



GARDNER HOUSING AUTHORITY

HCV (Section8) Program
116 Church Street; Suite 1
Gardner, Massachusetts 01440
Tel. (978) 632-6634
Fax (978) 632-2043

FMR PAYMENT STANDARDS 2023

EFFECTIVE 1/1/2023

PAYMENT STANDARD FOR GARDNER 01440

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

(FIGURES SUBJECT TO HUD'S RENT REASONABLE REQUIREMENTS)

BEDROOM SIZE	FY 2023 FAIR MARKET RENT	PAYMENT STANDARDS
0 BR	\$ 989	\$ 989
1 BR	\$ 1047	\$ 1047
2 BR	\$ 1358	\$ 1358
3 BR	\$ 1748	\$ 1748
4 BR	\$ 2040	\$ 2040
5 BR	\$ 2346	\$ 2346

(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 Row House or Town House					Date (mm/dd/yyyy) 01/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	65	87	120	147	180	209	
	Bottled Gas	84	112	154	189	231	269	
	Electric	41	45	52	76	92	107	
	Electric - Heat Pump	27	29	40	49	60	70	
	Fuel Oil	104	140	192	236	289	335	
Cooking	Natural Gas	9	13	17	20	26	30	
	Bottled Gas	14	20	26	32	40	46	
	Electric	6	8	10	12	14	17	
	Other							
Other Electric		34	43	56	66	78	91	
Air Conditioning		2	3	5	7	9	11	
Water Heating	Natural Gas	24	34	44	53	68	78	
	Bottled Gas	38	53	68	83	106	121	
	Electric	31	41	54	65	77	91	
	Fuel Oil	49	68	88	107	136	156	
Water		10	21	42	63	83	104	
Sewer		8	16	32	48	64	80	
Trash Collection		20	20	20	20	20	20	
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	
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 Gardner Housing Authority 116 Church Street, Suite 1 Gardner, Massachusetts 01440		Unit Type Low Rise: 3 or 4 Stories					Date (mm/dd/yyyy) 01/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	61	69	89	109	139	159	
	Bottled Gas	74	99	136	166	203	236	
	Electric	39	53	72	88	108	125	
	Electric - Heat Pump	25	34	47	57	70	82	
	Fuel Oil	104	139	191	233	284	330	
Cooking	Natural Gas	9	13	17	20	26	30	
	Bottled Gas	14	20	26	32	40	46	
	Electric	6	8	10	12	14	17	
	Other							
Other Electric		34	43	56	66	78	91	
Air Conditioning		3	3	4	6	7	8	
Water Heating	Natural Gas	24	34	44	53	68	78	
	Bottled Gas	38	53	68	83	106	121	
	Electric	31	41	54	65	77	91	
	Fuel Oil	49	68	88	107	136	156	
Water		10	21	42	63	83	104	
Sewer		8	16	32	48	64	80	
Trash Collection		20	20	20	20	20	20	
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		
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 Gardner Housing Authority 116 Church Street, Suite 1 Gardner, Massachusetts 01440		Unit Type High Rise: 5 or More Stories					Date (mm/dd/yyyy) 01/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	51	59	76	93	118	135	
	Bottled Gas	63	85	116	142	173	201	
	Electric	34	45	62	75	92	107	
	Electric - Heat Pump	22	29	40	49	60	69	
	Fuel Oil	88	118	162	198	242	281	
Cooking	Natural Gas	9	13	17	20	26	30	
	Bottled Gas	14	20	26	32	40	46	
	Electric	6	8	10	12	14	17	
	Other							
Other Electric		34	43	56	66	78	91	
Air Conditioning		2	3	4	5	6	7	
Water Heating	Natural Gas	24	34	44	53	68	78	
	Bottled Gas	38	53	68	83	106	121	
	Electric	31	41	54	65	77	91	
	Fuel Oil	49	68	88	107	136	156	
Water		10	21	42	63	83	104	
Sewer		8	16	32	48	64	80	
Trash Collection		20	20	20	20	20	20	
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	
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 Gardner Housing Authority 116 Church Street, Suite 1 Gardner, Massachusetts 01440		Unit Type Duplex or Two Family					Date (mm/dd/yyyy) 01/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	77	103	141	174	212	246	
	Bottled Gas	99	132	182	223	272	317	
	Electric	48	53	72	89	109	126	
	Electric - Heat Pump	37	40	55	68	53	97	
	Fuel Oil	123	165	227	278	340	395	
Cooking	Natural Gas	9	13	17	20	26	30	
	Bottled Gas	14	20	26	32	40	46	
	Electric	6	8	10	12	14	17	
	Other							
Other Electric		34	43	56	66	78	91	
Air Conditioning		2	3	5	7	9	11	
Water Heating	Natural Gas	24	34	44	53	68	78	
	Bottled Gas	38	53	68	83	106	121	
	Electric	31	41	54	65	77	91	
	Fuel Oil	49	68	88	107	136	156	
Water		10	21	42	63	83	104	
Sewer		8	16	32	48	64	80	
Trash Collection		20	20	20	20	20	20	
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		
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 Gardner Housing Authority 116 Church Street, Suite 1 Gardner, Massachusetts 01440		Unit Type Single Family [Detached]					Date (mm/dd/yyyy) 01/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	90	121	166	204	249	290	
	Bottled Gas	116	155	214	262	320	373	
	Electric	56	62	85	105	128	149	
	Electric - Heat Pump	37	40	55	68	83	97	
	Fuel Oil	145	194	267	327	400	465	
Cooking	Natural Gas	9	13	17	20	26	30	
	Bottled Gas	14	20	26	32	40	46	
	Electric	6	8	10	12	14	17	
	Other							
Other Electric		34	43	56	66	78	91	
Air Conditioning		2	2	5	8	10	13	
Water Heating	Natural Gas	24	34	44	53	68	78	
	Bottled Gas	38	53	68	83	106	121	
	Electric	31	41	54	65	77	91	
	Fuel Oil	49	68	88	107	136	156	
Water		10	21	42	63	83	104	
Sewer		8	16	32	48	64	80	
Trash Collection		20	20	20	20	20	20	
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	
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			