



## BOURNE HOUSING AUTHORITY

871 Shore Road • Pocasset, MA 02559 • (508) 563-7485 • FAX (508) 564-7531 • email: [info@bournehousing.org](mailto:info@bournehousing.org)

**HCVP/SECTION 8  
PAYMENT STANDARDS  
EFFECTIVE OCTOBER 1, 2020**

0 BR	1BR	2BR	3BR	4BR
\$1100	\$1265	\$1667	\$2089	\$2261

The above payment standards cover the following towns: Bourne, Monument Beach, Pocasset, Buzzards Bay, Sagamore Beach

Wareham and Onset Payment standards can be found on the Boston Housing Authority website: [www.bostonhousing.org](http://www.bostonhousing.org)

Board Approved on 8/20/2020 with an effective date of October 1, 2020

8/26/2020

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Greg Wheeler, Executive Director





# FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2021 Barnstable Town, MA MSA FMRs for All Bedroom Sizes

### Final FY 2021 & Final FY 2020 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Four- Bedroom</u>
FY 2021 FMR	\$1,100	\$1,265	\$1,667	\$2,089	\$2,261
<u>FY 2020 FMR</u>	\$986	\$1,149	\$1,513	\$1,919	\$2,050

Bourne town, Massachusetts is part of the Barnstable Town, MA MSA, which consists of the following towns: Barnstable Town city (Barnstable County), MA; Bourne town (Barnstable County), MA; Brewster town (Barnstable County), MA; Chatham town (Barnstable County), MA; Dennis town (Barnstable County), MA; Eastham town (Barnstable County), MA; Falmouth town (Barnstable County), MA; Harwich town (Barnstable County), MA; Mashpee town (Barnstable County), MA; Orleans town (Barnstable County), MA; Provincetown town (Barnstable County), MA; Sandwich town (Barnstable County), MA; Truro town (Barnstable County), MA; Wellfleet town (Barnstable County), MA; and Yarmouth town (Barnstable County), MA. All information here applies to the entirety of the Barnstable Town, MA MSA.

### Fair Market Rent Calculation Methodology

*Show/Hide Methodology Narrative*

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2014-2018 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2021 provided the estimate is statistically reliable. For FY2021, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does

# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy): **OCTOBER 1, 2020**

Locality: <b>Bourne Housing Authority, MA</b>		Unit Type: <b>Apartment</b>					
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
Monthly Dollar Allowances							
<b>Heating</b>							
a. Natural Gas	\$44.00	\$53.00	\$61.00	\$70.00	\$79.00	\$88.00	\$96.00
b. Bottle Gas/Propane	\$63.00	\$77.00	\$87.00	\$99.00	\$113.00	\$125.00	\$137.00
c. Electric	\$37.00	\$44.00	\$59.00	\$75.00	\$90.00	\$105.00	\$113.00
d. Electric Heat Pump	\$33.00	\$38.00	\$46.00	\$51.00	\$57.00	\$63.00	\$68.00
e. Oil	\$45.00	\$54.00	\$62.00	\$71.00	\$80.00	\$88.00	\$95.00
<b>Cooking</b>							
a. Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00	\$27.00
c. Electric	\$9.00	\$10.00	\$15.00	\$20.00	\$25.00	\$29.00	\$32.00
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances)	\$34.00	\$40.00	\$55.00	\$71.00	\$86.00	\$102.00	\$110.00
Air Conditioning	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00	\$11.00
<b>Water Heating</b>							
a. Natural Gas	\$12.00	\$13.00	\$20.00	\$25.00	\$32.00	\$37.00	\$40.00
b. Bottle Gas/Propane	\$19.00	\$22.00	\$31.00	\$39.00	\$51.00	\$58.00	\$63.00
c. Electric	\$23.00	\$27.00	\$35.00	\$42.00	\$50.00	\$57.00	\$62.00
d. Oil	\$13.00	\$15.00	\$22.00	\$28.00	\$34.00	\$41.00	\$45.00
<b>Water, Sewer, Trash Collection</b>							
Water	\$15.00	\$16.00	\$20.00	\$24.00	\$28.00	\$32.00	\$35.00
Sewer	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection (avg)	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00
<b>Tenant-supplied Appliances</b>							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>							
Electric Charge \$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
Natural Gas Charge \$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
		Sewer		\$			
Address of Unit		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
Number of Bedrooms		Total		\$			





# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy): **OCTOBER 1, 2020**

Locality: <b>Bourne Housing Authority, MA</b>		Unit Type: <b>Row House/Townhouse/Semi-Detached/Duplex</b>					
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
Monthly Dollar Allowances							
<b>Heating</b>							
a. Natural Gas	\$57.00	\$68.00	\$77.00	\$88.00	\$98.00	\$109.00	\$118.00
b. Bottle Gas/Propane	\$82.00	\$96.00	\$111.00	\$125.00	\$140.00	\$154.00	\$169.00
c. Electric	\$54.00	\$63.00	\$82.00	\$101.00	\$120.00	\$139.00	\$150.00
d. Electric Heat Pump	\$40.00	\$47.00	\$56.00	\$63.00	\$69.00	\$76.00	\$82.00
e. Oil	\$58.00	\$67.00	\$77.00	\$88.00	\$99.00	\$110.00	\$118.00
<b>Cooking</b>							
a. Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00	\$27.00
c. Electric	\$9.00	\$10.00	\$15.00	\$20.00	\$25.00	\$29.00	\$32.00
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances)	\$43.00	\$50.00	\$70.00	\$89.00	\$109.00	\$129.00	\$139.00
Air Conditioning	\$3.00	\$4.00	\$7.00	\$9.00	\$12.00	\$15.00	\$16.00
<b>Water Heating</b>							
a. Natural Gas	\$13.00	\$17.00	\$23.00	\$32.00	\$38.00	\$47.00	\$50.00
b. Bottle Gas/Propane	\$22.00	\$27.00	\$36.00	\$51.00	\$60.00	\$75.00	\$80.00
c. Electric	\$29.00	\$34.00	\$43.00	\$53.00	\$63.00	\$72.00	\$78.00
d. Oil	\$15.00	\$19.00	\$26.00	\$34.00	\$43.00	\$52.00	\$56.00
<b>Water, Sewer, Trash Collection</b>							
Water	\$15.00	\$16.00	\$20.00	\$24.00	\$28.00	\$32.00	\$35.00
Sewer	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection (avg)	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00
<b>Tenant-supplied Appliances</b>							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>							
Electric Charge \$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
Natural Gas Charge \$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
		Sewer		\$			
Address of Unit		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
Number of Bedrooms		Total		\$			



The Nelrod Company 7/2020

Update

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adapted from form HUD-52667  
(7/2019)



# Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

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

Date (mm/dd/yyyy): **OCTOBER 1, 2020**

Locality: <b>Bourne Housing Authority, MA</b>		Unit Type: <b>Detached House</b>					
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
Monthly Dollar Allowances							
<b>Heating</b>							
a. Natural Gas	\$64.00	\$75.00	\$88.00	\$101.00	\$112.00	\$125.00	\$134.00
b. Bottle Gas/Propane	\$92.00	\$108.00	\$125.00	\$145.00	\$161.00	\$178.00	\$193.00
c. Electric	\$87.00	\$102.00	\$120.00	\$137.00	\$154.00	\$172.00	\$185.00
d. Electric Heat Pump	\$47.00	\$55.00	\$65.00	\$73.00	\$82.00	\$90.00	\$97.00
e. Oil	\$65.00	\$75.00	\$88.00	\$101.00	\$114.00	\$125.00	\$135.00
<b>Cooking</b>							
a. Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00	\$27.00
c. Electric	\$9.00	\$10.00	\$15.00	\$20.00	\$25.00	\$29.00	\$32.00
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances)	\$50.00	\$58.00	\$81.00	\$104.00	\$127.00	\$150.00	\$162.00
Air Conditioning	\$3.00	\$3.00	\$7.00	\$10.00	\$14.00	\$18.00	\$20.00
<b>Water Heating</b>							
a. Natural Gas	\$13.00	\$17.00	\$23.00	\$32.00	\$38.00	\$47.00	\$50.00
b. Bottle Gas/Propane	\$22.00	\$27.00	\$36.00	\$51.00	\$60.00	\$75.00	\$80.00
c. Electric	\$29.00	\$34.00	\$43.00	\$53.00	\$63.00	\$72.00	\$78.00
d. Oil	\$15.00	\$19.00	\$26.00	\$34.00	\$43.00	\$52.00	\$56.00
<b>Water, Sewer, Trash Collection</b>							
Water	\$15.00	\$16.00	\$20.00	\$24.00	\$28.00	\$32.00	\$35.00
Sewer	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection (avg)	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00
<b>Tenant-supplied Appliances</b>							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>							
Electric Charge \$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
Natural Gas Charge \$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
<b>Actual Family Allowances</b>	Utility or Service		per month cost				
To be used by the family to compute allowance. Complete below for the actual unit rented.	Heating		\$				
	Cooking		\$				
Name of Family	Other Electric		\$				
	Air Conditioning		\$				
	Water Heating		\$				
	Water		\$				
	Sewer		\$				
Address of Unit	Trash Collection		\$				
	Range / Microwave		\$				
	Refrigerator		\$				
	Other		\$				
	Other		\$				
Number of Bedrooms	Total		\$				





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

Date (mm/dd/yyyy): **OCTOBER 1, 2020**

Locality: <b>Bourne Housing Authority, MA</b>		Unit Type: <b>Mobile Home</b>					
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
Monthly Dollar Allowances							
<b>Heating</b>							
a. Natural Gas		\$64.00	\$75.00	\$85.00	\$96.00	\$107.00	\$116.00
b. Bottle Gas/Propane		\$92.00	\$108.00	\$121.00	\$137.00	\$152.00	\$166.00
c. Electric		\$107.00	\$111.00	\$114.00	\$118.00	\$121.00	\$130.00
d. Electric Heat Pump		\$47.00	\$56.00	\$63.00	\$69.00	\$76.00	\$82.00
e. Oil		\$65.00	\$75.00	\$86.00	\$97.00	\$108.00	\$116.00
<b>Cooking</b>							
a. Natural Gas		\$5.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
b. Bottle Gas/Propane		\$7.00	\$12.00	\$17.00	\$22.00	\$24.00	\$27.00
c. Electric		\$10.00	\$15.00	\$20.00	\$25.00	\$29.00	\$32.00
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances)		\$58.00	\$81.00	\$104.00	\$127.00	\$150.00	\$162.00
Air Conditioning		\$4.00	\$6.00	\$9.00	\$12.00	\$14.00	\$15.00
<b>Water Heating</b>							
a. Natural Gas		\$17.00	\$23.00	\$32.00	\$38.00	\$47.00	\$50.00
b. Bottle Gas/Propane		\$27.00	\$36.00	\$51.00	\$60.00	\$75.00	\$80.00
c. Electric		\$34.00	\$43.00	\$53.00	\$63.00	\$72.00	\$78.00
d. Oil		\$19.00	\$26.00	\$34.00	\$43.00	\$52.00	\$56.00
<b>Water, Sewer, Trash Collection</b>							
Water		\$16.00	\$20.00	\$24.00	\$28.00	\$32.00	\$35.00
Sewer		N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection (avg)		\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00
<b>Tenant-supplied Appliances</b>							
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>							
Electric Charge \$7.00		\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
Natural Gas Charge \$7.00		\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
		Sewer		\$			
Address of Unit		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
Number of Bedrooms		Total		\$			

