

WELLESLEY HOUSING AUTHORITY
Effective December 1, 2024

HEATING	0 BR	1BR	2BR	3BR	4BR
SINGLE FAMILY DETACHED					
Gas	47	53	61	68	76
Bottled Gas	145	170	199	228	257
Oil	107	126	148	169	190
Electric	71	83	97	110	124
Electric-Heat Pump	36	42	50	56	63
ROW/TOWNHOUSE/DUPLEX/SEMI-DETACHED					
Gas	43	48	55	61	67
Bottled Gas	129	151	175	199	233
Oil	95	112	130	148	165
Electric	44	52	67	82	97
Electric-Heat Pump	30	36	43	48	53
LOWRISE (2-4 units)					
Gas	55	64	68	72	76
Bottled Gas	178	210	226	242	258
Oil	132	155	167	179	191
Electric	44	52	67	82	97
Electric-Heat Pump	32	36	45	51	56
HIGH RISE (5+ units)					
Gas	35	40	45	51	56
Bottled Gas	101	119	139	160	180
Oil	75	88	103	118	133
Electric	31	36	49	61	73
Electric-Heat Pump	23	29	35	39	44
COOKING					
Gas	3	3	5	6	8
Bottled Gas	11	13	19	24	30
Electric	5	6	9	14	18
OTHER ELECTRIC					
Single Fam/Detached	30	35	48	64	80
Row/Townhouse/Duplex	25	30	42	54	68
Lowrise	25	29	40	52	65
Highrise	20	24	33	42	51
WATER HEATING					
SINGLE FAM/DETACHED/ROW/TOWNHOUSE/DUPLEX/LOWRISE					
Gas	9	10	15	19	24
Bottled Gas	34	40	57	75	92
Oil	25	29	42	55	68
Electric	18	22	31	39	45
HIGHRISE					
Gas	7	8	12	16	19
Bottled Gas	27	32	46	60	74
Oil	19	23	34	44	55
Electric	14	17	23	31	36
WATER	31	33	51	79	106
SEWER	51	56	90	141	192
REFRIGERATOR	5	5	5	5	5
PAYMENT STANDARDS					
Effective 5/1/2025	0 BR	1BR	2BR	3BR	4BR
	2376	2513	2978	3588	3949
% of FY25 FMR	105%	105%	105%	105%	105%

TENANT NAME: _____

TENANT ADDRESS: _____

FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2025 FMRs By Unit Bedrooms					
Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2025 FMR	\$2,263	\$2,394	\$2,837	\$3,418	\$3,761
<u>FY 2024 FMR</u>	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765

Amesbury Town city, Massachusetts is part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, which consists of the following towns: Amesbury Town city (Essex County), MA; Beverly city (Essex County), MA; Danvers town (Essex County), MA; Essex town (Essex County), MA; Gloucester city (Essex County), MA; Hamilton town (Essex County), MA; Ipswich town (Essex County), MA; Lynn city (Essex County), MA; Lynnfield town (Essex County), MA; Manchester-by-the-Sea town (Essex County), MA; Marblehead town (Essex County), MA; Middleton town (Essex County), MA; Nahant town (Essex County), MA; Newbury town (Essex County), MA; Newburyport city (Essex County), MA; Peabody city (Essex County), MA; Rockport town (Essex County), MA; Rowley town (Essex County), MA; Salem city (Essex County), MA; Salisbury town (Essex County), MA; Saugus town (Essex County), MA; Swampscott town (Essex County), MA; Topsfield town (Essex County), MA; Wenham town (Essex County), MA; Acton town (Middlesex County), MA; Arlington town (Middlesex County), MA; Ashby town (Middlesex County), MA; Ashland town (Middlesex County), MA; Ayer town (Middlesex County), MA; Bedford town (Middlesex County), MA; Belmont town (Middlesex County), MA; Boxborough town (Middlesex County), MA; Burlington town (Middlesex County), MA; Cambridge city (Middlesex County), MA; Carlisle town (Middlesex County), MA; Concord town (Middlesex County), MA; Everett city (Middlesex County), MA; Framingham city (Middlesex County), MA; Holliston town (Middlesex County), MA; Hopkinton town (Middlesex County), MA; Hudson town (Middlesex County), MA; Lexington town (Middlesex County), MA; Lincoln town (Middlesex County), MA; Littleton town (Middlesex County), MA; Malden city (Middlesex County), MA; Marlboroug