

**SECTION 8 - EXISTING HOUSING ALLOWANCES**  
**FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES**

**Waltham Housing Authority  
110 Pond Street  
Waltham, Massachusetts 02451**

**December, 2025**

**NORTHEASTERN UTILITY CONSULTANTS, LLC  
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**Waltham Housing Authority**  
**110 Pond Street**  
**Waltham, Massachusetts 02451**

**Section 8 - Utility Rate Survey Information**

DECEMBER, 2025

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**RANGES:**

1. Best Buy	0 - 2 BR [20"-22"] 3 - 6 BR [30">]	\$503.20 \$480.25
2. H.H. Gregg	0 - 2 BR [20"-22"] 3 - 6 BR [30">]	\$514.00 \$645.67
3. Lowe's	0 - 2 BR [20"-22"] 3 - 6 BR [30">]	\$409.00 \$461.00
4. Sears	0 - 2 BR [20"-22"] 3 - 6 BR [30">]	\$546.50 \$517.00
	<i>Average Cost / 0 - 2 BR /</i> <i>Average Cost / 3 - 6 BR /</i>	<i>\$511.55 / \$4.00 / Month /</i> <i>\$531.17 / \$4.00 / Month /</i>

**REFRIGERATORS:**

1. Best Buy	0-2 BR [9 - 12.5 cubic feet] 3 BR [13 - 14.5 cubic feet] 3 - 6 BR [15 cubic feet>]	\$499.00 \$519.00 \$693.00
2. H.H. Gregg	0 - 2 BR [9 - 12.5 cubic feet] 3 BR [13 - 14.5 cubic feet] 3 - 6 BR [15 cubic feet>]	\$459.00 \$569.00 \$685.67
3. Lowe's	0 - 2 BR [9 - 12.5 cubic feet] 3 BR [13 - 14.5 cubic feet] 3 - 6 BR [15 cubic feet>]	\$422.40 \$519.00 \$593.00
4. Sears	0 - 2 BR [9 - 12.5 cubic feet] 3 BR [13 - 14.5 cubic feet] 3 - 6 BR [15 cubic feet>]	\$550.00 \$519.00 \$691.50
	<i>Average Cost / 0 - 2 BR /</i> <i>Average Cost / 3 BR /</i> <i>Average Cost / 4 - 6 BR /</i>	<i>\$482.60 / \$3.00 / Month /</i> <i>\$531.50 / \$4.00 / Month /</i> <i>\$696.75 / \$5.00 / Month /</i>

*Please Note: Average cost includes state tax.*

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**ELECTRIC:**

I EVERSOURCE [ Rate R2 - Residential Assistance w/i Electric Heat]

Customer Charge	\$5.80 / Month
All Kilowatt - Hours	\$0.2093 / Kwh

a.) EVERSOURCE [ Rate R4 - Residential Assistance with Electric Heat]

Customer Charge	\$5.80 / Month
All Kilowatt - Hours	\$0.2093 / Kwh

**NATURAL GAS:**

I. National Grid [R-2 Residential Assistance Non-Heating Rate]

Customer Charge	\$12.00 / Month
All Therms	\$1.851 / Therm

a.) National Grid [R-4 Residential Assistance Heating Rate]

Customer Charge	\$12.00 / Month
All Therms	\$1.851 / Therm

**HEATING OIL:**

State Average Cost	<a href="https://www.mass.gov/topics/energy">https://www.mass.gov/topics/energy</a>
	\$3.760 / Gallon

**LIQUID PROPANE:**

State Average Cost	<a href="https://www.mass.gov/topics/energy">https://www.mass.gov/topics/energy</a>
	\$3.32 / Gallon
	\$0.7831 / lb.

**WATER:**

Waltham, MA	0 - 700 per 100 Cubic Feet	\$3.07 / 100 Cu.Ft.
	701 -1500 per 100 Cubic Feet	\$4.15 / 100 Cu.Ft.
	1501 - 4000 per 100 Cubic Feet	\$11.90 / 100 Cu.Ft.

**SEWER:**

Waltham, MA	0 - 700 per 100 Cubic Feet	\$5.46 / 100 Cu.Ft.
	701 -1500 per 100 Cubic Feet	\$7.63 / 100 Cu.Ft.
	1501 - 4000 per 100 Cubic Feet	\$13.28 / 100 Cu.Ft.

