

Salisbury Section 8 Voucher Applicable Payment Standards

Effective 01/01/2021

**Family Certified Bedroom Size
(or actual bedroom size, whatever is less)**

	0 BR	1 BR	2 BR	3 BR	4 BR
HUD Boston FY 2020 FMR	\$1,742.00	\$1,924.00	\$2,336.00	\$2,906.00	\$3,168.00
Salisbury Payment Standard	\$1,742.00	\$1,924.00	\$2,336.00	\$2,906.00	\$3,168.00

The above Payment Standards are for each fair market rent (FMR) area in the IHA's jurisdiction (State of Massachusetts) for those cities and towns in which the IHA administers a subsidy in the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR area, in accordance with the FY2021 FMR schedule.

Areas Where FY 2021 FMRs Remain in Effect

Section V of the Notice of Fiscal Year (FY) 2022 Fair Market Rents (FMRs) published in the Federal Register (86 FR 149, page 43265 available at: <https://www.huduser.gov/portal/datasets/fmr/fmr2022/FMR-Notice-2022.pdf>) describes the procedures for Public Housing Agencies and Other Interested Parties to request a reevaluation of the FY 2022 FMRs, and valid reevaluation requests postpone the FY 2022 FMRs from going into effect. The following is a list of FMR areas where the FY 2021 FMRs remain effective until the reevaluation of the FY 2022 FMRs has occurred:

1. Abilene, TX Metropolitan Statistical Area (MSA)
2. Asheville, NC HUD Metropolitan FMR Area (HMFA): Note – The reevaluation request includes a request to include Transylvania County in the survey, which HUD has granted.
3. **Boston-Cambridge-Quincy, MA-NH HMFA**
4. Bremerton-Silverdale, WA MSA
5. Brockton, MA HMFA
6. Burlington-South Burlington VT MSA
7. Franklin County, MA HMFA
8. Grand Rapids-Wyoming MI MSA
9. Great Falls, MT MSA
10. Green Bay, WI HMFA
11. Haywood County, NC
12. Iron County, UT
13. Jackson County, NC
14. Knox County, IN
15. Knox County, OH
16. Kokomo, IN MSA – The request included data that is not sufficient for reevaluating the FMRs. The requestor is encouraged to review the FMR Survey guidance found at: https://www.huduser.gov/portal/datasets/fmr.html#survey_info
17. Lewis and Clark County, MT
18. The Montana Department of Commerce (MDOC) requested a reevaluation of the following Montana Counties: Big Horn County; Broadwater County; Cascade County, including City of Great Falls (Great Falls, MT MSA); Chouteau County; Custer County; Daniels County; Dawson County; Deer Lodge County; Fallon County; Fergus County; Flathead County; Gallatin County; Golden Valley County; Hill County; Jefferson County; Judith Basin County; Lake County; Lewis & Clark County; Lincoln County; Madison County; McCone County; Meagher County; Missoula County, including City of Missoula (Missoula, MT MSA); Musselshell County; Park County; Petroleum County; Pondera County; Prairie County; Ravalli County; Richland County; Roosevelt County; Sheridan County; Silver Bow County; Sweet Grass County; Teton County; Treasure County; Wibaux County; and Yellowstone County, including Carbon County and City of Billings (Billings, MT HUD Metro FMR Area).

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

Locality / PHA Salisbury, Massachusetts		Unit Type Row House or Townhouse					Date (mm/dd/yyyy) 01/01/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	42	48	54	60	67	73	
	Bottled Gas	121	142	164	187	209	232	
	Electric	42	49	63	77	91	104	
	Electric - Heat Pump	28	33	40	45	50	54	
	Fuel Oil	88	104	120	136	153	169	
Cooking	Natural Gas	3	3	5	6	8	9	
	Bottled Gas	10	12	17	22	28	33	
	Electric	6	7	10	13	16	19	
	Other							
Other Electric		28	33	46	58	71	84	
Air Conditioning		3	3	6	8	11	13	
Water Heating	Natural Gas	9	10	15	19	24	29	
	Bottled Gas	31	37	53	69	85	102	
	Electric	19	23	29	35	42	48	
	Fuel Oil	23	27	39	51	62	74	
Water		44	46	56	73	89	105	
Sewer		40	40	40	40	40	40	
Trash Collection		40	40	40	40	40	40	
Natural Gas								
Range/Microwave								
Refrigerator								
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.

