



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	Efficiency	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; 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.

Fair Market Rent Calculation Methodology



Show/Hide Methodology Narrative



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.

Area	ACS ₂₀₂₃ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₂₃ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
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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 CONSULTANTS, LLC
POST OFFICE BOX 264
WILKES-BARRE, PENNSYLVANIA 18703-0264

PHONE: (570) 823-9692
FAX: (570) 823-0780

BILLERICA HOUSING AUTHORITY
16 RIVER STREET
BILLERICA, MASSACHUSETTS 01821

Section 8 - Utility Rate Survey Information

September, 2025

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Electric:

Massachusetts Electric Company | Rate R-2 |

Customer Charge	\$6.80 / Month
All Kwh	\$0.23.76 / KWh

Natural Gas:

National Grid Colonial Gas [Cape & Lowell Rates]

R-2 Non-Heating

Customer Charge	10.00 / Month
All Therms	\$1.6173 / Therm

R-4 Heating

Customer Charge	\$10.00 / Month
All Therms	\$1.6173 / Therm

Heating Oil:

State Average	\$3.52 / Gallon
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Liquid Propane:

State Average	\$3.48 / Gallon
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Water: Billerica Water
978-671-0954

Service Charge	N/A
0 - 2,000 cubic feet	\$3.49 / 100 cubic feet
2,001 - 10,000	\$4.45 / 100 cubic feet
10,001 and Up	\$5.75 / 100 cubic feet

Sewer: Billerica Sewer

Service Charge	N/A
0 - 2,000 cubic feet	\$5.51 / 100 cubic feet
2,001 - 10,000	\$6.41 / 100 cubic feet
10,001 and Up	\$9.61 / 100 cubic feet

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

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

Locality / PHA MA077 - Billerica, Massachusetts		Unit Type Rowhouse / Townhouse / Duplex					Date (mm/dd/yyyy) 09 / 27 / 2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	63	73	83	92	102		
	Bottled Gas	125	147	170	193	216		
	Electric	69	80	102	125	147		
	Electric - Heat Pump	46	54	65	73	81		
	Fuel Oil	99	117	135	154	172		
Cooking	Natural Gas	5	5	8	10	12		
	Bottled Gas	11	10	18	24	29		
	Electric	10	11	17	22	27		
	Other							
Other Electric		46	66	76	97	119		
Air Conditioning								
Water Heating	Natural Gas	14	16	24	31	38		
	Bottled Gas	33	38	55	73	90		
	Electric	32	38	48	59	69		
	Fuel Oil	26	31	44	58	71		
Water		16	18	30	49	67		
Sewer		26	29	48	77	105		
Trash Collection								
Other - Specify								
Range / Microwave								
Refrigerator								
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
						Cooking		
						Other Electric		
Unit Address						Air Conditioning		
						Water Heating		
						Water		
Number of Bedrooms						Sewer		
						Trash Collection		
						Other		
						Range/Microwave		
						Refrigerator		
						Total		

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

Locality / PHA MA077 - Billerica, Massachusetts		Unit Type Low Rise / 2 to 4 Units					Date (mm/dd/yyyy) 09 / 27 / 2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	84	97	103	110	117	
	Bottled Gas	173	203	219	234	250	
	Electric	69	80	103	125	147	
	Electric - Heat Pump	49	58	68	77	85	
	Fuel Oil	138	162	174	187	199	
Cooking	Natural Gas	5	5	8	10	12	
	Bottled Gas	11	10	18	24	29	
	Electric	10	11	17	22	27	
	Other						
Other Electric		45	53	73	94	114	
Air Conditioning							
Water Heating	Natural Gas	14	16	24	31	38	
	Bottled Gas	33	38	55	73	90	
	Electric	32	38	48	59	69	
	Fuel Oil	26	31	44	58	71	
Water		16	18	30	49	67	
Sewer		26	29	48	77	105	
Trash Collection							
Other - Specify							
Range / Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance
Head of Household Name						Heating	
						Cooking	
Unit Address						Other Electric	
						Air Conditioning	
Number of Bedrooms						Water Heating	
						Water	
						Sewer	
						Trash Collection	
						Other	
						Range/Microwave	
						Refrigerator	
						Total	

Previous versions are obsolete.

Form HUD-52667 (4/2023)

Utility Allowance Schedule
See Public Reporting and Instructions on Back

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

Locality / PHA MA077 - Billerica, Massachusetts		Unit Type Single Family / Detached					Date (mm/dd/yyyy) 09 / 27 / 2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	70	81	92	104	116		
	Bottled Gas	140	165	193	221	249		
	Electric	109	126	147	167	188		
	Electric - Heat Pump	54	64	76	85	95		
	Fuel Oil	112	132	154	176	198		
Cooking	Natural Gas	5	5	8	10	12		
	Bottled Gas	11	10	18	24	29		
	Electric	10	11	17	22	27		
	Other							
Other Electric		54	63	88	113	138		
Air Conditioning								
Water Heating	Natural Gas	14	16	24	31	38		
	Bottled Gas	33	38	55	73	90		
	Electric	32	38	48	59	69		
	Fuel Oil	26	31	44	58	71		
Water		16	18	30	49	67		
Sewer		26	29	48	77	105		
Trash Collection								
Other - Specify								
Range / Microwave								
Refrigerator								
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			
Unit Address								
Number of Bedrooms								

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

Locality / PHA MA077 - Billerica, Massachusetts		Unit Type High Rise / 5 + Units					Date (mm/dd/yyyy) 09 / 27 / 2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	52	59	68	76	84		
	Bottled Gas	98	116	135	155	174		
	Electric	50	57	76	94	112		
	Electric - Heat Pump	38	45	53	60	66		
	Fuel Oil	78	92	108	123	139		
Cooking	Natural Gas	5	5	8	10	12		
	Bottled Gas	11	10	18	24	29		
	Electric	10	11	17	22	27		
	Other							
Other Electric		37	43	60	77	84		
Air Conditioning								
Water Heating	Natural Gas	11	13	19	25	31		
	Bottled Gas	26	31	44	58	72		
	Electric	26	30	38	47	55		
	Fuel Oil	21	24	35	46	57		
Water		16	18	30	49	67		
Sewer		26	29	48	77	105		
Trash Collection								
Other - Specify								
Range / Microwave								
Refrigerator								
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
Number of Bedrooms					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete

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