

# FY 2024 FAIR MARKET RENT DOCUMENTATION SYSTEM

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

<b>Final FY 2024 &amp; Final FY 2023 FMRs By Unit Bedrooms</b>					
<b>Year</b>	<b><u>Efficiency</u></b>	<b><u>One- Bedroom</u></b>	<b><u>Two- Bedroom</u></b>	<b><u>Three- Bedroom</u></b>	<b><u>Four- Bedroom</u></b>
<b>FY 2024 FMR</b>	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657
<b><u>FY 2023 FMR</u></b>	\$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**

<b>HEATING</b>	<b>0 BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>
<b>SINGLE FAMILY DETACHED</b>					
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
<b>ROW/TOWNHOUSE/DUPLEX/SEMI-DETACHED</b>					
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
<b>LOWRISE (2-4 units)</b>					
Gas	52	72	77	82	88
Bottled Gas	178	209	225	241	257
Oil	144	170	183	196	208
Electric	39	46	54	61	67
Electric-Heat Pump	37	46	54	61	67
<b>HIGH RISE (5+ units)</b>					
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
<b>COOKING</b>					
Gas	3	4	6	7	9
Bottled Gas	11	13	19	24	30
Electric	8	9	13	17	21
<b>OTHER ELECTRIC</b>					
	37	43	60	77	94
<b>WATER HEATING</b>					
Gas	10	12	17	23	28
Bottled Gas	34	39	57	75	92
Oil	27	32	46	61	75
Electric	25	30	38	46	54
<b>WATER</b>					
	5	11	24	37	54
<b>SEWER</b>					
	8	16	34	52	78
<b>REFRIGERATOR</b>					
	5	5	5	5	5
<b>PAYMENT STANDARDS</b>					
Effective 12/1/2023	<b>0 BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>
	1437	1593	2094	2532	2789
% of FY24 FMR	105%	105%	105%	105%	105%

TENANT NAME: \_\_\_\_\_

TENANT ADDRESS: \_\_\_\_\_

**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:*

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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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Electric:

Massachusetts Electric Company [ Rate R-2 ]

Customer Charge	\$4.76 / Month
All Kwh	\$0.18767 / KWh

Natural Gas:

National Grid Colonial Gas [Cape & Lowell Rates]

R-2 Non - Heating

Customer Charge	\$7.50 / Month
All Therms	\$1.1853 / Therm

R-4 Heating

Customer Charge	\$9.00 / Month
All Therms	\$1.1853 / Therm

Heating Oil:

State Average	\$3.69 / Gallon
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Liquid Propane:

State Average	\$3.758 / Gallon
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Water: Billerica Water  
978-671-0954

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

Sewer: Billerica Sewer

Service Charge	N/A
0 - 2,000 cubic feet	\$5.150 / 100 cubic feet
2,001 - 10,000	\$5.990 / 100 cubic feet
10,001 and Up	\$8.980 / 100 cubic feet

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

Locality / PHA <b>MA077 - Billerica, Massachusetts</b>		Unit Type <b>Rowhouse / Townhouse / Duplex</b>					Date (mm/dd/yyyy) <b>09 / 14 / 2023</b>	
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		
	Electric - Heat Pump	37	43	51	57	64		
	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 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			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

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

Locality / PHA <b>MA077 - Billerica, Massachusetts</b>		Unit Type <b>Low Rise / 2 to 4 Units</b>					Date (mm/dd/yyyy) <b>09 / 14 / 2023</b>	
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		
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 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			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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

Locality / PHA <b>MA077 - Billerica, Massachusetts</b>		Unit Type <b>Single Family / Detached</b>					Date (mm/dd/yyyy) <b>09 / 14 / 2023</b>	
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		
	Electric	85	99	115	132	148		
	Electric - Heat Pump	43	51	60	<del>57</del> 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		
	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 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			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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

Locality / PHA <b>MA077 - Billerica, Massachusetts</b>		Unit Type <b>High Rise / Five + Units</b>					Date (mm/dd/yyyy) <b>09 / 14 / 2023</b>	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
<b>Heating</b>	Natural Gas	39	44	51	57	63		
	Bottled Gas	101	119	139	159	179		
	Electric	39	45	59	74	88		
	Electric - Heat Pump	30	35	42	47	52		
	Fuel Oil	82	97	113	129	145		
<b>Cooking</b>	Natural Gas	3	4	6	7	9		
	Bottled Gas	11	13	19	24	30		
	Electric	8	9	13	17	21		
	Other							
<b>Other Electric</b>		29	34	47	61	74		
<b>Air Conditioning</b>								
<b>Water Heating</b>	Natural Gas	8	9	14	18	22		
	Bottled Gas	27	32	46	60	74		
	Electric	20	24	30	37	44		
	Fuel Oil	22	26	37	48	60		
<b>Water</b>		5	11	24	37	54		
<b>Sewer</b>		8	16	34	52	78		
<b>Trash Collection</b>								
<b>Other - Specify</b>								
<b>Range / Microwave</b>								
<b>Refrigerator</b>								
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b>					<b>Utility/Service/Appliance</b>	<b>Allowance</b>		
<b>Head of Household Name</b>					Heating			
					Cooking			
<b>Unit Address</b>					Other Electric			
					Air Conditioning			
					Water Heating			
<b>Number of Bedrooms</b>					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					<b>Total</b>			