

Gardner Housing Authority Utility Allowance Schedule and Payment Standards FMR January 1, 2020

PAYMENT STANDARDS / FAIR MARKET RENTS: Issued 10/1/2019- Effective Date Change to 1/1/2020

	0 BDRM				1 BDRM				2 BDRM				3 BDRM				4 BDRM				5 BDRM			
	812				818				1,077				1,358				1,524				1,753			
	0 BR				1BR				2BR				3BR				4BR				5BR			
	SF	SD	LR	HR	SF	SD	LR	HR	SF	SD	LR	HR	SF	SD	LR	HR	SF	SD	LR	HR	SF	SD	LR	HR
HEAT																								
Oil	84	64	56	20	117	89	79	31	150	115	102	38	184	140	125	46	235	178	158	59	268	204	181	69
Gas	23	18	17	11	32	24	24	15	41	32	31	19	50	39	38	24	64	49	48	30	73	57	55	35
Electric	60	28	27	15	84	39	38	21	108	50	49	27	132	61	60	33	168	77	76	41	192	88	87	47
HOT WATER																								
Oil	13	18	18	18	17	23	23	23	22	31	31	31	28	38	38	38	35	48	48	48	39	54	54	54
Gas	7	7	7	7	9	9	9	9	11	11	11	11	14	14	14	14	18	18	18	18	20	20	20	20
Electric	23	23	23	23	32	32	32	32	41	41	41	41	50	50	50	50	64	64	64	64	73	73	73	73
COOKING																								
Gas	2	2	2	2	3	3	3	3	4	4	4	4	4	4	4	4	5	5	5	5	6	6	6	6
Electric	10	10	10	10	14	14	14	14	18	18	18	18	22	22	22	22	28	28	28	28	32	32	32	32
LIGHTING	27	27	27	27	37	37	37	37	48	48	48	48	59	59	59	59	75	75	75	75	85	85	85	85
TRASH	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
WATER/SEWER	28	28	28	28	55	55	55	55	83	83	83	83	138	138	138	138	193	193	193	193	248	248	248	248
REFRIGERATOR	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
STOVE	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8

Note: Monthly surcharge Gas \$ 9.00

DEFINITIONS:

1. **SF = SINGLE FAMILY DWELLING:** A building attached or unattached, housing only one family. Manufactured homes also.
2. **SD = SEMI-DETACHED:** Includes units in duplexes, three plexes and four plexes. Also rowhouse and townhouse.
3. **LR = LOW RISE:** Includes multi-family apartment buildings of 5 or more units and up to 4 stories. Also includes 5 or 6 story buildings without an elevator.
4. **HR = HIGH RISE:** Includes buildings of 5 or more stories with elevator(s).

INCOME LIMITS: Effective 04/01/2020

# of Family Members	1	2	3	4	5	6	7	8
Very Low	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400
Extremely Low	17,950	20,500	23,050	26,200	30,680	35,160	39,640	44,120
Low	47,850	54,650	61,500	68,300	73,800	79,250	84,700	90,200