

2025 FAIR MARKET RENTS-SET PAYMENT STANDARD AT 1.10% OF POSTED FMR'S

	0 bdrm	1 bdrm	2 bdrm	3 bdrm	4 bdrm
2025 FMR	853	925	1111	1557	1798
With all utilities included in the rent					
2025 PAYMENT STANDARD	938	1018	1222	1713	1978
Estimated Utility Allowances	150	170	210	290	310
Estimated Rent Allowed	788	848	1012	1423	1668

Tenant pays all utilities

A payment standard is used to calculate the monthly housing assistance payment for a tenant for a family. PHA's are required to adopt a payment standard schedule for each fair market rent (FMR) area within their jurisdiction. The payment standards for a family is the lower of: The payment standard amount for the family unit size (as shown on your voucher) or the Payment Standard amount for the size of the dwelling unit rented by the family.

A utility allowance is the PHA's estimate of the average monthly utility bills for an energy-conscious household. It is not what you will actually consume in the unit. The above utility allowances are estimated as until you find the unit that you will rent we cannot give you an exact figure. If all utilities are included in the rent, there is no utility allowance. Like the payment standard discussed above, the utility allowance for a family is the lower of: The utility allowance amount for the family unit size; or the utility allowance amount for the size of the dwelling unit rented by the family.

TOTAL TENANT PAYMENT

After calculating the adjusted monthly income, the PHA determines the total tenant payment (TTP) for your family. The total tenant payment is the greatest of:
 30 percent of the family's monthly adjusted income (adjusted monthly income is the annual income divided by 12)
 10 percent of the family's gross monthly income or
 The PHA's minimum rent which is \$50.00

This includes the amount your family pays toward the rent and utilities for the unit. Depending on the rent to owner, the amount of the utility allowance and the applicable payment standard for the family size, a family may not pay more than 40 percent of your monthly adjusted income.

This is to make sure that the unit is affordable for your family.