Locality / PHA Salisbury, Massachusetts		Unit Type Duplex, Semi-Detached					Date (mm/dd/yyyy) 01/01/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	51	58	62	66	70	74	
	Bottled Gas	155	183	197	211	224	238	
	Electric	39	45	58	71	84	97	
	Electric - Heat Pump	28	33	39	44	48	53	
	Fuel Oil	113	133	143	154	164	174	
Cooking	Natural Gas	3	3	4	6	7	9	
	Bottled Gas	9	11	16	21	26	30	
	Electric	5	6	9	12	15	18	
	Other							
Other Electric		25	29	41	52	64	75	
Air Conditioning		3	3	5	6	8	9	
Water Heating	Natural Gas	8	10	14	18	22	26	
	Bottled Gas	29	34	49	64	79	94	
	Electric	18	21	27	33	39	44	
	Fuel Oil	21	25	36	47	58	69	
Water		44	46	56	73	89	105	
Sewer		40	40	40	40	40	40	
Trash Collection		40	40	40	40	40	40	
Natural Gas								
Range/Microwave								
Refrigerator								
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			
					Water			
					Sewer			
Number of Bedrooms					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 Salisbury, Massachusetts		Unit Type Single Family House					Date (mm/dd/yyyy) 01/01/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	46	53	60	68	75	83	
	Bottled Gas	136	160	187	214	241	269	
	Electric	67	78	91	103	116	129	
	Electric - Heat Pump	33	39	47	52	58	64	
	Fuel Oil	99	117	137	156	176	196	
Cooking	Natural Gas	3	3	5	6	8	9	
	Bottled Gas	10	12	17	22	28	33	
	Electric	6	7	10	13	16	19	
	Other							
Other Electric		32	38	53	68	83	98	
Air Conditioning		2	3	6	9	13	16	
Water Heating	Natural Gas	9	10	15	19	24	29	
	Bottled Gas	31	37	53	69	85	102	
	Electric	19	23	29	35	42	48	
	Fuel Oil	23	27	39	51	62	74	
Water		44	46	56	73	89	105	
Sewer		40	40	40	40	40	40	
Trash Collection		40	40	40	40	40	40	
Natural Gas								
Range/Microwave								
Refrigerator								
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			
					Refrigerator			
Number of Bedrooms					Total			

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

Locality / PHA Salisbury, Massachusetts		Unit Type Low Rise Apartment Building [4 Stories or Fewer]					Date (mm/dd/yyyy) 01/01/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	55	63	67	72	76	80	
	Bottled Gas	168	197	213	228	243	258	
	Electric	30	35	42	47	52	58	
	Electric - Heat Pump	30	35	42	47	52	58	
	Fuel Oil	123	144	155	166	177	188	
Cooking	Natural Gas	3	3	5	6	8	9	
	Bottled Gas	10	12	17	22	28	33	
	Electric	6	7	10	13	16	19	
	Other							
Other Electric		27	32	44	56	69	81	
Air Conditioning		3	4	5	7	8	10	
Water Heating	Natural Gas	9	10	15	19	24	29	
	Bottled Gas	31	37	53	69	85	102	
	Electric	19	23	29	35	42	48	
	Fuel Oil	23	27	39	51	62	74	
Water		44	46	56	73	89	105	
Sewer		40	40	40	40	40	40	
Trash Collection		40	40	40	40	40	40	
Natural Gas								
Range/Microwave								
Refrigerator								
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.

Locality / PHA Salisbury, Massachusetts		Unit Type High-Rise Apartment Building [5 + Units]					Date (mm/dd/yyyy) 01/01/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	34	39	44	50	55	60	
	Bottled Gas	95	112	131	150	169	188	
	Electric	31	35	47	58	69	80	
	Electric - Heat Pump	23	28	33	37	41	45	
	Fuel Oil	69	82	96	109	123	137	
Cooking	Natural Gas	3	3	5	6	8	9	
	Bottled Gas	10	12	17	22	28	33	
	Electric	6	7	10	13	16	19	
	Other							
Other Electric		22	26	36	48	56	67	
Air Conditioning		3	3	5	6	7	9	
Water Heating	Natural Gas	7	8	12	16	19	23	
	Bottled Gas	25	29	42	55	65	81	
	Electric	15	18	23	28	33	38	
	Fuel Oil	18	21	31	40	50	59	
Water		44	46	56	73	89	105	
Sewer		40	40	40	40	40	40	
Trash Collection		40	40	40	40	40	40	
Natural Gas								
Range/Microwave								
Refrigerator								
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 Salisbury, Massachusetts		Unit Type Manufactured Home [Mobile Home]					Date (mm/dd/yyyy) 01/01/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	43	49	56	69	70	77	
	Bottled Gas	124	146	171	196	221	245	
	Electric	75	87	90	93	95	98	
	Electric - Heat Pump	31	36	43	48	53	59	
	Fuel Oil	91	107	125	143	161	179	
Cooking	Natural Gas	3	43	5	7	8	10	
	Bottled Gas	11	13	18	24	30	35	
	Electric	6	7	11	14	17	21	
	Other							
Other Electric		35	41	57	73	89	105	
Air Conditioning		3	3	6	8	11	13	
Water Heating	Natural Gas	9	11	16	21	26	31	
	Bottled Gas	33	39	57	74	92	109	
	Electric	21	24	31	38	45	52	
	Fuel Oil	24	29	42	54	67	80	
Water		44	46	56	73	89	105	
Sewer		40	40	40	40	40	40	
Trash Collection		40	40	40	40	40	40	
Natural Gas								
Range/Microwave								
Refrigerator								
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			