HousingAI

Allowance for Tenant-Furnished Utilities and Other Services

CLASSIC SUMMARY · UTILITY ALLOWANCE SCHEDULE

LOCALITY	PROVIDER	PHA CODE	CLIMATE	EFFECTIVE
Salem Housing Authority	National Grid / City of Salem	MA055	6041 AHDD	**November 1, 2026**

Unit Type / Utility or Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Manufactured Home (Mobile Home) (prior schedule: Mobile Home (Manufactured Home))						
Heating						
a. Natural Gas †	68	82	105	135	169	123
b. Bottle Gas †	96	116	150	193	241	219
c. Electric †	89	107	139	178	222	222
d. Electric Heat Pump	73	86	102	114	127	139
e. Fuel Oil †	95	114	148	190	237	207
Other Electric †	75	96	128	159	197	213
Air Conditioning	8	10	17	24	31	38
Single Family Detached (House) (prior schedule: Single Family Detached)						
Heating						
a. Natural Gas †	89	120	144	181	205	239
b. Bottle Gas †	127	171	205	259	293	340
c. Electric †	117	158	189	239	270	314
d. Electric Heat Pump	86	101	120	134	149	164
e. Fuel Oil †	125	169	202	255	288	335
Other Electric †	75	96	128	159	197	213
Air Conditioning	7	8	18	28	38	48
Single Family Attached (Duplex/Rowhouse/Townhouse) (prior schedule: Row House/Garden Apt · Two-Three Family/Duplex (Semi-Detached))						
Heating						
a. Natural Gas †	67	90	122	152	183	213
b. Bottle Gas †	96	128	173	216	262	304
c. Electric †	88	118	160	199	241	281
d. Electric Heat Pump	73	86	102	114	127	139
e. Fuel Oil †	94	126	171	213	257	299
Other Electric †	75	96	128	159	197	213
Air Conditioning	9	10	18	25	32	40
Low-Rise Apt (2-4 unit Walk-up) (prior schedule: Older Multi-Family (Low Rise) · Older Home Converted (Semi-Detached))						
Heating						
a. Natural Gas †	73	95	127	157	189	217
b. Bottle Gas †	104	136	181	224	270	310
c. Electric †	96	126	167	207	249	286
d. Electric Heat Pump	77	91	108	121	134	148
e. Fuel Oil †	102	134	179	221	266	305
Other Electric †	75	96	128	159	197	213
Air Conditioning	10	11	16	21	25	30
High-Rise Apt (5+ unit Bldg) (prior schedule: High-Rise with Elevator)						
Heating						
a. Natural Gas †	69	79	94	113	128	160
b. Bottle Gas	92	108	126	144	162	180
c. Electric †	80	99	121	149	185	216
d. Electric Heat Pump	60	71	84	94	105	115
e. Fuel Oil	87	103	120	137	154	171
Other Electric †	75	96	128	159	197	213
Air Conditioning	9	10	14	18	23	27
All Unit Types (prior schedule: uniform for every unit type above)						
Cooking						
a. Natural Gas †	11	14	19	23	29	31
b. Electric †	22	28	37	46	57	62
c. Bottle Gas †	16	20	27	33	41	44
Water Heating						
a. Natural Gas †	14	17	23	29	36	39
b. Electric †	26	34	45	56	69	74
c. Bottle Gas †	19	25	33	41	51	55
d. Fuel Oil †	20	25	34	42	52	56
Water †	23	34	44	57	64	75
Sewer †	40	58	75	97	111	128
Trash Collection	—	—	—	—	—	—
Range/Microwave	4	4	4	4	4	4
Refrigerator	4	4	4	4	4	4
Other	—	—	—	—	—	—

HousingAI-computed via the HUD Utility Schedule Model (HUSM) RECS regressions, consumption validated against HUD's workbook; priced with the cited rates above. Each fuel's monthly customer charge is applied once (electric on Other Electric, gas on Heating), a HousingAI convention; the HUSM workbook itself includes monthly charges only in its water and sewer estimates. Every rate is sourced to its primary filing; full Rate Sources, the Annual Review (10% test), and Calculation Detail appear in the complete schedule at gethousingai.com/utility-allowances/salem. Dash (—) = no allowance for that unit size. † = kept at the prior schedule's amount, the 10% rule (24 CFR § 982.517) only requires revising a category when its utility rate changes 10% or more; rows without † are newly computed values. Cooking, water heating, water, and sewer do not vary by unit type and are shown once; electricity and air conditioning are shown per unit type because HUD's model computes them by building type. Columns run 0-5 BR per HUD's model and form HUD-52667; the 5 BR allowance applies to larger units.