

**CHELSEA HA SECTION 8 VOUCHER APPLICABLE PAYMENT STANDARDS
EFFECTIVE 12/1/2025**

FAMILY CERTIFIED BEDROOM SIZE

(Or actual Bedroom size, whichever is less)

Metropolitan Area	Studio	One	Two	Three	Four
Chelsea SAFMR (110% of Boston-Cambridge-Quincy FY 2024 FMR)	\$2,483.00	\$2,614.00	\$3,109.00	\$3,759.00	\$4,141.00
Boston-Cambridge-Quincy FY 2026 FMR	\$2,359.00	\$2,476.00	\$2,941.00	\$3,526.00	\$3,894.00
Boston-Cambridge-Quincy PS	\$2,212.00	\$2,377.00	\$2,827.00	\$3,418.00	\$3,765.00
Boston-Cambridge-Quincy FY 2026	\$2,359.00	\$2,476.00	\$2,941.00	\$3,526.00	\$3,894.00
Brockton PS	\$1,607.00	\$1,652.00	\$2,155.00	\$2,730.00	\$2,953.00
Brockton FY 2026 FMR	\$1,631.00	\$1,761.00	\$2,311.00	\$2,889.00	\$3,060.00
Lawrence PS	\$1,408.00	\$1,557.00	\$2,043.00	\$2,449.00	\$2,705.00
Lawrence FY 2026 FMR	\$1,565.00	\$1,730.00	\$2,270.00	\$2,722.00	\$3,006.00
Lowell PS	\$1,537.00	\$1,709.00	\$2,242.00	\$2,701.00	\$2,972.00
Lowell FY 2026 FMR	\$1,621.00	\$1,792.00	\$2,351.00	\$2,819.00	\$3,113.00

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

Locality / PHA MA - 016 Chelsea , Massachusetts		Unit Type Semi - Detached / Duplex					Date (mm/dd/yyyy) 12/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	58	66	75	84	93	102	
	Bottled Gas	115	135	155	175	196	216	
	Electric	51	59	75	91	107	123	
	Electric - Heat Pump	34	40	47	53	59	64	
	Fuel Oil	91	107	123	140	156	172	
Cooking	Natural Gas	5	5	8	10	13	15	
	Bottled Gas	11	12	18	24	29	35	
	Electric	7	8	13	17	22	26	
	Other							
Other Electric		37	44	61	78	96	113	
Air Conditioning								
Water Heating	Natural Gas	14	16	24	31	38	46	
	Bottled Gas	32	37	54	71	88	104	
	Electric	25	31	38	46	54	62	
	Fuel Oil	25	30	43	56	70	83	
Water		36	39	62	95	129	163	
Sewer		51	55	81	120	158	197	
Trash Collection		43	43	43	43	43	43	
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 MA - 016 Chelsea , Massachusetts		Unit Type High Rise with Elevator [5+ Units]					Date (mm/dd/yyyy) 12/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	47	54	61	69	76	84	
	Bottled Gas	90	105	122	140	157	174	
	Electric	37	43	56	69	81	94	
	Electric - Heat Pump	28	33	39	43	48	53	
	Fuel Oil	71	84	98	111	125	138	
Cooking	Natural Gas	5	5	8	10	13	15	
	Bottled Gas	11	12	18	24	29	35	
	Electric	7	8	13	17	22	26	
	Other							
Other Electric		30	35	48	62	76	89	
Air Conditioning								
Water Heating	Natural Gas	11	13	19	25	31	36	
	Bottled Gas	25	30	43	57	70	83	
	Electric	20	24	30	37	43	50	
	Fuel Oil	20	24	34	45	56	66	
Water		36	39	62	95	129	163	
Sewer		51	55	81	120	158	197	
Trash Collection		43	43	43	43	43	43	
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			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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

