

**Newton Housing Authority
82 Lincoln Street
Newton Highlands, Massachusetts 02461**

Basic Utility Allowances

Space Heat Constants

	BTU Content	Use Factor	Efficiency
Electricity	3.41E+03	18.6	100%
Natural Gas	1.00E+05	19.6	63%
# 2 Fuel Oil	1.37E+05	19.6	54%

Small Cost Utility Allowances per Month

Electricity [Kwh]	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Lighting , Refrigeration, Small Appliances , Cooking, Domestic Water Heating	404	530	702	844	1000	1178
Lighting , Refrigeration, Small Appliances , Cooking.	215	274	385	451	555	667
Lighting , Refrigeration, Small Appliances.	179	226	333	378	448	519

Natural Gas [Therms]	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Cooking	4.0	5.6	7.2	8.8	11.2	12.8
Domestic Water Heating	10.5	14.7	18.9	23.1	29.4	33.6

#2 Fuel Oil [Gallons]	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Domestic Water Heating	8.5	11.9	15.3	18.7	23.8	27.2

Water Allowance *	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
<i>Average Number of People</i>	1	2	4	6	8	10
<i>Gallons per Quarter</i>	3600	7200	14400	21600	28800	36000
<i>Cubic Feet per Quarter</i>	481.2	962.4	1924.9	2887.3	3849.8	4812.2

**NEWTON HOUSING AUTHORITY
NEWTON HIGHLANDS, MASSACHUSETTS 02461**

SECTION 8 - AVERAGE MONTHLY SPACE HEAT CONSUMPTIONS

FUEL TYPE : Natural Gas DEGREE DAY COUNT: 5641

 UNITS: CCF DESIGN TEMPERATURE DIFFERENCE: 70

UNIT SIZE : EFFICIENCY

UNIT TYPE	HEAT LOSS	CONSTANT	CONSUMPTION
INNER	13832	0.002089259259	28.90
END	16289	0.002089259259	34.03
DETACHED	19163	0.002089259259	40.04
HIGHRISE T&B	13362	0.002089259259	27.92
HIGHRISE MID.	11375	0.002089259259	23.77

UNIT SIZE : ONE BEDROOM

INNER	18564	0.002089259259	38.79
END	21840	0.002089259259	45.63
DETACHED	25617	0.002089259259	53.52
HIGHRISE T&B	17932	0.002089259259	37.47
HIGHRISE MID.	15266	0.002089259259	31.89

UNIT SIZE : TWO BEDROOM

INNER	25480	0.002089259259	53.23
END	29985	0.002089259259	62.65
DETACHED	35308	0.002089259259	73.77
HIGHRISE T&B	24585	0.002089259259	51.37
HIGHRISE MID.	20930	0.002089259259	43.73

UNIT SIZE : THREE BEDROOM

INNER	31304	0.002089259259	65.40
END	36855	0.002089259259	77.00
DETACHED	43316	0.002089259259	90.50
HIGHRISE T&B	29985	0.002089259259	62.65
HIGHRISE MID.	25526	0.002089259259	53.33

UNIT SIZE : FOUR BEDROOM

INNER	38220	0.002089259259	79.85
END	44954	0.002089259259	93.92
DETACHED	52917	0.002089259259	110.56
HIGHRISE T&B	36608	0.002089259259	76.48
HIGHRISE MID.	31166	0.002089259259	65.11

UNIT SIZE : FIVE BEDROOM

INNER	44408	0.002089259259	92.78
END	52325	0.002089259259	109.32
DETACHED	61607	0.002089259259	128.71
HIGHRISE T&B	42536	0.002089259259	88.87
HIGHRISE MID.	36212	0.002089259259	75.66

