

Rochester Housing Authority HCV Program Standards - 2024

PAYMENT STANDARDS New Contracts effective 1/1/2024 Annual Recertifications effective 1/1/2024

Bedroom Size	% or SAFMR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
Tier 1	120%	1125	1259	1568	1895	2089	2402	2715	ALL OTHI
Tier 2	SAFMR	1139	1271	1583	1919	2111	2428	2745	14435; 14445; 14454; 14467; 14468; 14476; 14515; 1462
Tier 3	SAFMR	1235	1379	1715	2075	2279	2621	2963	14428; 14450; 14559; 14624; 14580; 14618; 14625; 14626
Tier 4	SAFMR	1367	1523	1895	2291	2531	2911	3291	14534; 14571; 14586
Tier 5	SAFMR	1547	1739	2159	2615	2879	3311	3743	ALL ZIP CODES
PSH (Fair Market Rent)	100%	938	1050	1307	1580	1741	2002	2263	ALL ZIP CODES
PBV MAX GROSS RENT	110%	1031	1155	1437	1738	1915	2202	2489	

UTILITY ALLOWANCES Effective 1/1/24-12/31/24

Heating and A/C by Unit Type

Other Utilities by Bedroom Size (Applies to all unit types)

UTILITY	0 br	1 br	2 br	3 br	4br	5 br	6 br	UTILITY TYPE	0 br	1 br	2 br	3 br	4br	5br	6 br	
Single Family Dwelling - Heating								Cooking								
natural gas	36	49	59	74	84	98	112		natural gas	4	5	7	8	10	11	13
electric	50	67	80	101	115	133	153		electric	8	10	13	17	21	22	26
oil	188	255	305	385	435	506	582	bottled gas	15	20	26	33	40	43	50	
Duplex (2 to 3 units) - Heating								Water Heating								
natural gas	33	43	57	71	83	94	108		natural gas	5	6	8	10	13	14	16
electric	45	59	77	96	113	128	148		electric	10	12	16	20	25	27	31
oil	172	223	294	365	428	487	560		bottled gas	19	24	32	40	50	54	62
Apartment Complex/Townhouse - Heating								oil	25	32	43	54	67	72	83	
natural gas	28	37	50	62	75	87	100	Other Electric	27	35	47	58	72	77	89	
electric	38	50	68	85	102	119	137	Water Usage	22	28	34	41	46	52	58	
oil	142	190	258	321	389	452	520	Sewer	10	14	18	23	27	31	35	
High-Rise (4 stories or more) - Heating								Trash	38	38	38	38	38	38	38	
natural gas	28	32	38	46	53	66	76	Range (Tnt Own)	6	5	6	6	6	6	6	
electric	34	42	51	63	79	92	105	Refrigerator (Tnt Own)	4	4	5	6	6	7	7	
Mobile Home																
natural gas	28	33	43	55	69											
electric	38	46	59	76	94											
bottle gas	108	131	169	217	271											
oil	143	173	224	287	359											

Rochester MSA Income Limits (effective 04/3/2024)

Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very low (50%) Inc. Limit	\$33,950	\$38,800	\$43,650	\$48,500	\$52,400	\$56,300	\$60,150	\$64,050
Extremely low Inc. Limit	\$20,400	\$23,300	\$26,200	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720
Low (80%) Inc. Limit	\$54,350	\$62,100	\$69,850	\$77,600	\$83,850	\$90,050	\$96,250	\$102,450

PSH Guidelines

1. Gross rent not to exceed more than \$20 over FMR without approval of PSH manager. Attempt to negotiate with the LL first
2. No minnum TTP. Tenant TTP can be less than \$50, down to \$0
3. No credit given for tenant owned appliances
4. For UTILITIES ONLY- use actual bedroom size of UNIT, not voucher/household size.