

**NATICK 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
Boston-Cambridge-Quincy PS – Natick	\$2,359.00	\$2,476.00	\$2,941.00	\$3,526.00	\$3,894.00
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 - 092 Natick, Massachusetts		Unit Type High Rise [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	54	61	70	78	87	95	
	Bottled Gas	96	113	132	151	170	189	
	Electric	40	46	60	74	89	103	
	Electric - Heat Pump	30	35	42	47	52	57	
	Fuel Oil	77	90	105	120	135	151	
Cooking	Natural Gas	5	6	8	11	13	16	
	Bottled Gas	11	12	18	24	29	35	
	Electric	8	9	13	17	22	26	
	Other							
Other Electric		30	35	48	62	76	89	
Air Conditioning								
Water Heating	Natural Gas	12	14	20	26	32	38	
	Bottled Gas	26	31	44	58	71	85	
	Electric	21	24	31	38	44	51	
	Fuel Oil	12	24	35	46	57	68	
Water		28	30	43	63	84	104	
Sewer		64	71	115	181	247	313	
Trash Collection								
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 / PMA MA - 092 Natick, Massachusetts		Unit Type Manufactured Home [Mobile Homes]					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	72	83	93	103	114	
	Bottled Gas	117	138	160	183	206	229	
	Electric	90	104	108	111	114	117	
	Electric - Heat Pump	36	43	51	57	63	70	
	Fuel Oil	93	110	128	146	164	183	
Cooking	Natural Gas	5	6	8	11	13	16	
	Bottled Gas	11	12	18	24	29	35	
	Electric	8	9	13	17	22	26	
	Other							
Other Electric		43	51	71	91	111	131	
Air Conditioning								
Water Heating	Natural Gas	15	17	25	33	40	48	
	Bottled Gas	32	38	55	72	89	106	
	Electric	26	30	39	47	55	64	
	Fuel Oil	26	30	44	57	71	85	
Water		28	30	43	63	84	104	
Sewer		64	71	115	181	247	313	
Trash Collection								
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 - 092 Natick, Massachusetts		Unit Type Low Rise [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	86	100	106	113	120	127	
	Bottled Gas	168	198	213	228	243	258	
	Electric	55	64	81	99	116	134	
	Electric - Heat Pump	39	45	54	61	67	74	
	Fuel Oil	124	158	170	182	194	206	
Cooking	Natural Gas	5	6	8	11	13	16	
	Bottled Gas	11	12	18	24	29	35	
	Electric	8	9	13	17	22	26	
	Other							
Other Electric		36	42	59	76	92	109	
Air Conditioning								
Water Heating	Natural Gas	15	17	25	33	40	48	
	Bottled Gas	32	38	55	72	89	106	
	Electric	26	30	39	47	55	64	
	Fuel Oil	26	30	44	57	71	85	
Water		28	30	43	63	84	104	
Sewer		64	71	115	181	247	313	
Trash Collection								
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			
Number of Bedrooms					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 MA - 092 Natick, 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	65	75	85	95	106	116	
	Bottled Gas	122	144	166	189	211	234	
	Electric	55	64	81	99	116	134	
	Electric - Heat Pump	36	43	51	57	63	70	
	Fuel Oil	97	115	133	150	168	186	
Cooking	Natural Gas	5	6	8	11	13	16	
	Bottled Gas	11	12	18	24	29	35	
	Electric	8	9	13	17	22	26	
	Other							
Other Electric		37	44	61	78	96	113	
Air Conditioning								
Water Heating	Natural Gas	15	17	25	33	40	48	
	Bottled Gas	32	38	55	72	89	106	
	Electric	26	30	39	47	55	64	
	Fuel Oil	26	30	44	57	71	85	
Water		28	30	43	63	84	104	
Sewer		64	71	115	181	247	313	
Trash Collection								
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	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					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 - 092 Natick, Massachusetts		Unit Type Single Family Attached					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	65	75	85	95	106	116	
	Bottled Gas	122	144	166	189	211	234	
	Electric	55	64	81	99	116	134	
	Electric - Heat Pump	36	43	51	57	63	70	
	Fuel Oil	97	115	133	150	168	186	
Cooking	Natural Gas	5	6	8	11	13	16	
	Bottled Gas	11	12	18	24	29	35	
	Electric	8	9	13	17	22	26	
	Other							
Other Electric		37	44	61	78	96	113	
Air Conditioning								
Water Heating	Natural Gas	15	17	25	33	40	48	
	Bottled Gas	32	38	55	72	89	106	
	Electric	26	30	39	47	55	64	
	Fuel Oil	26	30	44	57	71	85	
Water		28	30	43	63	84	104	
Sewer		64	71	115	181	247	313	
Trash Collection								
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			
Unit Address					Other Electric			
					Air Conditioning			
Number of Bedrooms					Water Heating			
					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 MA - 092 Natick, 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	72	83	95	108	120	132	
	Bottled Gas	138	162	189	216	243	270	
	Electric	86	100	116	132	148	164	
	Electric - Heat Pump	43	50	60	67	75	82	
	Fuel Oil	110	129	150	172	193	215	
Cooking	Natural Gas	5	6	8	11	13	16	
	Bottled Gas	11	12	18	24	29	35	
	Electric	8	9	13	17	22	26	
	Other							
Other Electric		43	51	71	91	111	131	
Air Conditioning								
Water Heating	Natural Gas	15	17	25	33	40	48	
	Bottled Gas	32	38	55	72	89	106	
	Electric	26	30	39	47	55	64	
	Fuel Oil	26	30	44	57	71	85	
Water		28	30	43	63	84	104	
Sewer		64	71	115	181	247	313	
Trash Collection								
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			