Locality / PHA MA - 016 Chelsea , Massachusetts		Unit Type Low Rise Apartment Building [2 to 4 Units]					Date (mm/dd/yyyy) 12/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	75	87	93	99	105	111	
	Bottled Gas	154	181	195	219	222	236	
	Electric	51	59	75	91	107	123	
	Electric - Heat Pump	36	42	50	56	62	68	
	Fuel Oil	123	145	155	166	177	188	
Cooking	Natural Gas	5	5	8	10	13	15	
	Bottled Gas	11	12	18	24	29	35	
	Electric	7	8	13	17	22	26	
	Other							
Other Electric		37	42	59	76	92	109	
Air Conditioning								
Water Heating	Natural Gas	14	16	24	31	38	46	
	Bottled Gas	32	37	54	71	88	104	
	Electric	25	31	38	46	54	62	
	Fuel Oil	25	30	43	56	70	83	
Water		36	39	62	95	129	163	
Sewer		51	55	81	120	158	197	
Trash Collection		43	43	43	43	43	43	
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			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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

Locality / PHA MA - 016 Chelsea , Massachusetts		Unit Type Manufactured Home					Date (mm/dd/yyyy) 12/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	55	63	76	82	91	100	
	Bottled Gas	109	128	149	169	190	211	
	Electric	83	96	99	102	105	108	
	Electric - Heat Pump	34	40	47	53	59	64	
	Fuel Oil	87	102	118	135	152	168	
Cooking	Natural Gas	5	5	8	10	13	15	
	Bottled Gas	11	12	18	24	29	35	
	Electric	7	8	13	17	22	26	
	Other							
Other Electric		43	51	71	91	111	131	
Air Conditioning								
Water Heating	Natural Gas	14	16	24	31	38	46	
	Bottled Gas	32	37	54	71	88	104	
	Electric	25	31	38	46	54	62	
	Fuel Oil	25	30	43	56	70	83	
Water		36	39	62	95	129	163	
Sewer		51	55	81	120	158	197	
Trash Collection		43	43	43	43	43	43	
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 MA - 016 Chelsea , Massachusetts		Unit Type Row House / Townhouse					Date (mm/dd/yyyy) 12/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	58	66	75	84	93	102	
	Bottled Gas	115	135	155	175	196	216	
	Electric	51	59	75	91	107	123	
	Electric - Heat Pump	34	40	47	53	59	64	
	Fuel Oil	91	107	123	140	156	172	
Cooking	Natural Gas	5	5	8	10	13	15	
	Bottled Gas	11	12	18	24	29	35	
	Electric	7	8	13	17	22	26	
	Other							
Other Electric		37	44	61	78	96	113	
Air Conditioning								
Water Heating	Natural Gas	14	16	24	31	38	46	
	Bottled Gas	32	37	54	71	88	104	
	Electric	25	31	38	46	54	62	
	Fuel Oil	25	30	43	56	70	83	
Water		36	39	62	95	129	163	
Sewer		51	55	81	120	158	197	
Trash Collection		43	43	43	43	43	43	
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 MA - 016 Chelsea , Massachusetts		Unit Type Single Family House					Date (mm/dd/yyyy) 12/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	63	73	84	95	105	116	
	Bottled Gas	128	150	175	199	224	248	
	Electric	79	82	106	121	136	150	
	Electric - Heat Pump	40	47	55	62	69	76	
	Fuel Oil	102	120	139	159	178	198	
Cooking	Natural Gas	5	5	8	10	13	15	
	Bottled Gas	11	12	18	24	29	35	
	Electric	7	8	13	17	22	26	
	Other							
Other Electric		43	51	71	91	111	131	
Air Conditioning								
Water Heating	Natural Gas	14	16	24	31	38	46	
	Bottled Gas	32	37	54	71	88	104	
	Electric	25	31	38	46	54	62	
	Fuel Oil	25	30	43	56	70	83	
Water		36	39	62	95	129	163	
Sewer		51	55	81	120	158	197	
Trash Collection		43	43	43	43	43	43	
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			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			