



Fitchburg Housing Authority

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Effective October 1, 2021, for Initial Leases, Moves & Annual Recertification's

Based on FY22 FMR Published by HUD
FY22 Section 8 Voucher Payment Standards

0 BR @ 110 % OF FMR - \$951

1 BR @ 110% OF FMR - \$958

2BR @ 110% OF FMR - \$1,260

3 BR @ 110% OF FMR - \$1,591

4 BR @ 110% OF FMR - \$1,899

5 BR @ 110 % OF FMR - \$2,184

(5 bed calculation 4 bed FMR * 1.15)

The FMR, Fair Market Rent, is annually determined by HUD every October 1st.

The PS, Payment Standard 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 the above 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 FY21 PS will stay in effect until the family's second regular reexamination following the effective date of October 1, 2021, unless the tenant moves.

Approved by Fitchburg Housing Authority Board on September 22, 2021, for the above implementation dates.

"Teamwork, Excellence and Ability for Your Home and Family"