



*Gardner Housing Authority MA127
 HCV Program (Section 8)
 116 Church Street, Suite 1
 Gardner MA 01440-2556
 978-632-6634 Phone FAX 978-632-2043
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FMR PAYMENT STANDARDS 2022

EFFECTIVE 1/1/2022

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
865	871	1146	1447	1727	1986

HOUSING CHOICE VOUCHER — SECTION 8

PAYMENT STANDARD for

GARDNER 01440

WESTMINSTER	01473	TEMPLETON	01468
HUBBARDSTON	01452	EAST TEMPLETON	01438
ASHBURNHAM	01430	BALDWINVILLE	01436

Effective April 1, 2022

(Figures subject to HUD’s rent reasonable requirements)

0 BR	\$865	100%	\$865
1 BR	\$871	110%	\$958
2 BR	\$1,146	110%	\$1,260
3 BR	\$1,447	110%	\$1,591
4 BR	\$1,727	110%	\$1,899
5 BR	\$1,986	110%	\$2,184

(5 bedroom calculation 4 bedroom FMR * 1.15)

Note: Utility Allowance Schedule, calculation and source documentation available upon request.

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

Locality / PHA Gardner Housing Authority 116 Church Street, Suite 1 Gardner, Massachusetts 01440		Unit Type Duplex or Two Family					Date (mm/dd/yyyy) 04/14/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	70	93	128	158	192	224	
	Bottled Gas	105	141	194	239	291	339	
	Electric	51	56	77	95	116	135	
	Electric - Heat Pump	33	37	50	62	75	88	
	Fuel Oil	106	141	194	239	291	339	
Cooking	Natural Gas	8	12	15	19	24	27	
	Bottled Gas	12	17	22	27	34	39	
	Electric	6	8	11	13	15	18	
	Other							
Other Electric		36	46	59	70	82	96	
Air Conditioning		2	3	5	7	9	11	
Water Heating	Natural Gas	22	31	40	49	62	71	
	Bottled Gas	27	38	48	59	75	86	
	Electric	33	44	58	69	82	97	
	Fuel Oil	42	58	75	92	117	134	
Water		9	18	37	55	73	92	
Sewer		7	14	27	41	54	68	
Trash Collection		17	17	17	17	17	17	
Natural Gas	Monthly Surcharge	9	9	9	9	9	9	
Range/Microwave		4	4	4	4	4	4	
Refrigerator		3	3	3	4	5	5	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					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 Gardner Housing Authority 116 Church Street, Suite 1 Gardner, Massachusetts 01440		Unit Type Low Rise: 3 or 4 Stories					Date (mm/dd/yyyy) 04/14/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	54	61	79	96	123	140	
	Bottled Gas	92	124	170	207	253	294	
	Electric	41	56	77	94	115	134	
	Electric - Heat Pump	27	37	50	61	75	87	
	Fuel Oil	89	119	164	199	243	283	
Cooking	Natural Gas	8	12	15	19	24	27	
	Bottled Gas	12	17	22	27	34	39	
	Electric	6	8	11	13	15	18	
	Other							
Other Electric		36	46	59	70	82	96	
Air Conditioning		3	3	4	6	7	8	
Water Heating	Natural Gas	22	31	40	49	62	71	
	Bottled Gas	27	38	48	59	75	86	
	Electric	33	44	58	69	82	97	
	Fuel Oil	42	58	75	92	117	134	
Water		9	18	37	55	73	92	
Sewer		7	14	27	41	54	68	
Trash Collection		17	17	17	17	17	17	
Natural Gas	Monthly Surcharge	9	9	9	9	9	9	
Range/Microwave		4	4	4	4	4	4	
Refrigerator		3	3	3	4	5	5	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					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 Gardner Housing Authority 116 Church Street, Suite 1 Gardner, Massachusetts 01440		Unit Type High Rise: 5 or More Stories					Date (mm/dd/yyyy) 04/14/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	45	52	67	82	105	119	
	Bottled Gas	78	105	144	176	215	250	
	Electric	36	48	66	80	98	114	
	Electric - Heat Pump	23	31	43	52	64	74	
	Fuel Oil	76	102	139	170	207	241	
Cooking	Natural Gas	8	12	15	19	24	27	
	Bottled Gas	12	17	22	27	34	39	
	Electric	6	8	11	13	15	18	
	Other							
Other Electric		36	46	59	70	82	96	
Air Conditioning		2	3	4	5	6	7	
Water Heating	Natural Gas	22	31	40	49	62	71	
	Bottled Gas	27	38	48	59	75	86	
	Electric	33	44	58	69	82	97	
	Fuel Oil	42	58	75	92	117	134	
Water		9	18	37	55	73	92	
Sewer		7	14	27	41	54	68	
Trash Collection		17	17	17	17	17	17	
Natural Gas	Monthly Surcharge	9	9	9	9	9	9	
Range/Microwave		4	4	4	4	4	4	
Refrigerator		3	3	3	4	5	5	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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. 7/31/2022

