

Flat Rent VS Income-Based Rent

This new Flat Rent is effective December 1, 2023

Flat Rent: The Flat Rent is based on the market rent charges for comparable unit in the private unassisted rental market.

Income-Based Rent: An income-based rent is a tenant rent that is based on the family income and the PHA's rent policies for determination of such rents.

The Framingham Housing Authority has determined the flat rent to be:

MASS 28-1 New applicants: (Electric Utility allowance deducted from Flat Rent)

1 BR	2 BR	3 BR	4 BR
\$2,101	\$2,505	\$3,046	\$3,340

MASS 28-2 ALL UTILITIES INCLUDED

1 BR	2 BR
\$2,198	\$2,635

Please check on of the following:

_____ Yes, I would like the income-based rent.

_____ Yes, I would like the flat-based rent.

Signature

Date

Print Name

Address



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

Final FY 2023 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$2,025	\$2,198	\$2,635	\$3,207	\$3,540

Framingham city, Massachusetts is part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, which consists of the following towns: Amesbury Town city (Essex County), MA; Beverly city (Essex County), MA; Danvers town (Essex County), MA; Essex town (Essex County), MA; Gloucester city (Essex County), MA; Hamilton town (Essex County), MA; Ipswich town (Essex County), MA; Lynn city (Essex County), MA; Lynnfield town (Essex County), MA; Manchester-by-the-Sea town (Essex County), MA; Marblehead town (Essex County), MA; Middleton town (Essex County), MA; Nahant town (Essex County), MA; Newbury town (Essex County), MA; Newburyport city (Essex County), MA; Peabody city (Essex County), MA; Rockport town (Essex County), MA; Rowley town (Essex County), MA; Salem city (Essex County), MA; Salisbury town (Essex County), MA; Saugus town (Essex County), MA; Swampscott town (Essex County), MA; Topsfield town (Essex County), MA; Wenham town (Essex County), MA; Acton town (Middlesex County), MA; Arlington town (Middlesex County), MA; Ashby town (Middlesex County), MA; Ashland town (Middlesex County), MA; Ayer town (Middlesex County), MA; Bedford town (Middlesex County), MA; Belmont town (Middlesex County), MA; Boxborough town (Middlesex County), MA; Burlington town (Middlesex County), MA; Cambridge city (Middlesex County), MA; Carlisle town (Middlesex County), MA; Concord town (Middlesex County), MA; Everett city (Middlesex County), MA; Framingham city (Middlesex County), MA; Holliston town (Middlesex County), MA; Hopkinton town (Middlesex County), MA; Hudson town (Middlesex County), MA; Lexington town (Middlesex County), MA; Lincoln town (Middlesex County), MA; Littleton town (Middlesex County), MA; Malden city (Middlesex County), MA; Marlborough city (Middlesex County), MA; Maynard town (Middlesex County), MA; Medford city (Middlesex County), MA; Melrose city (Middlesex County), MA; Natick town (Middlesex County), MA; Newton city (Middlesex County), MA; North Reading town (Middlesex County), MA; Reading town (Middlesex County), MA; Sherborn town (Middlesex County), MA; Shirley town (Middlesex County), MA; Somerville city (Middlesex County), MA; Stoneham town (Middlesex County), MA; Stow town (Middlesex County), MA; Sudbury town (Middlesex County), MA; Townsend town (Middlesex County), MA; Wakefield town (Middlesex County), MA; Waltham city (Middlesex County), MA; Watertown city (Middlesex County), MA; Wayland town (Middlesex County), MA; Weston town (Middlesex County), MA; Wilmington town (Middlesex County), MA; Winchester town (Middlesex County), MA; Woburn city (Middlesex County), MA; Bellingham town (Norfolk County), MA; Braintree Town city (Norfolk County), MA; Brookline town (Norfolk County), MA; Canton town (Norfolk County), MA; Cohasset town (Norfolk County), MA; Dedham town (Norfolk County), MA; Dover town (Norfolk County), MA; Foxborough town (Norfolk County), MA; Franklin Town city (Norfolk County), MA; Holbrook town (Norfolk County), MA; Medfield town (Norfolk County), MA; Medway town (Norfolk County), MA; Millis town (Norfolk County), MA; Milton town (Norfolk County), MA; Needham town (Norfolk County), MA;

Allowance for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 7/31/2022)

Locality		Framingham Housing Authority - X883999 NStar Electric (Eversource)				Unit Type	Row House / Garden Apartment (Rowhouse/Townhouse)*	Effective	12/01/2023
								Expires	11/30/2024
Utility or Service		Monthly Dollar Allowances							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	a. Natural Gas	43	57	77	96	117	136		
	b. Electric	94	125	170	211	256	297		
	c. Bottle Gas	101	135	183	227	275	320		
	d. Oil	122	163	221	276	334	388		
	e. Heat Pump								
Cooking	a. Natural Gas	7	9	12	14	18	19		
	b. Electric	22	28	38	47	58	62		
	c. Bottle Gas	16	20	27	34	42	45		
Other Electricity		76	97	130	161	200	216		
Air Conditioning		17	22	29	36	43	48		
Water Heating	a. Natural Gas	8	11	14	18	22	24		
	b. Electric	26	34	46	56	70	75		
	c. Bottle Gas	20	25	34	42	52	56		
	d. Oil	24	31	42	51	64	69		
Water		39	56	73	94	107	124		
Sewer		50	72	95	122	139	161		
Trash Collection									
Other – specify									
Range/Microwave		6	5	6	6	6	6		
Refrigerator		4	4	5	6	6	7		
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.							Utility or Service	per month cost	
Head of Household Name							Heating	\$	
							Cooking		
							Other Electric		
							Air Conditioning		
							Water Heating		
							Water		
							Sewer		
							Trash Collection		
							Range/Microwave		
							Refrigerator		
Unit Address							Other		
							Total	\$	
Number of Bedrooms									

Utility Allowances	
12/1/2023	
0 Beds	76
1 Beds	97
2 Beds	130
3 Beds	161
4 Beds	200