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

Locality / PHA <b>Waltham, Massachusetts</b>		Unit Type		Single Family [ Detached ]		Date (mm/dd/yyyy) <b>01/01/2026</b>	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	78	90	103	116	129	141
	Bottled Gas	139	152	177	202	227	253
	Electric	91	107	124	141	158	175
	Electric - Heat Pump	46	54	64	72	80	88
	Fuel Oil	115	135	158	180	203	225
Cooking	Natural Gas	5	6	9	12	14	17
	Bottled Gas	10	12	17	22	28	33
	Electric	9	10	15	19	24	28
	Other						
Other Electric		47	56	78	100	121	143
Air Conditioning		4	5	11	18	24	30
Water Heating	Natural Gas	16	19	27	35	43	52
	Bottled Gas	31	36	52	69	85	101
	Electric	28	33	42	51	60	69
	Fuel Oil	28	32	47	61	76	90
Water		14	16	29	50	72	93
Sewer		26	28	51	91	131	171
Trash Collection							
Refrigerator		4	4	4	4	4	4
Range/Microwave		3	3	3	4	5	5
Natural Gas	Customer Charge	12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		
Number of Bedrooms							

**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. 04/30/2026

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

Locality / PHA		Unit Type	Low Rise [ 2 to 4 Units ]			Date (mm/dd/yyyy)	
Waltham, Massachusetts						01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	93	107	114	121	128	136
	Bottled Gas	157	185	199	213	227	241
	Electric	58	68	87	105	124	143
	Electric - Heat Pump	41	49	58	65	72	79
	Fuel Oil	140	165	178	190	203	215
Cooking	Natural Gas	5	6	9	12	14	17
	Bottled Gas	10	12	17	22	28	33
	Electric	9	10	15	19	24	28
	Other						
Other Electric		39	46	65	83	101	119
Air Conditioning		6	7	10	13	16	19
Water Heating	Natural Gas	16	19	27	35	43	52
	Bottled Gas	31	36	52	69	85	101
	Electric	28	33	42	51	60	69
	Fuel Oil	28	32	47	61	76	90
Water		14	16	29	50	72	93
Sewer		26	28	51	91	131	171
Trash Collection							
Refrigerator		4	4	4	4	4	4
Range/Microwave		3	3	3	4	5	5
Natural Gas	Customer Charge	12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					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.

City / PHA		Unit Type		Row / Townhouse 2 and 3 Family / Duplex			Date (mm/dd/yyyy)
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	71	81	92	103	113	124
	Bottled Gas	115	135	156	177	198	219
	Electric	58	68	87	105	124	143
	Electric - Heat Pump	39	46	55	61	68	75
	Fuel Oil	103	121	139	158	177	195
Cooking	Natural Gas	5	6	9	12	14	17
	Bottled Gas	10	12	17	22	28	33
	Electric	9	10	15	19	24	28
	Other						
Other Electric		41	48	67	85	104	123
Air Conditioning		5	5	11	16	20	25
Water Heating	Natural Gas	16	19	27	35	43	52
	Bottled Gas	31	36	52	69	85	101
	Electric	28	33	42	51	60	69
	Fuel Oil	28	32	47	61	76	90
Water		14	16	29	50	72	93
Sewer		26	28	51	91	131	171
Trash Collection							
Refrigerator		4	4	4	4	4	4
Range/Microwave		3	3	3	4	5	5
Natural Gas	Customer Charge	12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		
Head of Household Name							
Your Address							
Number of Bedrooms							

## Utility Allowance Schedule

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Locality / PHA		Unit Type		High Rise / 5+ Units [ Multi - Family ]		Date (mm/dd/yyyy)	
Waltham, Massachusetts						01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	58	66	75	85	94	103
	Bottled Gas	90	106	124	142	159	177
	Electric	42	49	64	79	94	110
	Electric - Heat Pump	32	38	45	51	56	62
	Fuel Oil	81	95	111	126	142	158
Cooking	Natural Gas	5	6	9	12	14	17
	Bottled Gas	10	12	17	22	28	33
	Electric	9	10	15	19	24	28
	Other						
Other Electric		32	38	53	68	83	97
Air Conditioning		6	7	9	12	14	17
Water Heating	Natural Gas	13	15	21	28	35	41
	Bottled Gas	25	29	42	55	68	81
	Electric	22	26	34	41	48	55
	Fuel Oil	22	26	37	49	60	72
Water		14	16	29	50	72	93
Sewer		26	28	51	91	131	171
Trash Collection							
Refrigerator		4	4	4	4	4	4
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						Cooking	
						Other Electric	
						Air Conditioning	
						Water Heating	
						Water	
						Sewer	
						Trash Collection	
						Other	
						Range/Microwave	
						Refrigerator	
						Total	
Unit Address							
Number of Bedrooms							

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

Locality / PHA		Unit Type		Date (mm/dd/yyyy)			
Waltham, Massachusetts		Row / 2 and 3 Family / Duplex			01/01/2026		
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	71	81	92	103	113	124
	Bottled Gas	115	135	156	177	198	219
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					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		