

**Rochester Housing Authority HCV Program Standards - 2022**

**PAYMENT STANDARDS New Contracts effective 11/1/2022 Annual Recertifications effective 1/1/2023**

Bedroom Size	% or SAFMR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Tier 1	120%	1006	1139	1423	1731	1911	2198	2484
Tier 2	SAFMR	1055	1199	1499	1823	2015	2318	2620
Tier 3	SAFMR	1115	1271	1583	1931	2123	2442	2760
Tier 4	SAFMR	1319	1487	1859	2267	2495	2870	3244
PSH (Fair Market Rent)	100%	839	950	1186	1443	1593	1831	2070

**UTILITY ALLOWANCES 1/1/23-12/31/23**

**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
<b>Single Family Dwelling - Heating</b>							
natural gas	55	75	90	113	128	149	171
electric	53	71	85	108	122	141	163
oil	147	200	239	301	341	396	456
<b>Duplex (2 to 3 units) - Heating</b>							
natural gas	51	66	87	108	126	143	165
electric	48	62	82	102	120	136	157
oil	135	174	230	286	336	382	439
<b>Apartment Complex/Townhouse - Heating</b>							
natural gas	42	56	76	95	115	133	153
electric	40	53	72	90	109	126	145
oil	112	149	202	252	305	354	407
<b>High-Rise (4 stories or more) - Heating</b>							
natural gas	43	49	59	71	80	100	115
electric	36	45	54	67	83	97	112
<b>Mobile Home</b>							
natural gas	42	51	66	84	106		
electric	40	48	63	80	100		
bottle gas	110	133	171	220	275		
oil	112	135	175	225	281		

UTILITY TYPE	0 br	1 br	2 br	3 br	4br	5br	6 br
<b>Cooking</b>							
natural gas	6	8	10	13	16	17	20
electric	8	11	14	18	22	24	27
bottled gas	16	20	27	33	41	44	51
<b>Water Heating</b>							
natural gas	7	9	13	16	20	21	24
electric	10	13	17	21	26	29	33
oil	20	25	34	42	52	56	65
bottled gas	19	25	33	41	51	55	63
<b>Other Electric</b>	29	37	49	61	76	82	94
<b>Water Usage</b>	17	23	29	36	40	46	51
<b>Sewer</b>	22	27	33	41	45	51	56
<b>Trash</b>	34	34	34	34	34	34	34
<b>Range (Tnt Owned)</b>	5	5	5	5	5	5	5
<b>Refrigerator (Tnt Owned)</b>	4	5	6	6	6	7	7

**Rochester MSA Income Limits (effective 04/20/2022)**

Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very low (50%) Inc. Limit	\$31,400	\$35,900	\$40,400	\$44,850	\$48,450	\$52,050	\$55,650	\$59,250
Extremely low Inc. Limit	\$18,850	\$21,550	\$24,250	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Low (80%) Inc. Limit	\$50,250	\$57,400	\$64,600	\$71,750	\$77,500	\$83,250	\$89,000	\$94,750

**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 minimum 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.