

LOCALITY Beverly Housing Authority	PROVIDER National Grid / City of Beverly	PHA CODE MA044	CLIMATE 6468 AHDD	EFFECTIVE January 1, 2027		
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 †	70	84	108	139	174	129
b. Bottle Gas †	97	116	150	193	241	232
c. Electric †	89	108	139	178	223	235
d. Electric Heat Pump	77	91	107	121	134	147
e. Fuel Oil †	95	114	148	190	237	219
Other Electric †	75	96	129	159	197	213
Air Conditioning	6	7	11	16	21	25
Single Family Detached (House) (prior schedule: Single Family Detached)						
Heating						
a. Natural Gas †	91	124	148	187	211	245
b. Bottle Gas †	127	172	205	259	293	340
c. Electric †	117	158	190	239	270	314
d. Electric Heat Pump	91	107	126	142	158	173
e. Fuel Oil †	125	169	202	255	288	335
Other Electric †	75	96	129	159	197	213
Air Conditioning	5	5	12	19	26	32
Single Family Attached (Duplex/Rowhouse/Townhouse) (prior schedule: Row House/Garden Apt · Two-Three Family/Duplex (Semi-Detached))						
Heating						
a. Natural Gas †	69	92	125	156	189	219
b. Bottle Gas †	96	128	174	216	262	304
c. Electric †	89	118	160	200	242	281
d. Electric Heat Pump	77	91	107	121	134	147
e. Fuel Oil †	94	126	171	213	257	299
Other Electric †	75	96	129	159	197	213
Air Conditioning	6	7	12	17	22	27
Low-Rise Apt (2-4 unit Walk-up) (prior schedule: Older Multi-Family (Low Rise) · Older Home Converted (Semi-Detached))						
Heating						
a. Natural Gas †	75	98	131	162	195	223
b. Bottle Gas †	104	136	182	225	270	310
c. Electric †	96	126	168	207	250	286
d. Electric Heat Pump	81	96	114	128	142	156
e. Fuel Oil †	102	134	179	221	266	305
Other Electric †	75	96	129	159	197	213
Air Conditioning	7	8	11	14	17	20
High-Rise Apt (5+ unit Bldg) (prior schedule: High-Rise with Elevator)						
Heating						
a. Natural Gas †	71	81	96	117	132	165
b. Bottle Gas	97	114	133	152	172	191
c. Electric †	81	100	121	150	185	216
d. Electric Heat Pump	63	75	88	99	110	121
e. Fuel Oil	92	108	126	144	162	181
Other Electric †	75	96	129	159	197	213
Air Conditioning	6	7	10	12	15	18
All Unit Types (prior schedule: uniform for every unit type above)						
Cooking						
a. Natural Gas †	11	14	19	24	30	32
b. Electric †	22	28	37	46	57	62
c. Bottle Gas †	16	20	27	33	41	44
Water Heating						
a. Natural Gas †	14	18	24	30	37	40
b. Electric †	26	34	45	56	69	75
c. Bottle Gas †	19	25	33	41	51	55
d. Fuel Oil †	20	25	34	42	52	56
Water †	20	30	39	50	57	66
Sewer †	35	51	66	86	97	113
Trash Collection	—	—	—	—	—	—
Range/Microwave †	6	6	6	6	6	6
Refrigerator †	5	5	6	6	6	7
Other	—	—	—	—	—	—

Condensed one-page view of the complete schedule; the complete document at gethousingai.com/utility-allowances/beverly is the schedule of record, with full Rate Sources, the Annual Review (10% test), and Calculation Detail. 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. 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.