

NORTHEASTERN UTILITY CONSULTANTS, LLC

SECTION 8 • PUBLIC HOUSING • REHABILITATED HOUSING

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September 9, 2024

Ms. Lisa M. Quaratiello
North Reading Housing Authority
41 Peabody Court
North Reading, MA 01864

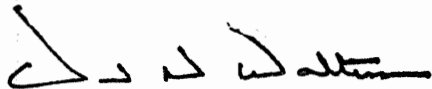
Dear Ms. Quaratiello:

Enclosed is a completed Section 8 - Tenant Furnished Utility Allowance Analysis for 2025. Included in this revision are current utility rates and utility allowance schedules.

If you should have any questions concerning this analysis, please call.

Respectfully,

NORTHEASTERN UTILITY CONSULTANTS, LLC



Vincent N. Walters
Program Director

VNW/dck

Enclosures:

Section 8 - Tenant Furnished Utility Allowance Analysis for 2025

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

NORTH READING HOUSING AUTHORITY
41 Peabody Court
North Reading, Massachusetts 18064

JANUARY, 2025

NORTHEASTERN UTILITY CONSULTANTS, LLC
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Wilkes-Barre, Pennsylvania 18703-0264

Phone : (570) 823-9692
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NORTH READING HOUSING AUTHORITY
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Section 8 - Utility Rate Survey Information

January, 2025

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Electric:

Reading Municipal Light Department [Rate A]

| | |
|-------------------|-----------------|
| Customer Charge - | \$7.70 / Month |
| All Kwh | \$0.20478 / Kwh |

Natural Gas:

National Grid 03 / 05 Non-Heat / Heating

| | |
|-----------------|----------------|
| Customer Charge | \$7.00 / Month |
|-----------------|----------------|

May - October Rate-01/02

| | |
|---------|---------------|
| All Ccf | \$1.512 / Ccf |
|---------|---------------|

| | |
|-----------------|----------------|
| Customer Charge | \$7.41 / Month |
|-----------------|----------------|

November - April Rate-03/04A

| | |
|---------|---------------|
| All Ccf | \$1.006 / Ccf |
|---------|---------------|

Heating Oil

State Average Cost - <https://www.mass.gov/orgs/department-of-public-utilities> \$3.490 / Gallon

Liquid Propane

State Average Cost - [w https://www.mass.gov/orgs/department-of-public-utilities](https://www.mass.gov/orgs/department-of-public-utilities) \$3.350 / Gallon

Water:

North Reading Water

| | |
|------------------------|-------------------------|
| Quarterly Meter Charge | \$80.00 / Meter |
| 0 - 10,000 Gallons | \$12.25 / 1,000 Gallons |
| Next 12,500 Gallons | \$16.49 / 1,000 Gallons |
| >22,500 Gallons | \$22.49 / 1,000 Gallons |

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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.