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

Locality / PHA Gardner Housing Authority 116 Church Street, Suite 1 Gardner, Massachusetts 01440		Unit Type Row House or Town House					Date (mm/dd/yyyy) 04/14/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	59	79	109	134	163	190	
	Bottled Gas	90	120	165	203	247	287	
	Electric	43	48	66	81	98	114	
	Electric - Heat Pump	28	31	43	52	64	74	
	Fuel Oil	90	120	165	203	248	288	
Cooking	Natural Gas	8	12	15	19	24	27	
	Bottled Gas	12	17	22	27	34	39	
	Electric	6	8	11	13	15	18	
	Other							
Other Electric		36	46	59	70	82	96	
Air Conditioning		2	3	5	7	9	11	
Water Heating	Natural Gas	22	31	40	49	62	71	
	Bottled Gas	27	38	48	59	75	86	
	Electric	33	44	58	69	82	97	
	Fuel Oil	42	58	75	92	117	134	
Water		9	18	37	55	73	92	
Sewer		7	14	27	41	54	68	
Trash Collection		17	17	17	17	17	17	
Natural Gas	Monthly Surcharge	9	9	9	9	9	9	
Range/Microwave		4	4	4	4	4	4	
Refrigerator		3	3	3	4	5	5	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					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 Gardner Housing Authority 116 Church Street, Suite 1 Gardner, Massachusetts 01440		Unit Type Single Family [Detached]					Date (mm/dd/yyyy) 04/14/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	82	110	151	185	226	263	
	Bottled Gas	124	166	229	280	343	399	
	Electric	60	66	91	112	136	159	
	Electric - Heat Pump	39	43	59	73	89	103	
	Fuel Oil	124	166	229	281	343	399	
Cooking	Natural Gas	8	12	15	19	24	27	
	Bottled Gas	12	17	22	27	34	39	
	Electric	6	8	11	13	15	18	
	Other							
Other Electric		36	46	59	70	82	96	
Air Conditioning		2	2	5	8	10	13	
Water Heating	Natural Gas	22	31	40	49	62	71	
	Bottled Gas	27	38	48	59	75	86	
	Electric	33	44	58	69	82	97	
	Fuel Oil	42	58	75	92	117	134	
Water		9	18	37	55	73	92	
Sewer		7	14	27	41	54	68	
Trash Collection		17	17	17	17	17	17	
Natural Gas	Monthly Surcharge	9	9	9	9	9	9	
Range/Microwave		4	4	4	4	4	4	
Refrigerator		3	3	3	4	5	5	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Gardner Housing Authority Utility Allowance Schedule and Payment Standards FMR January 1, 2022

PAYMENT STANDARDS / FAIR MARKET RENTS: Issued 10/1/2021- Effective Date Change to 1/1/2022

	0 BDRM				1 BDRM				2 BDRM				3 BDRM				4 BDRM				5 BDRM			
	865				871				1,146				1,447				1,727				1,986			
	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	95	72	64	23	133	101	90	35	171	130	116	43	208	159	142	52	266	202	179	66	303	231	205	78
Gas	27	21	21	13	38	29	28	18	49	38	37	23	60	46	45	28	76	59	57	36	87	67	65	41
Electric	57	26	26	14	79	37	36	20	102	47	46	25	125	57	56	31	159	73	72	39	181	83	82	45
HOT WATER																								
Oil	20	20	20	20	26	26	26	26	35	35	35	35	43	43	43	43	55	55	55	55	61	61	61	61
Gas	8	8	8	8	11	11	11	11	13	13	13	13	17	17	17	17	21	21	21	21	24	24	24	24
Electric	22	22	22	22	30	30	30	30	39	39	39	39	48	48	48	48	61	61	61	61	69	69	69	69
COOKING																								
Gas	2	2	2	2	4	4	4	4	4	4	4	4	5	5	5	5	6	6	6	6	7	7	7	7
Electric	9	9	9	9	13	13	13	13	17	17	17	17	21	21	21	21	26	26	26	26	30	30	30	30
LIGHTING	25	25	25	25	35	35	35	35	45	45	45	45	55	55	55	55	70	70	70	70	80	80	80	80
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	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
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