**NEWTON HOUSING AUTHORITY
NEWTON HIGHLANDS, MASSACHUSETTS 02461**

SECTION 8 - AVERAGE MONTHLY SPACE HEAT CONSUMPTIONS

FUEL TYPE : ELECTRIC DEGREE DAY COUNT: 5641

UNITS: KWH DESIGN TEMPERATURE DIFFERENCE: 70

UNIT SIZE : EFFICIENCY

UNIT TYPE	HEAT LOSS	CONSTANT	CONSUMPTION
INNER	8930	0.036597672764	326.82
END	10516	0.036597672764	384.87
DETACHED	12372	0.036597672764	452.77
HIGHRISE T&B	8626	0.036597672764	315.70
HIGHRISE MID.	7344	0.036597672764	268.76

UNIT SIZE : ONE BEDROOM

INNER	11985	0.036597672764	438.62
END	14100	0.036597672764	516.03
DETACHED	16538	0.036597672764	605.26
HIGHRISE T&B	11577	0.036597672764	423.70
HIGHRISE MID.	9856	0.036597672764	360.70

UNIT SIZE : TWO BEDROOM

INNER	16450	0.036597672764	602.03
END	19358	0.036597672764	708.46
DETACHED	22795	0.036597672764	834.24
HIGHRISE T&B	15872	0.036597672764	580.90
HIGHRISE MID.	13513	0.036597672764	494.53

UNIT SIZE : THREE BEDROOM

INNER	20210	0.036597672764	739.64
END	23794	0.036597672764	870.80
DETACHED	27965	0.036597672764	1023.45
HIGHRISE T&B	19358	0.036597672764	708.46
HIGHRISE MID.	16480	0.036597672764	603.13

UNIT SIZE : FOUR BEDROOM

INNER	24675	0.036597672764	903.05
END	29023	0.036597672764	1062.16
DETACHED	34163	0.036597672764	1250.29
HIGHRISE T&B	23635	0.036597672764	864.97
HIGHRISE MID.	20121	0.036597672764	736.37

UNIT SIZE : FIVE BEDROOM

INNER	28670	0.036597672764	1049.26
END	33781	0.036597672764	1236.32
DETACHED	39774	0.036597672764	1455.63
HIGHRISE T&B	27462	0.036597672764	1005.03
HIGHRISE MID.	23378	0.036597672764	855.59

NEWTON HOUSING AUTHORITY
NEWTON, MASSACHUSETTS

SECTION 8 - UTILITY RATE SURVEY INFORMATION

January, 2026

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ELECTRIC:

EVERSOURCE formerly <u>NSTAR - Boston Edison</u>	[R-2]	[R-4]
www.nstaronline.com	Discount Space Heat	Assistance
Customer Charge	\$ 5.80	\$ 5.80
Cost per Kilowatt-Hour	\$ 0.1937	\$0.1894
<i>Average Customer Charge</i>		<i>\$ 5.800</i>
<i>Average Cost per Kilowatt-Hour</i>		<i>\$0.1915</i>

NATURAL GAS:

National Grid - Boston Gas	[R-02]	
Customer Charge	<i>Non-Heating Assistance</i>	\$10.00
All Therms		\$1.7184
	[R-04]	
	<i>Heating Assistance</i>	
Customer Charge		\$10.00
All Therms		\$1.7184

HEATING OIL:

State Average	\$3.520 / Gallon
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WATER AND SEWER: 617-796-1000

REFER TO ENCLOSED RATE SCHEDULE

NEWTON HOUSING AUTHORITY
NEWTON, MASSACHUSETTS

SECTION 8 - UTILITY RATE SURVEY INFORMATION

January, 2026

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REFRIGERATORS: [Tenant Purchased Cost]:

