

**Rochester Housing Authority HCV Program Standards - 2026**

**PAYMENT STANDARDS New Contracts effective 1/1/2026 Annual Recertifications effective 1/1/2026**

Bedroom Size	% or SAFMR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
Tier 1	110%	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%	1116	1256	1573	1895	2083	2395	2707	All zip codes
PBV Max Gross Rent	110%	1227	1381	1730	2084	2291	2634	2977	All zip codes

**UTILITY ALLOWANCES 1/1/26-12/31/26**

**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		
<b>Single Family Dwelling - Heating</b>								<b>Cooking</b>									
natural gas	40	54	65	81	92	107	123		natural gas	4	5	7	9	11	12	14	
electric	80	109	130	164	186	216	249		electric	13	16	22	27	34	36	42	
oil	154	208	249	314	355	413	475		bottled gas	15	19	26	32	39	42	49	
<b>Duplex (2 to 3 units) - Heating</b>									<b>Water Heating</b>								
natural gas	36	47	62	77	91	103	119			natural gas	5	7	9	11	14	15	17
electric	74	95	126	156	183	208	239			electric	15	20	26	33	41	44	50
oil	141	182	240	298	349	397	457			bottled gas	18	24	32	39	48	52	60
<b>Apartment Complex/Townhouse - Heating</b>									<b>Oil</b>								
natural gas	30	40	55	68	82	96	110			oil	21	26	35	44	54	59	67
electric	61	81	110	137	166	193	222			<b>Other Electric</b>	44	56	75	94	116	125	144
oil	116	155	210	262	317	369	424		<b>Water Usage</b>	24	31	37	46	51	58	64	
<b>High-Rise (4 stories or more) - Heating</b>									<b>Sewer</b>	26	33	40	48	53	60	67	
natural gas	31	35	42	51	58	72	83		<b>Trash</b>	40	40	40	40	40	40	40	
electric	55	68	83	103	127	148	171		<b>Range (Tnt Own)</b>	6	6	6	6	6	6	6	
<b>Mobile Home</b>								<b>Refrigerator (Tnt Own)</b>	5	5	6	6	6	7	7		
natural gas	30	37	47	61	76												
electric	61	74	96	123	153												
bottle gas	107	129	167	215	268												
oil	117	141	182	234	293												

**Rochester MSA Income Limits (effective 4/1/2026)**

Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very low (50%) Inc. Limit	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
Extremely low Inc. Limit	\$22,500	\$25,700	\$28,900	\$33,000	\$38,680	\$44,360	\$50,040	\$55,720
Low (80%) Inc. Limit	\$59,950	\$68,500	\$77,050	\$85,600	\$92,450	\$99,300	\$106,150	\$113,000