



Fitchburg Housing Authority

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Effective October 1, 2025, for Initial Leases, Moves & Annual Recertification's

Based on FY26 FMR Published by HUD
FY26 Section 8 Voucher Payment Standards

0 BR @ 108.87 % OF FMR - \$1,313

1 BR @ 108.72% OF FMR - \$1,533

2BR @ 109.03% OF FMR - \$1,907

3 BR @ 107.74% OF FMR - \$2,421

4 BR @ 107.74% OF FMR - \$2,841

5 BR @ 107.72 % OF FMR - \$3,266

(5 bed calculation is 4 bed FMR * 1.15)

The FMR, Fair Market Rent, is annually determined by HUD every October 1st. The Payment Standard (PS) is what the FHA adopts between 100 – 110% of the FMR. The FHA informs voucher holders of the PS for their bedroom size, as a rent guidance when searching for a unit.

In addition to the standards above, HUD requires FHA to compare units to other area properties to determine whether the contract rent is reasonable for the neighborhood. The lower of the payment standard or the rent reasonable comparison typically determines the amount the FHA will be allowed to authorize as the contract rent.

In the case of a reduction the FY26 PS would stay in effect until the family's second regular reexamination following the effective date of October 1, 2025, unless the tenant moves.

Approved by Fitchburg Housing Authority Board on September 25, 2025, for the above implementation dates.

"Every Family Deserves a Home"