

Gardner Housing Authority Utility Allowance Schedule and Payment Standards FMR January 1, 2021

PAYMENT STANDARDS / FAIR MARKET RENTS: Issued 10/1/2020- Effective Date Change to 1/1/2021

	0 BDRM				1 BDRM				2 BDRM				3 BDRM				4 BDRM				5 BDRM			
	807				812				1,070				1,346				1,569				1,804			
	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	53	40	36	13	74	57	50	19	96	73	65	24	117	89	79	29	149	113	100	37	170	130	115	44
Gas	20	16	15	10	28	22	21	13	37	28	28	17	44	34	33	21	57	44	42	27	65	50	49	31
Electric	73	34	33	18	103	47	46	25	132	61	60	33	161	74	73	40	205	94	93	51	235	108	106	58
HOT WATER																								
Oil	13	11	11	11	17	15	15	15	22	19	19	19	28	24	24	24	35	31	31	31	39	34	34	34
Gas	6	6	6	6	8	8	8	8	10	10	10	10	13	13	13	13	16	16	16	16	18	18	18	18
Electric	28	28	28	28	39	39	39	39	50	50	50	50	62	62	62	62	78	78	78	78	90	90	90	90
COOKING																								
Gas	2	2	2	2	3	3	3	3	3	3	3	3	4	4	4	4	5	5	5	5	5	5	5	5
Electric	12	12	12	12	17	17	17	17	22	22	22	22	27	27	27	27	34	34	34	34	39	39	39	39
LIGHTING	33	33	33	33	46	46	46	46	59	59	59	59	72	72	72	72	91	91	91	91	104	104	104	104
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	29	29	29	29	58	58	58	58	86	86	86	86	144	144	144	144	201	201	201	201	259	259	259	259
REFRIGERATOR	4	4	4	4	4	4	4	4	5	5	5	5	5	5	5	5	7	7	7	7	7	7	7	7
STOVE	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3

Note: Monthly surcharge Gas \$ 10.00

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 4/1/2021

# of Family Members	1	2	3	4	5	6	7	8
Very Low	31,400	35,850	40,350	44,800	48,400	52,000	55,600	59,150
Extremely Low	18,850	21,550	24,250	26,900	31,040	35,580	40,120	44,660
Low	50,200	57,400	64,550	71,700	77,450	83,200	88,950	94,650