Rochester Housing Authority HCV Program Standards - 2027

PAYMENT STANDARDS New Contracts effective 1/1/2027 Annual Recertifications effective 1/1/2027

Bedroom Size	% or SAFMR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
Tier 1	**110%**	**1105**	**1244**	**1557**	**1876**	**2062**	**2371**	**2680**	**All other zip codes**
Tier 2	**SAFMR**	**1131**	**1285**	**1593**	**1923**	**2110**	**2426**	**2745**	**14428, 14435, 14454, 14467, 14468, 14471, 14526, 14626**
Tier 3	**SAFMR**	**1186**	**1330**	**1670**	**2000**	**2198**	**2527**	**2860**	**14450, 14546,14559, 14607, 14620, 14623, 14624**
Tier 4	**SAFMR**	**1318**	**1483**	**1868**	**2252**	**2472**	**2843**	**3217**	**14425, 14506, 14564, 14580, 14618, 14625**
Tier 5	**SAFMR**	**1439**	**1615**	**2022**	**2439**	**2670**	**3073**	**3474**	**14514, 14534, 14571, 14586**
PSH (Fair Market Rent)	**100%**	**1005**	**1131**	**1416**	**1706**	**1875**	**2156**	**2437**	**All zip codes**
PBV Max Gross Rent	**110%**	**1105**	**1244**	**1557**	**1876**	**2062**	**2371**	**2680**	**All zip codes**

UTILITY ALLOWANCES 1/1/27-12/31/27

Heating and A/C by Unit Type

UTILITY	0 br	1 br	2 br	3 br	4br	5 br	6 br
Single Family Dwelling - Heating							
natural gas	**44**	**59**	**71**	**89**	**101**	**117**	**134**
electric	**80**	**109**	**130**	**164**	**186**	**216**	**249**
oil	**161**	**218**	**261**	**329**	**372**	**432**	**497**
Duplex (2 to 3 units) - Heating							
natural gas	**40**	**51**	**68**	**84**	**99**	**113**	**129**
electric	**74**	**95**	**126**	**156**	**183**	**208**	**239**
oil	**147**	**190**	**251**	**312**	**366**	**416**	**479**
Apartment Complex/Townhouse - Heating							
natural gas	**33**	**44**	**60**	**74**	**90**	**105**	**120**
electric	**61**	**81**	**110**	**137**	**166**	**193**	**222**
oil	**122**	**163**	**220**	**275**	**332**	**387**	**445**
High-Rise (4 stories or more) - Heating							
natural gas	**34**	**39**	**46**	**56**	**63**	**79**	**90**
electric	**55**	**68**	**83**	**103**	**127**	**148**	**171**
Mobile Home							
natural gas	**33**	**40**	**52**	**66**	**83**		
electric	**61**	**74**	**96**	**123**	**153**		
bottle gas	**112**	**136**	**175**	**225**	**281**		
oil	**123**	**148**	**191**	**245**	**307**		

Other Utilities by Bedroom Size (Applies to all unit types)

UTILITY TYPE		0 br	1 br	2 br	3 br	4br	5br	6 br
Cooking								
natural gas		**5**	**6**	**8**	**10**	**12**	**13**	**15**
electric		**13**	**16**	**22**	**27**	**34**	**36**	**42**
bottled gas		**16**	**20**	**27**	**33**	**41**	**44**	**51**
Water Heating								
natural gas		**6**	**7**	**10**	**12**	**15**	**16**	**19**
electric		**15**	**20**	**27**	**33**	**41**	**44**	**51**
bottled gas		**19**	**25**	**33**	**41**	**51**	**55**	**63**
oil		**22**	**28**	**37**	**46**	**57**	**61**	**71**
Other Electric		**44**	**57**	**79**	**94**	**116**	**126**	**144**
Water Usage		**25**	**32**	**39**	**48**	**53**	**60**	**66**
Sewer		**26**	**33**	**40**	**48**	**53**	**60**	**67**
Trash		**43**	**43**	**43**	**43**	**43**	**43**	**43**
Range (Tnt Own)		**6**	**6**	**6**	**6**	**6**	**6**	**6**
Refrigerator (Tnt Own)		**5**	**5**	**6**	**6**	**6**	**7**	**7**

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	$53,500	$57,800	$62,100	$66,350	$70,650
Extremely low Inc. Limit	$22,500	$25,700	$28,900	$33,000	$33,000	$38,680	$44,360	$50,040	$55,720
Low (80%) Inc. Limit	$59,950	$68,500	$77,050	$85,600	$85,600	$92,450	$99,300	$106,150	$113,000