



1 Elm Terrace
Greenfield, MA 01301
413-774-2932 (P) 413-772-0616 (F)



HOUSING CHOICE VOUCHER PROGRAM PAYMENT STANDARD

Effective 12/1/2020

The Greenfield Housing Authority establishes Payment Standards by number of bedrooms. The Payment Standard for the family must be the lower of:

- (a) Payment Standard for the family's voucher size; or
- (b) Payment Standard for the unit size (# of bedrooms rented by the family)

<u>Bedroom Size</u>	<u>GHA Payment Standard</u>
0	\$970
1	\$1,065
2	\$1,365
3	\$1,815
4	\$1,950

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

Locality / PHA Greenfield, Massachusetts		Unit Type 2/ 3 /4 Family					Date (mm/dd/yyyy) 12/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	42	53	70	84	100	115	
	Bottled Gas	104	139	191	235	287	334	
	Electric	34	46	63	77	95	117	
	Electric - Heat Pump	38	30	41	50	62	76	
	Fuel Oil	70	94	129	158	193	225	
Cooking	Natural Gas	4	5	6	7	9	10	
	Bottled Gas	13	14	18	21	25	29	
	Electric	4	5	7	8	11	15	
	Other							
Other Electric		23	26	37	42	45	50	
Air Conditioning								
Water Heating	Natural Gas	10	13	15	18	20	23	
	Bottled Gas	29	33	46	57	68	76	
	Electric	19	26	32	39	46	52	
	Fuel Oil	18	25	32	39	50	57	
Water		6	11	23	34	45	56	
Sewer		9	19	38	57	76	95	
Trash Collection		5	10	15	20	25	30	
Natural Gas	Customer Charge	9	9	9	9	9	9	
Range/Microwave		2	2	2	3	3	3	
Refrigerator		3	3	3	4	4	4	
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 Greenfield, Massachusetts		Unit Type Multi - Family: 5 or More Units					Date (mm/dd/yyyy) 12/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	34	42	55	65	77	89	
	Bottled Gas	88	118	162	200	244	283	
	Electric	32	43	59	72	89	109	
	Electric - Heat Pump	21	28	38	47	56	71	
	Fuel Oil	53	71	98	119	146	169	
Cooking	Natural Gas	4	5	6	7	9	10	
	Bottled Gas	13	14	18	21	25	29	
	Electric	4	5	7	8	11	15	
	Other							
Other Electric		23	26	37	42	45	50	
Air Conditioning								
Water Heating	Natural Gas	10	13	15	18	20	23	
	Bottled Gas	29	33	46	57	68	76	
	Electric	19	26	32	39	46	52	
	Fuel Oil	18	25	32	39	50	57	
Water		6	11	23	34	45	56	
Sewer		9	19	38	57	76	95	
Trash Collection		5	10	15	20	25	30	
Natural Gas	Customer Charge	9	9	9	9	9	9	
Range/Microwave		2	2	2	3	3	3	
Refrigerator		3	3	3	4	4	4	
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			
Number of Bedrooms					Air Conditioning			
					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 Greenfield, Massachusetts		Unit Type Single Family					Date (mm/dd/yyyy) 12/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	48	61	80	97	116	134	
	Bottled Gas	122	163	225	276	337	393	
	Electric	59	79	109	134	164	201	
	Electric - Heat Pump	38	52	71	87	107	132	
	Fuel Oil	82	110	152	186	227	265	
Cooking	Natural Gas	4	5	6	7	9	10	
	Bottled Gas	13	14	18	21	25	29	
	Electric	4	5	7	8	11	15	
	Other							
Other Electric		23	26	37	42	45	50	
Air Conditioning								
Water Heating	Natural Gas	10	13	15	18	20	23	
	Bottled Gas	29	33	46	57	68	76	
	Electric	19	26	32	39	46	52	
	Fuel Oil	18	25	32	39	50	57	
Water		6	11	23	34	45	56	
Sewer		9	19	38	57	76	95	
Trash Collection		5	10	15	20	25	30	
Natural Gas	Customer Charge	9	9	9	9	9	9	
Range/Microwave		2	2	2	3	3	3	
Refrigerator		3	3	3	4	4	4	
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			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			