 /	2025
MA077 - BI	1 BR	2 BR	3 BR	4 BR	5 BR		
tility or Service	Fuel Type	0 BR	73	83	92	102	
leating	Natural Gas	63		170	193	216	
	Bottled Gas	125	147		125	147	
	Electric	69	80	102		81	
	Electric - Heat Pump	46	54	65	73		
	Fuel Oil	99	117	135	154	172	
	Natural Gas	5	5	8	10	12	
Cooking		11	10	18	24	29	
	Bottled Gas	10	11	17	22	27	
	Electric	10					
	Other				97	119	
Other Electric		46	66	76_	- 31		
Air Conditioning							<u></u>
	Natural Gas	14	16	24	31	38	<u></u>
Water Heating		33	38	55	73	90	
	Bottled Gas	32		48	59	69	
	Electric	26		44	58	71	
	Fuel Oil			30	49	67	
Water		16		48	77	105	
Sewer		26	3 29				
Trash Collection	1						
Other - Specify							
				<u> </u>			
Range / Microwa	A Y C						AU
Refrigerator	llowances - May be used by	the family	to compute all	owance while		rvice/Appliance	Allowance
Actual Family Al	llowances - May be used by				Heating Cooking		
Head of Househ	old Name					Other Electric	
11000		Air Cond					
			Water Heating				
Unit Address						Water Sewer	
						oilection	
					Other		
}						Microwave	
Number of Bed	rooms				Refrige	rator	
					Total		

Office of Public and Indian Housing

OMB Approval No. 2577-0169 exp. 04/30/2026

irica, massaciiuse	CIS !	Low	Rise / 2 to	4 Units	Date (mm/dd/	2025
MA077 - Billerica, Massachusetts				3 BR	4 BR	5 BR
Fuel Type	0 BR	1 BR	2 BR 103	110	117	
Natural Gas	84	97			250	
Bottled Gas	173					
Electric	69			 		
Electric - Heat Pump	49	58	68			
Fuel Oil	138	162	174	187	199	
		E	8	10	12	
Natural Gas			<u> </u>	24	29	
Bottled Gas					27	
Electric	10		1/			
Other		E2	73	94	114	
	45	. 55		-		
		16	24	31	38	
Natural Gas					90	
Bottled Gas					69	
Electric					71	
Fuel Oil					67	
	16				105	
	26	29	48			
			wance while	Utility/Se	rvice/Appliance	Allowance
vances - May be used by	the family t	10 Courbore suc	1100	Heating		
Name					ectric	
1 9 341 5 - 11						
		eating				
						
				Other		
			<u></u>			
oms					ator	-
	Bottled Gas Electric Electric - Heat Pump Fuel Oil Natural Gas Bottled Gas Electric Other Natural Gas Bottled Gas Electric Fuel Oil	Sottled Gas 173 Electric 69 Electric - Heat Pump 49 Fuel Oil 138 Natural Gas 5 Bottled Gas 11 Electric 10 Other 45 Natural Gas 33 Electric 32 Fuel Oil 26 Fuel Oil 26 rances - May be used by the family to hame	Satural Gas	Natural Gas	Natural Gas 173 203 219 234	Astural Gas

Utility Allowance Schedule

See Public Reporting and Instructions on Back

U.S Department of Housing and **Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0169 exp. 04/30/2026

e following allow cality / PHA MA077 - Bil	, ,	e total cost of tenant-furnished under Type Single Family / Detache			ned Date (mm/dd/yyyy) 09 / 27 / 2025		
	0 BR	1 BR 2 BR		3 BR	4 BR	5 BR	
Itility or Service	Fuel Type	70	81	92	104	116	
leating	Natural Gas		165	193	221	249	
	Bottled Gas	140		147	167	188	
	Electric	109	126		85	95	, <u>, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, </u>
	Electric - Heat Pump	54	64	76		198	
	Fuel Oil	112	132	154	176	190	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>
	Natural Gas	5	5	8	10	12	
Cooking		11	10	18	24	29	
	Bottled Gas	10	11	17	22	27	
	Electric	10		 			
	Other	54	63	88	113	138	
Other Electric							
Air Conditioning			1 10	24	31	38	
Water Heating	Natural Gas	14	16		73	90	
	Bottled Gas	33	38	55	59	69	
	Electric	32	38	48		71	<u></u>
	Fuel Oil	26	31	44	58		
Water		16	18	30	49	67	
Sewer		26	29	48	77	105	<u></u>
Trash Collection							
Other - Specify							
Range / Microway	ve						
Refrigerator					Utility/Se	rvice/Appliance	Allowance
Actual Family Allo	owances - May be used by	the family to	compute and	Matica Mine	Heating		
searching for a un Head of Househo	it.					Cooking	
Head of Housello	ig (dama					Other Electric Air Conditioning	
		Water He					
Unit Address					Water	<u></u>	-
					Sewer Trash Co	llection	
					Other		
					Range/N	Nicrowave	
Number of Bedro	ooms				Refriger	ator	
					Total		

ne following allowances are used to determine the coality / PHA MA077 - Billerica, Massachusetts			յու լչնե Higi	n Rise / 5 ⁻	- Units)nits 09 / 27	
		OBR	1 BR	2 BR	3 BR	4 BR	5 BR
Itility or Service	Fuel Type	52	59	68	76	84	
leating	Natural Gas	 		135	155	174	
	Bottled Gas	98	116	76	94	112	
	Electric	50	57		60	66	
	Electric - Heat Pump	38	45	53			
	Fuel Oil	78	92	108	123	139	
		<u> </u>	5	8	10	12	
Cooking	Natural Gas	5			24	29	
	Bottled Gas	11	10	18		27	
	Electric	10	11	17	22		
	Other	\				6.4	,
Other Electric		37	43	60	77	84	
Air Conditioning					\	31	
Water Heating	Natural Gas	11	13	19	25		
Water Hearing	Bottled Gas	26	31	44	58	72	
	Electric	26	30	38	47	55	
·	Fuel Oil	21	24	35	46	57	
	Tueron	16	18	30	49	67	
Water		26	29	48	77	105	
Sewer		- 20					
Trash Collection							
Other - Specify							
Range / Microway	/e						
Refrigerator				woose while	Utility/Se	vice/Appliance	Allowance
Actual Family Allo	bwances - May be used by-	the family to	compute and	Waller Wille	Heating		
searching for a un	it.					Cooking	
Head of Househol	Id Maine				Other Ele		1
					Water He		
Unit Address					Water		
					Sewer		
						llection	
					Other	**	+
About the set the dear	noms					licrowave	
Number of Bedro	MILIO				Refriger	ator	
					Total		