

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

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RANGES:

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

REFRIGERATORS:

1. Best Buy	0 - 2 BR [9 - 12.5 cubic feet]	\$499.00
	3 BR [13 - 14.5 cubic feet]	\$519.00
	3 - 6 BR [15 cubic feet>]	\$693.00
2. H.H. Gregg	0 - 2 BR [9 - 12.5 cubic feet]	\$459.00
	3 BR [13 - 14.5 cubic feet]	\$569.00
	3 - 6 BR [15 cubic feet>]	\$685.67
3. Lowe's	0 - 2 BR [9 - 12.5 cubic feet]	\$422.40
	3 BR [13 - 14.5 cubic feet]	\$519.00
	3 - 6 BR [15 cubic feet>]	\$593.00
4. Sears	0 - 2 BR [9 - 12.5 cubic feet]	\$550.00
	3 BR [13 - 14.5 cubic feet]	\$519.00
	3 - 6 BR [15 cubic feet>]	\$691.50
	<i>Average Cost [0 - 2 BR /</i>	<i>\$482.60 / \$3.00 / Month /</i>
	<i>Average Cost [3 BR /</i>	<i>\$531.50 / \$4.00 / Month /</i>
	<i>Average Cost [4 - 6 BR /</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/o 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	https://www.mass.gov/topics/energy	\$3.760 / Gallon
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LIQUID PROPANE:

State Average Cost	https://www.mass.gov/topics/energy	\$3.32 / Gallon \$0.7831 / lb.
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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 Waltham, Massachusetts		Unit Type Single Family [Detached]					Date (mm/dd/yyyy) 01/01/2026	
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	
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 Waltham, Massachusetts		Unit Type Low Rise [2 to 4 Units]					Date (mm/dd/yyyy) 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			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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

Waltham, Massachusetts			Unit Type: Row / Townhouse 2 and 3 Family / Duplex				Date (mm/dd/yyyy): 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
	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
Head of Household Name Unit Address Number of Bedrooms					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					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 Waltham, Massachusetts		Unit Type High Rise / 5+ Units [Multi - Family]					Date (mm/dd/yyyy) 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	
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	
Name of Household					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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

Locality / PHA Waltham, Massachusetts		Unit Type Row / 2 and 3 Family / Duplex					Date (mm/dd/yyyy) 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	
	Electric	58	68	87	105	124	143	
	Electric - Heat Pump	39	46	55	61	68	75	
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Cooking	Natural Gas	5	6	9	12	14	17	
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	Electric	9	10	15	19	24	28	
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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	
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	Fuel Oil	28	32	47	61	76	90	
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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			
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			