

Rochester Housing Authority HCV Program Standards - 2025

PAYMENT STANDARDS New Contracts effective 1/1/2025 Annual Recertifications effective 1/1/2025

| Bedroom Size | % or SAFMR | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR | |
|------------------------|------------|------|------|------|------|------|------|------|---|
| Tier 1 | 120% | 1226 | 1378 | 1712 | 2064 | 2270 | 2610 | 2950 | All other zip codes |
| Tier 2 | SAFMR | 1270 | 1427 | 1775 | 2135 | 2351 | 2704 | 3057 | 14428,14435,14454,14467,14468,14471,14526,14616,14620,14626 |
| Tier 3 | SAFMR | 1343 | 1511 | 1883 | 2267 | 2495 | 2870 | 3244 | 14450, 14546,14559, 14607,14623, 14624 |
| Tier 4 | SAFMR | 1463 | 1655 | 2051 | 2471 | 2723 | 3131 | 3540 | 14425, 14506, 14514, 14564, 14580, 14618, 14625 |
| Tier 5 | SAFMR | 1619 | 1823 | 2267 | 2735 | 3011 | 3462 | 3915 | 14534, 14571, 14586 |
| PSH (Fair Market Rent) | 100% | 1022 | 1149 | 1427 | 1720 | 1892 | 2175 | 2459 | All zip codes |
| PBV Max Gross Rent | 110% | 1124 | 1263 | 1569 | 1892 | 2081 | 2393 | 2705 | All zip codes |

UTILITY ALLOWANCES 1/1/25-12/31/25

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 |
|--|------|------|------|------|-----|------|------|
| Single Family Dwelling - Heating | | | | | | | |
| natural gas | 38 | 52 | 62 | 79 | 89 | 103 | 119 |
| electric | 65 | 88 | 105 | 132 | 150 | 174 | 200 |
| oil | 156 | 212 | 253 | 319 | 361 | 420 | 483 |
| Duplex (2 to 3 units) - Heating | | | | | | | |
| natural gas | 35 | 45 | 60 | 75 | 88 | 100 | 114 |
| electric | 59 | 76 | 101 | 126 | 147 | 167 | 193 |
| oil | 143 | 185 | 244 | 303 | 356 | 404 | 465 |
| Apartment Complex/Townhouse - Heating | | | | | | | |
| natural gas | 29 | 39 | 53 | 66 | 79 | 92 | 106 |
| electric | 49 | 65 | 89 | 110 | 134 | 155 | 179 |
| oil | 118 | 158 | 214 | 267 | 323 | 375 | 432 |
| High-Rise (4 stories or more) - Heating | | | | | | | |
| natural gas | 30 | 34 | 41 | 49 | 56 | 69 | 80 |
| electric | 45 | 55 | 67 | 83 | 102 | 119 | 137 |
| Mobile Home | | | | | | | |
| natural gas | 29 | 35 | 46 | 59 | 73 | | |
| electric | 49 | 59 | 77 | 99 | 123 | | |
| bottle gas | 105 | 127 | 164 | 211 | 263 | | |
| oil | 119 | 144 | 186 | 238 | 298 | | |

| UTILITY TYPE | 0 br | 1 br | 2 br | 3 br | 4br | 5br | 6 br |
|-------------------------------|------|------|------|------|-----|-----|------|
| Cooking | | | | | | | |
| natural gas | 4 | 5 | 7 | 9 | 11 | 12 | 13 |
| electric | 10 | 13 | 18 | 22 | 27 | 29 | 33 |
| bottled gas | 15 | 19 | 25 | 31 | 38 | 41 | 48 |
| Water Heating | | | | | | | |
| natural gas | 5 | 6 | 9 | 11 | 13 | 14 | 16 |
| electric | 12 | 16 | 21 | 26 | 33 | 35 | 41 |
| bottled gas | 18 | 23 | 31 | 38 | 48 | 51 | 59 |
| oil | | | | | | | |
| Other Electric | 35 | 45 | 61 | 75 | 93 | 101 | 116 |
| Water Usage | 23 | 29 | 36 | 44 | 48 | 55 | 61 |
| Sewer | 10 | 14 | 18 | 23 | 27 | 31 | 35 |
| Trash | 39 | 39 | 39 | 39 | 39 | 39 | 39 |
| Range (Tnt Own) | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator (Tnt Own) | 4 | 4 | 6 | 6 | 6 | 8 | 8 |

Rochester MSA Income Limits (effective 4/3/2024)

| 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 |