

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
Single Family Dwelling - Heating								Cooking							
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
Duplex (2 to 3 units) - Heating								Water Heating							
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
Apartment Complex/Townhouse - Heating								oil	21	26	35	44	54	59	67
natural gas	30	40	55	68	82	96	110	Other Electric	44	56	75	94	116	125	144
electric	61	81	110	137	166	193	222	Water Usage	24	31	37	46	51	58	64
oil	116	155	210	262	317	369	424	Sewer	26	33	40	48	53	60	67
High-Rise (4 stories or more) - Heating								Trash	40	40	40	40	40	40	40
natural gas	31	35	42	51	58	72	83	Range (Tnt Own)	6	6	6	6	6	6	6
electric	55	68	83	103	127	148	171	Refrigerator (Tnt Own)	5	5	6	6	6	7	7
Mobile Home															
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 4/1/2025)

Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very low (50%) Inc. Limit	\$36,400	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Extremely low Inc. Limit	\$21,850	\$24,950	\$28,050	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Low (80%) Inc. Limit	\$58,200	\$66,500	\$74,800	\$83,100	\$89,750	\$96,400	\$103,050	\$109,700