1. Best Buy <i>www.Bestbuy.com</i>	0- 2 BR [9 - 12.5 cubic feet]	\$494.98
	3 BR [13 - 14.5 cubic feet]	\$610.48
	3 - 6 BR [15 cubic feet>]	\$742.83
2. Lowe's <i>www.Lowe's.com</i>	0 - 2 BR [9 - 12.5 cubic feet]	\$476.85
	3 BR [13 - 14.5 cubic feet]	\$564.30
	3 - 6 BR [15 cubic feet>]	\$605.55
3. Sears <i>www.Sears.com</i>	0 - 2 BR [9 - 12.5 cubic feet]	\$824.89
	3 BR [13 - 14.5 cubic feet]	\$709.48
	3 - 6 BR [15 cubic feet>]	\$742.48

Average Cost [0 - 2 BR] **\$628.85 [\$4.00 / Month]**

Average Cost [3 BR] **\$659.49 [\$5.00 / Month]**

Average Cost [4 - 6 BR] **\$731.80 [\$5.00 / Month]**

Please Note: Average cost includes state tax and financing for one year.

Tax Rate 5.00%

Average Finance Charge for One Year 18 %

Average Useful Life of Appliance 12 Years

Current Water & Sewer Rates

Water and Sewer Rates effective as of 07/1/2025 Through 6/30/2026

Consumption	Water	Sewer	Combined
1 To 10 hcf	\$8.09	\$12.59	\$20.68
11 To 25 hcf	\$9.36	\$14.73	\$24.09
26 To 60 hcf	\$10.76	\$15.82	\$26.58
>60 hcf	\$13.42	\$18.19	\$31.61
Outdoor Meter Rate	\$14.79	\$0.00	\$14.79

Current Rates

If you need assistance or would like to speak to someone in person, please call 617-796-1040.



