



HINGHAM HOUSING AUTHORITY

30 THAXTER STREET
HINGHAM, MASSACHUSETTS 02043

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FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

Final FY 2021 FMRs By Unit Bedrooms

<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,742	\$1,924	\$2,336	\$2,906	\$3,168

Approved by the Hingham Board of Commissioners on October 13, 2020

Effective November 1, 2020



EQUAL HOUSING OPPORTUNITY

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Hingham		Garden & Row					05/19/20	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	44.1	58	79	99	120	139	
	Bottled Gas							
	Electric	69	81	108	137	122	141	
	Electric – Heat Pump							
	Fuel Oil	44	48.6	65	82.2	102	122.4	
	Other							
Cooking	Natural Gas	7	10	11	14	19	20	
	Bottled Gas							
	Electric	7.0	12	11	18	19	21	
	Other							
Other Electric		24	27	34	41	49	54	
Air Conditioning								
Water Heating	Natural Gas	9	14	20	24	33	36	
	Bottled Gas							
	Electric	23	23	25	30	31	36	
	Fuel Oil	8.22	9.96	12.9	17.52	20.46	22.62	
Water		\$10.20 per monthly billing	8.14	16.28	24.42	32.56	40.70	
Sewer		\$17.96 per annual billing	7.56	15.12	22.68	30.24	37.80	
Trash Collection	5.83/mo	\$70.00 per monthly billing						
Other – specify								
Range/Microwave		\$3.00 per month allowance						
Refrigerator		\$3.00 per month allowance						
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			

Board Approved 7/14/2020
Effective 7/1/2020
Form HUD-52667 (7/2019)

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDuser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Hingham		High Rise					05/19/20	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	46	51	61	64	181	102	
	Bottled Gas							
	Electric	32	39	47	58	71	95	
	Electric – Heat Pump							
	Fuel Oil	N/A	N/A	N/A	N/A	N/A	N/A	
	Other							
Cooking	Natural Gas	7	10	11	14	19	20	
	Bottled Gas							
	Electric	7.0	10.66	14.42	18.95	23.69	23.69	
	Other							
Other Electric		24	27	34	41	49	54	
Air Conditioning								
Water Heating	Natural Gas	9	14	20	24	33	36	
	Bottled Gas							
	Electric	23	23	25	30	31	41	
	Fuel Oil	8.22	9.96	12.9	17.52	20.46	22.62	
Water		\$210.25 per quarterly billing 8.14	16.28	24.42	32.56	40.70		
Sewer		\$179.84 per quarterly billing 7.16	15.12	22.68	30.24	37.80		
Trash Collection		\$583/mo 570.00 per quarterly billing						
Other – specify								
Range/Microwave		\$1.00 per month allowance						
Refrigerator		\$1.00 per month allowance						
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			
Number of Bedrooms					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

Board Approved 7/14/2020
Effective 7/1/2020
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This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

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Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Hingham		Single Family					05/19/20
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	N/A	46.5	57	71	81	93.9
	Bottled Gas						
	Electric	N/A	60	73	92	104	140
	Electric -- Heat Pump						
	Fuel Oil	N/A	111	133.9	170	188	216
	Other						
Cooking	Natural Gas	7	10	11	14	19	20
	Bottled Gas						
	Electric	7.0	12	11	18	19	21
	Other						
Other Electric		24	27	34	41	49	54
Air Conditioning							
Water Heating	Natural Gas	9	14	20	24	33	36
	Bottled Gas						
	Electric	23	23	25	30	31	41
	Fuel Oil	8.22	9.96	12.9	17.52	20.46	22.62
Water		\$110 30 per quarterly billing	8.14	16.28	24.42	32.56	40.70
Sewer		\$179.08 per biannual billing	7.56	15.12	22.68	30.24	37.80
Trash Collection	5.83/mo	\$10.00 per month per quarter					
Other - specify							
Range/Microwave		\$5.00 per month allowance					
Refrigerator		\$5.00 per month allowance					
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		
Number of Bedrooms					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

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6. Real estate and property management firms
7. State and local agencies
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Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Hingham		2/3 Family						05/19/20
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	52	78	94	117	132	150	
	Bottled Gas							
	Electric	41	53	71	87	103	133	
	Electric – Heat Pump							
	Fuel Oil	44	57	75	92	113	124	
	Other							
Cooking	Natural Gas	7	10	11	14	19	20	
	Bottled Gas							
	Electric	7.0	12	11	18	19	21	
	Other							
Other Electric		24	27	34	41	49	54	
Air Conditioning								
Water Heating	Natural Gas	9	14	20	24	33	36	
	Bottled Gas							
	Electric	23	23	25	30	31	36	
	Fuel Oil	8.22	9.96	12.9	17.52	20.46	22.62	
Water		\$210 per quarterly billing	8.14	16.28	24.42	32.56	40.70	
Sewer		\$579 per bi-monthly or qtr	7.56	15.12	22.68	30.24	37.80	
Trash Collection	5.83/mo	\$70.00 per quarterly billing						
Other – specify								
Range/Microwave		\$5.00 per month allowance						
Refrigerator		\$5.00 per month allowance						
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			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
Number of Bedrooms					Trash Collection			
					Other			
					Range/Microwave			
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					Total			

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