

BILLERICA HOUSING AUTHORITY
Effective December 1, 2024

HEATING	0 BR	1BR	2BR	3BR	4BR
SINGLE FAMILY DETACHED					
Gas	47	54	61	69	76
Bottled Gas	145	170	199	227	256
Oil	107	126	147	168	180
Electric	103	121	140	160	180
Electric-Heat Pump	53	62	73	82	91
ROW/TOWNHOUSE/DUPLEX/SEMI-DETACHED					
Gas	43	49	55	61	67
Bottled Gas	128	151	175	199	222
Oil	95	112	130	147	165
Electric	65	76	97	119	141
Electric-Heat Pump	45	53	62	70	78
LOWRISE (2-4 units)					
Gas	56	64	68	72	77
Bottled Gas	178	209	225	241	257
Oil	132	155	167	179	190
Electric	65	76	97	119	141
Electric-Heat Pump	47	56	66	74	82
HIGH RISE (5+ units)					
Gas	36	40	46	51	56
Bottled Gas	101	119	139	159	179
Oil	75	88	103	118	133
Electric	47	54	71	89	107
Electric-Heat Pump	37	53	51	58	64
COOKING					
Gas	3	3	5	6	8
Bottled Gas	11	13	19	24	30
Electric	9	11	16	21	26
OTHER ELECTRIC					
	52	62	85	109	133
WATER HEATING					
Gas	9	10	15	20	24
Bottled Gas	34	39	57	75	92
Oil	25	29	42	55	68
Electric	31	36	46	56	67
WATER					
	16	18	30	49	67
SEWER					
	26	29	48	77	105
REFRIGERATOR					
	5	5	5	5	5
PAYMENT STANDARDS					
Effective 12/1/2024	0 BR	1BR	2BR	3BR	4BR
	1613	1794	2354	2836	3120
% of FY24 FMR	105%	105%	105%	105%	105%

TENANT NAME: _____

TENANT ADDRESS: _____

FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Lowell, MA HUD Metro FMR Area FMRs for All
Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	<u>Efficiency</u>	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Four- Bedroom</u>
FY 2025 FMR	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972
FY 2024 FMR	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657

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.

105% of FMR

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

Prepared for:

BILLERICA HOUSING AUTHORITY
16 River Street
Billerica, Massachusetts 01821

SEPTEMBER, 2024

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, 2024

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Electric:

Massachusetts Electric Company [Rate R-2]

Customer Charge	\$4.97 / Month
All Kwh	\$0.2294 / KWh

Natural Gas:

National Grid Colonial Gas [Cape & Lowell Rates]

R-2 Non - Heating

Customer Charge	9.00 / Month
All Therms	\$1.025 / Therm

R-4 Heating

Customer Charge	\$9.00 / Month
All Therms	\$1.025 / Therm

Heating Oil:

State Average	\$3.37/ Gallon
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Liquid Propane:

State Average	\$3.58 / 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

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

Locality / PHA Billerica, Massachusetts		Unit Type Single Family / Detached					Date (mm/dd/yyyy) 09 / 27 / 2024	
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	145	170	199	227	256		
	Electric	103	121	140	160	180		
	Electric - Heat Pump	53	62	73	82	91		
	Fuel Oil	107	126	147	168	190		
Cooking	Natural Gas	3	3	5	6	8		
	Bottled Gas	11	13	19	24	30		
	Electric	9	11	16	21	26		
	Other							
Other Electric		52	62	85	109	133		
Air Conditioning								
Water Heating	Natural Gas	9	10	15	20	24		
	Bottled Gas	34	39	57	75	92		
	Electric	31	36	46	56	67		
	Fuel Oil	25	29	42	55	68		
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			
					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 Billerica, Massachusetts		Unit Type Rowhouse / Townhouse / Duplex					Date (mm/dd/yyyy) 09 / 27 / 2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	43	49	55	61	67		
	Bottled Gas	128	151	175	199	222		
	Electric	65	76	97	119	141		
	Electric - Heat Pump	45	53	62	70	78		
	Fuel Oil	95	112	130	147	165		
Cooking	Natural Gas	3	3	5	6	8		
	Bottled Gas	11	13	19	24	30		
	Electric	9	11	16	21	26		
	Other							
Other Electric		45	53	73	94	114		
Air Conditioning								
Water Heating	Natural Gas	9	10	15	20	24		
	Bottled Gas	34	39	57	75	92		
	Electric	31	36	46	56	67		
	Fuel Oil	25	29	42	55	68		
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			
					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 Billerica, Massachusetts			Unit Type Low Rise / 2 to 4 Units				Date (mm/dd/yyyy) 09 / 27 / 2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	56	64	68	72	77		
	Bottled Gas	178	209	225	241	257		
	Electric	65	76	97	119	141		
	Electric - Heat Pump	47	56	66	74	82		
	Fuel Oil	132	155	167	179	190		
Cooking	Natural Gas	3	3	5	6	8		
	Bottled Gas	11	13	19	24	30		
	Electric	9	11	16	21	26		
	Other							
Other Electric		43	51	71	91	110		
Air Conditioning								
Water Heating	Natural Gas	9	10	15	20	24		
	Bottled Gas	34	39	57	75	92		
	Electric	31	36	46	56	67		
	Fuel Oil	25	29	42	55	68		
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			
					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 Billerica, Massachusetts		Unit Type High Rise / Five + Units					Date (mm/dd/yyyy) 09 / 27 / 2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	36	40	46	51	56		
	Bottled Gas	101	119	139	159	179		
	Electric	47	54	71	89	107		
	Electric - Heat Pump	37	53	51	58	64		
	Fuel Oil	75	88	103	118	133		
Cooking	Natural Gas	3	3	5	6	8		
	Bottled Gas	11	13	19	24	30		
	Electric	9	11	16	21	26		
	Other							
Other Electric		35	42	58	74	91		
Air Conditioning								
Water Heating	Natural Gas	7	8	12	16	19		
	Bottled Gas	27	32	46	60	74		
	Electric	25	29	37	45	53		
	Fuel Oil	20	23	34	44	55		
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			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			