

MEDFORD HOUSING AUTHORITY

121 RIVERSIDE AVENUE

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PAYMENT STANDARDS

Effective 01/01/2021, Medford Housing Authority Housing Choice Voucher Payment Standards for recertifications, moves and initial leases will be:

0Bedroom	\$1742
1Bedroom	\$1924
2Bedroom	\$2336
3Bedroom	\$2906
4Bedroom	\$3168

Please Note: Payment Standards reflect rents where all utilities are paid for by the landlord for the term of the lease. Units will also be compared to comparable properties renting at market rates in establishing reasonableness for agreed upon contract rents.

Payment Standards approved by MHA Commissioners for implementation of recertifications, moves and initial leases effective 01/01/2021.

EQUAL HOUSING OPPORTUNITY



Summary Allowance for Tenant-Furnished Utilities and Other Services

Locality : Medford Housing Authority - W626999		National Grid							Date : 01/01/2021
5630 AHDD		Monthly Dollar Allowances							
Unit Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	
Mobile Home (Manufactured Home)*									
a. Natural Gas	37	45	58	75	94				
b. Electric	58	70	90	116	145				
c. Bottle Gas	77	93	120	154	192				
d. Oil	70	84	109	140	175				
High-Rise with Elevator									
a. Natural Gas	38	44	52	63	71	89	102	115	
b. Electric	52	65	79	97	120	140	162	183	
Row House/Garden Apt (Rowhouse/Townhouse)*									
a. Natural Gas	37	50	67	84	102	118	136	154	
b. Electric	58	77	104	130	157	183	210	238	
c. Bottle Gas	76	102	138	172	208	242	279	315	
d. Oil	70	93	126	157	190	221	254	287	
Two-Three Family/Duplex (Semi-Detached)*									
a. Natural Gas	45	58	77	95	112	127	146	165	
b. Electric	70	90	119	148	173	197	227	256	
c. Bottle Gas	92	119	158	196	230	261	300	339	
d. Oil	84	109	143	178	209	238	273	309	
Older Multi-Family (Low Rise)*									
a. Natural Gas	40	53	70	87	105	120	138	156	
b. Electric	62	82	109	135	162	186	214	242	
c. Bottle Gas	83	108	145	179	215	247	284	321	
d. Oil	75	99	132	163	196	225	259	292	
Older Home Converted (Semi Detached)*									
a. Natural Gas	43	55	74	91	109	122	141	159	
b. Electric	67	85	114	142	169	189	218	246	
c. Bottle Gas	88	113	151	188	224	251	289	326	
d. Oil	80	103	138	171	204	229	263	297	
Single Family Detached									
a. Natural Gas	49	67	80	100	114	132	152	172	
b. Electric	76	103	123	156	176	205	235	266	
c. Bottle Gas	101	137	164	206	233	271	312	352	
d. Oil	92	124	149	188	212	247	284	321	
All Unit Types-Cooking									
a. Natural Gas	6	8	11	14	17	18	21	24	
b. Electric	14	18	25	30	38	41	47	53	
c. Bottle Gas	13	17	23	28	35	38	43	49	
All Unit Types-Electricity	49	63	85	105	130	140	161	182	
All Unit Types-Water Heat									
a. Natural Gas	8	10	14	17	21	23	26	30	
b. Electric	18	23	30	38	47	50	58	65	
c. Bottle Gas	16	21	28	35	43	47	54	61	
d. Oil	14	18	25	31	38	41	47	53	
Range (Tenant Owned)	4	4	4	4	4	4	4	4	
Refrigerator (Tenant Owned)	4	4	5	5	5	7	7	7	
Water	28	40	52	67	77	89	100	112	
Sewer	41	59	78	100	114	132	149	166	