

ARLINGTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PAYMENT STANDARDS

BEDROOM SIZE	FAIR MARKET RENT 2024	PERCENT OF FMR	PAYMENT STANDARDS EFF: 11/1/2023	PERCENT OF FMR
0 BR	2212	100%	2433	110%
1BR	2377	100%	2614	110%
2 BR	2827	100%	3109	110%
3BR	3418	100%	3759	110%
4BR	3765	100%	4141	110%
5BR	4329	100%	4761	110%
6 BR	4894	100%	5383	110%

The above Payment Standards are for each Fair Market Rent (FMR) area in the AHA jurisdiction (State of Massachusetts) for those cities in which the AHA administers a subsidy in the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area. Due to the appeal submitted by the Boston Housing Authority, EOHLC and other PHA's, the FMR for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area is currently frozen at the 2024 FMR level until further notice from HUD.

2025 Payment Standards for Metro FMR area in Massachusetts Outside of Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area (Effective 1/1/2025)

Although the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area constitutes the AHA's principal area of jurisdiction, the AHA has jurisdiction to administer the HCV program throughout the Commonwealth of Massachusetts. As such, AHA's Payment Standards will be set at 100% of HUD's FMR by bedroom size (studio, 1, 2 ,3, 4, ect.) for each community located outside of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

Final FY2025 Massachusetts FMR Metropolitan Area Summary

Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Barnstable Town, MA MSA	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	40
Berkshire County, MA (part) HUD Metro FMR Area	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	40
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	\$2,163	\$2,288	\$2,711	\$3,266	\$3,594	40
Brockton, MA HUD Metro FMR Area	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	40
Eastern Worcester County, MA HUD Metro FMR Area	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	40
Easton-Raynham, MA HUD Metro FMR Area	\$1,820	\$1,832	\$2,403	\$2,895	\$3,509	40
Fitchburg-Leominster, MA HUD Metro FMR Area	\$1,139	\$1,332	\$1,661	\$2,165	\$2,475	40
Franklin County, MA HUD Metro FMR Area	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	40
Lawrence, MA-NH HUD Metro FMR Area	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	40
Lowell, MA HUD Metro FMR Area	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	40
New Bedford, MA HUD Metro FMR Area	\$1,081	\$1,177	\$1,448	\$1,745	\$2,088	40
Pittsfield, MA HUD Metro FMR Area	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	40
Providence-Fall River, RI-MA HUD Metro FMR Area	\$1,233	\$1,319	\$1,614	\$1,945	\$2,359	40
Springfield, MA HUD Metro FMR Area	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	40
Taunton-Mansfield-Norton, MA HUD Metro FMR Area	\$1,302	\$1,447	\$1,899	\$2,405	\$2,518	40
Western Worcester County, MA HUD Metro FMR Area	\$1,047	\$1,155	\$1,462	\$2,049	\$2,455	40
Worcester, MA HUD Metro FMR Area	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	40