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

Locality / PHA Newton, Massachusetts		Unit Type Row, Garden, Walk-Up					Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	50	84	109	130	154	186	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	63	84	115	142	173	201	
	Electric - Heat Pump	44	59	81	99	121	141	
	Fuel Oil	81	109	150	184	225	262	
Cooking	Natural Gas	9	10	12	15	18	20	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	7	9	13	16	23	32	
	Other	-----	-----	-----	-----	-----	-----	
Other Electric		40	49	70	78	93	102	
Air Conditioning		-----	-----	-----	-----	-----	-----	
Water Heating	Natural Gas	19	25	30	35	41	46	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	36	52	60	74	81	97	
	Fuel Oil	30	42	54	66	74	96	
Water		13	26	52	82	112	142	
Sewer		20	40	81	127	175	222	
Trash Collection		-----	-----	-----	-----	-----	-----	
Natural Gas	Customer Charge	10	10	10	10	10	10	
Range/Microwave		-----	-----	-----	-----	-----	-----	
Refrigerator		4	4	4	5	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			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					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 Newton, Massachusetts		Unit Type Duplex, Twin, Tri-Deck					Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	76	96	125	150	179	205	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	74	99	136	167	203	237	
	Electric - Heat Pump	52	69	95	117	142	166	
	Fuel Oil	96	129	177	217	265	308	
Cooking	Natural Gas	9	10	12	15	18	20	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	7	9	13	16	23	32	
	Other	-----	-----	-----	-----	-----	-----	
Other Electric		40	49	70	78	93	102	
Air Conditioning		-----	-----	-----	-----	-----	-----	
Water Heating	Natural Gas	19	25	30	35	41	46	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	36	52	60	74	81	97	
	Fuel Oil	30	42	54	66	74	96	
Water		13	26	52	82	112	142	
Sewer		20	40	81	127	175	222	
Trash Collection		-----	-----	-----	-----	-----	-----	
Natural Gas	Customer Charge	10	10	10	10	10	10	
Range/Microwave		-----	-----	-----	-----	-----	-----	
Refrigerator		4	4	4	5	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			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					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 Newton, Massachusetts			Unit Type Single Family House				Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	86	109	144	173	207	238	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	87	116	160	196	239	279	
	Electric - Heat Pump	61	81	112	137	168	195	
	Fuel Oil	113	151	208	255	312	363	
Cooking	Natural Gas	9	10	12	15	18	20	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	7	9	13	16	23	32	
	Other	-----	-----	-----	-----	-----	-----	
Other Electric		40	49	70	78	93	102	
Air Conditioning		-----	-----	-----	-----	-----	-----	
Water Heating	Natural Gas	19	25	30	35	41	46	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	36	52	60	74	81	97	
	Fuel Oil	30	42	54	66	74	96	
Water		13	26	52	82	112	142	
Sewer		20	40	81	127	175	222	
Trash Collection		-----	-----	-----	-----	-----	-----	
Natural Gas	Customer Charge	10	10	10	10	10	10	
Range/Microwave		-----	-----	-----	-----	-----	-----	
Refrigerator		4	4	4	5	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			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					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 Newton, Massachusetts			Unit Type High Rise [Top and Bottom]				Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	48	64	88	108	131	153	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	55	81	111	136	166	193	
	Electric - Heat Pump	38	57	78	95	116	135	
	Fuel Oil	79	106	145	177	216	251	
Cooking	Natural Gas	9	10	12	15	18	20	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	7	9	13	16	23	32	
	Other	-----	-----	-----	-----	-----	-----	
Other Electric		40	49	70	78	93	102	
Air Conditioning		-----	-----	-----	-----	-----	-----	
Water Heating	Natural Gas	19	25	30	35	41	46	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	36	52	60	74	81	97	
	Fuel Oil	30	42	54	66	74	96	
Water		13	26	52	82	112	142	
Sewer		20	40	81	127	175	222	
Trash Collection		-----	-----	-----	-----	-----	-----	
Natural Gas	Customer Charge	10	10	10	10	10	10	
Range/Microwave		-----	-----	-----	-----	-----	-----	
Refrigerator		4	4	4	5	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			
Unit Address					Cooking			
					Other Electric			
					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 Newton, Massachusetts		Unit Type High Rise [Middle] Garden Apartments					Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	41	55	75	92	112	130	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	51	69	95	116	141	164	
	Electric - Heat Pump	36	48	66	91	99	115	
	Fuel Oil	67	90	123	150	184	213	
Cooking	Natural Gas	9	10	12	15	18	20	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	7	9	13	16	23	32	
	Other	-----	-----	-----	-----	-----	-----	
Other Electric		40	49	70	78	93	102	
Air Conditioning		-----	-----	-----	-----	-----	-----	
Water Heating	Natural Gas	19	25	30	35	41	46	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	36	52	60	74	81	97	
	Fuel Oil	30	42	54	66	74	96	
Water		13	26	52	82	112	142	
Sewer		20	40	81	127	175	222	
Trash Collection		-----	-----	-----	-----	-----	-----	
Natural Gas	Customer Charge	10	10	10	10	10	10	
Range/Microwave		-----	-----	-----	-----	-----	-----	
Refrigerator		4	4	4	5	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			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					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 Newton, Massachusetts		Unit Type Low Rise Row, Walk-Up					Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	50	84	109	130	154	186	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	63	84	115	142	173	201	
	Electric - Heat Pump	44	59	81	99	121	141	
	Fuel Oil	81	109	150	184	225	262	
Cooking	Natural Gas	9	10	12	15	18	20	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	7	9	13	16	23	32	
	Other	-----	-----	-----	-----	-----	-----	
Other Electric		40	49	70	78	93	102	
Air Conditioning		-----	-----	-----	-----	-----	-----	
Water Heating	Natural Gas	19	25	30	35	41	46	
	Bottled Gas	-----	-----	-----	-----	-----	-----	
	Electric	36	52	60	74	81	97	
	Fuel Oil	30	42	54	66	74	96	
Water		13	26	52	82	112	142	
Sewer		20	40	81	127	175	222	
Trash Collection		-----	-----	-----	-----	-----	-----	
Natural Gas	Customer Charge	10	10	10	10	10	10	
Range/Microwave		-----	-----	-----	-----	-----	-----	
Refrigerator		4	4	4	5	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			