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

| Locality / PHA North Reading Housing Authority 41 Peabody Court North Reading, Massachusetts 08064 | | Unit Type Inner Row / Garden | | | | | Date (mm/dd/yyyy) 01/01/2025 | |
|--|----------------------|--|------|------|---------------------------|------|--|--|
| Utility or Service | Fuel Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | |
| Heating | Natural Gas | 41 | 47 | 53 | 60 | 66 | 72 | |
| | Bottled Gas | 116 | 137 | 158 | 179 | 200 | 221 | |
| | Electric | 59 | 68 | 87 | 105 | 124 | 142 | |
| | Electric - Heat Pump | 38 | 45 | 54 | 60 | 67 | 73 | |
| | Fuel Oil | 95 | 112 | 130 | 147 | 164 | 182 | |
| Cooking | Natural Gas | 3 | 4 | 6 | 8 | 10 | 11 | |
| | Bottled Gas | 11 | 12 | 17 | 23 | 28 | 33 | |
| | Electric | 8 | 10 | 14 | 19 | 23 | 27 | |
| | Other | ---- | ---- | ---- | ---- | ---- | ---- | |
| Other Electric | | 40 | 47 | 65 | 84 | 102 | 121 | |
| Air Conditioning | | 6 | 7 | 12 | 17 | 22 | 27 | |
| Water Heating | Natural Gas | 11 | 13 | 18 | 24 | 29 | 35 | |
| | Bottled Gas | 31 | 37 | 43 | 69 | 85 | 102 | |
| | Electric | 27 | 32 | 41 | 50 | 59 | 68 | |
| | Fuel Oil | 26 | 40 | 43 | 57 | 70 | 83 | |
| Water | | 41 | 56 | 85 | 115 | 144 | 194 | |
| Sewer | | ---- | ---- | ---- | ---- | ---- | ---- | |
| Trash Collection | | ---- | ---- | ---- | ---- | ---- | ---- | |
| Natural Gas | | | | | | | | |
| 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 North Reading Housing Authority 41 Peabody Court North Reading, Massachusetts 08064 | | | Unit Type End of Row / 2 & 3 Family | | | | Date (mm/dd/yyyy) 01/01/2025 | |
|--|----------------------|------|---|------|---------------------------|-----------|--|--|
| Utility or Service | Fuel Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | |
| Heating | Natural Gas | 54 | 62 | 66 | 70 | 74 | 79 | |
| | Bottled Gas | 159 | 187 | 201 | 216 | 230 | 244 | |
| | Electric | 59 | 68 | 87 | 105 | 124 | 142 | |
| | Electric - Heat Pump | 41 | 48 | 57 | 64 | 71 | 78 | |
| | Fuel Oil | 131 | 154 | 165 | 177 | 189 | 200 | |
| Cooking | Natural Gas | 3 | 4 | 6 | 8 | 10 | 11 | |
| | Bottled Gas | 11 | 12 | 17 | 23 | 28 | 33 | |
| | Electric | 8 | 10 | 14 | 19 | 23 | 27 | |
| | Other | ---- | ---- | ---- | ---- | ---- | ---- | |
| Other Electric | | 39 | 45 | 63 | 81 | 99 | 116 | |
| Air Conditioning | | 7 | 8 | 11 | 14 | 17 | 20 | |
| Water Heating | Natural Gas | 11 | 13 | 18 | 24 | 29 | 35 | |
| | Bottled Gas | 31 | 37 | 43 | 69 | 85 | 102 | |
| | Electric | 27 | 32 | 41 | 50 | 59 | 68 | |
| | Fuel Oil | 26 | 40 | 43 | 57 | 70 | 83 | |
| Water | | 41 | 56 | 85 | 115 | 144 | 194 | |
| Sewer | | ---- | ---- | ---- | ---- | ---- | ---- | |
| Trash Collection | | ---- | ---- | ---- | ---- | ---- | ---- | |
| Natural Gas | | | | | | | | |
| 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 | | |
| | | | | | 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 North Reading Housing Authority 41 Peabody Court North Reading, Massachusetts 08064 | | Unit Type Single Family / Detached | | | | | Date (mm/dd/yyyy) 01/01/2025 | |
|--|----------------------|--|------|------|---------------------------|-----------|--|--|
| Utility or Service | Fuel Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | |
| Heating | Natural Gas | 45 | 52 | 60 | 67 | 74 | 82 | |
| | Bottled Gas | 130 | 153 | 179 | 204 | 230 | 255 | |
| | Electric | 92 | 106 | 123 | 140 | 157 | 174 | |
| | Electric - Heat Pump | 45 | 53 | 63 | 71 | 79 | 86 | |
| | Fuel Oil | 107 | 126 | 147 | 168 | 189 | 210 | |
| Cooking | Natural Gas | 3 | 4 | 6 | 8 | 10 | 11 | |
| | Bottled Gas | 11 | 12 | 17 | 23 | 28 | 33 | |
| | Electric | 8 | 10 | 14 | 19 | 23 | 27 | |
| | Other | ---- | ---- | ---- | ---- | ---- | ---- | |
| Other Electric | | 46 | 55 | 76 | 97 | 119 | 140 | |
| Air Conditioning | | 5 | 5 | 12 | 19 | 26 | 32 | |
| Water Heating | Natural Gas | 11 | 13 | 18 | 24 | 29 | 35 | |
| | Bottled Gas | 31 | 37 | 43 | 69 | 85 | 102 | |
| | Electric | 27 | 32 | 41 | 50 | 59 | 68 | |
| | Fuel Oil | 26 | 40 | 43 | 57 | 70 | 83 | |
| Water | | 41 | 56 | 85 | 115 | 144 | 194 | |
| Sewer | | ---- | ---- | ---- | ---- | ---- | ---- | |
| Trash Collection | | ---- | ---- | ---- | ---- | ---- | ---- | |
| Natural Gas | | | | | | | | |
| 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 | | | |
| Unit Address | | | | | Air Conditioning | | | |
| | | | | | Water Heating | | | |
| | | | | | Water | | | |
| | | | | | Sewer | | | |
| | | | | | Trash Collection | | | |
| Number of Bedrooms | | | | | Other | | | |
| | | | | | Range/Microwave | | | |
| | | | | | Refrigerator | | | |
| | | | | | Total | | | |

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

| Locality / PHA North Reading Housing Authority 41 Peabody Court North Reading, Massachusetts 08064 | | Unit Type High Rise / Multi-Unit | | | | | Date (mm/dd/yyyy) 01/01/2025 | |
|--|----------------------|--|------|------|---------------------------|-----------|--|--|
| Utility or Service | Fuel Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | |
| Heating | Natural Gas | 34 | 39 | 44 | 49 | 54 | 60 | |
| | Bottled Gas | 91 | 107 | 125 | 143 | 161 | 179 | |
| | Electric | 43 | 50 | 65 | 80 | 95 | 109 | |
| | Electric - Heat Pump | 32 | 37 | 44 | 80 | 55 | 60 | |
| | Fuel Oil | 75 | 88 | 103 | 117 | 132 | 147 | |
| Cooking | Natural Gas | 3 | 4 | 6 | 8 | 10 | 11 | |
| | Bottled Gas | 11 | 12 | 17 | 23 | 28 | 33 | |
| | Electric | 8 | 10 | 14 | 19 | 23 | 27 | |
| | Other | ---- | ---- | ---- | ---- | ---- | ---- | |
| Other Electric | | 32 | 37 | 52 | 66 | 81 | 95 | |
| Air Conditioning | | 6 | 7 | 10 | 12 | 15 | 18 | |
| Water Heating | Natural Gas | 9 | 10 | 14 | 19 | 23 | 28 | |
| | Bottled Gas | 25 | 29 | 42 | 55 | 68 | 81 | |
| | Electric | 22 | 26 | 33 | 40 | 47 | 54 | |
| | Fuel Oil | 20 | 24 | 35 | 45 | 56 | 67 | |
| Water | | 41 | 56 | 85 | 115 | 144 | 194 | |
| Sewer | | ---- | ---- | ---- | ---- | ---- | ---- | |
| Trash Collection | | ---- | ---- | ---- | ---- | ---- | ---- | |
| Natural Gas | | | | | | | | |
| 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 | | |
| | | | | | 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 | | | |