

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 other zip codes
Tier 2	SAFMR	1139	1271	1583	1919	2111	2428	2745	14435; 14445; 14454; 14467; 14468;14476; 14515; 14526; 14612
Tier 3	SAFMR	1235	1379	1715	2075	2279	2621	2963	14428; 14450; 14559; 14624; 14625; 14626
Tier 4	SAFMR	1367	1523	1895	2291	2531	2911	3291	14425; 14506; 14514; 14564; 14580; 14618
Tier 5	SAFMR	1547	1739	2159	2615	2879	3311	3743	14534; 14571; 14586
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	All zip codes

UTILITY ALLOWANCES 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
Single Family Dwelling - Heating							
natural gas	36	49	59	74	84	98	112
electric	50	67	80	101	115	133	153
oil	188	255	305	385	435	506	582
Duplex (2 to 3 units) - Heating							
natural gas	33	43	57	71	83	94	108
electric	45	59	77	96	113	128	148
oil	172	223	294	365	428	487	560
Apartment Complex/Townhouse - Heating							
natural gas	28	37	50	62	75	87	100
electric	38	50	68	85	102	119	137
oil	142	190	258	321	389	452	520
High-Rise (4 stories or more) - Heating							
natural gas	28	32	38	46	53	66	76
electric	34	42	51	63	79	92	105
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		

UTILITY TYPE	0 br	1 br	2 br	3 br	4br	5br	6 br
Cooking							
natural gas	4	5	7	8	10	11	13
electric	8	10	13	17	21	22	26
bottled gas	15	20	26	33	40	43	50
Water Heating							
natural gas	5	6	8	10	13	14	16
electric	10	12	16	20	25	27	31
bottled gas	19	24	32	40	50	54	62
oil	25	32	43	54	67	72	83
Other Electric							
	27	35	47	58	72	77	89
Water Usage							
	22	28	34	41	46	52	58
Sewer							
	10	14	18	23	27	31	35
Trash							
	38	38	38	38	38	38	38
Range (Tnt Owned)							
	6	5	6	6	6	6	6
Refrigerator (Tnt Owned)							
	4	4	5	6	6	7	7

Rochester MSA Income Limits (effective 05/16/2023)

Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very low (50%) Inc. Limit	\$33,250	\$38,000	\$42,750	\$47,500	\$51,300	\$55,100	\$58,900	\$62,700
Extremely low Inc. Limit	\$19,950	\$22,800	\$25,650	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Low (80%) Inc. Limit	\$53,200	\$60,800	\$68,400	\$75,950	\$82,050	\$88,150	\$94,200	\$100,300