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**Section 8 Housing Choice Voucher
Small Area FMR Payment Standards
For Leasing in Concord Only Zip Code 01742**

Effective 1/1/2024
Voted by CHA Board of Commissioners 12/7/2023

Bedroom size	Small Area Fair Market Rent 2024	Payment Standards EFF: 1/1/2024	Percent of Small Area FMR
0 BR	\$2,730	\$2,730	100%
1 BR	\$2,930	\$2,930	100%
2 BR	\$3,490	\$3,490	100%
3 BR	\$4,220	\$4,220	100%
4 BR	\$4,650	\$4,650	100%

Payment Standard Jurisdiction outside the town of Concord, MA

Although the Town of Concord, MA, constitutes the CHA's principal area of jurisdiction, the CHA has jurisdiction to administer the HCV program throughout the Commonwealth of Massachusetts. As such, CHA's Payment Standards will be set at 110% of HUD's FMR by bedroom size (studio, 1, 2, 3, 4, etc.) for each community located within each HUD Metro FMR Area in which CHA administers vouchers.

For Areas Outside of Concord: (see next page): CHA's Payment Standards will be set at 110% of HUD's FMR by bedroom size (studio, 1, 2, 3, 4, etc.).

Final FY2023 Massachusetts FMR Metropolitan Area Summary						
Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Barnstable Town, MA MSA	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	40
Berkshire County, MA (part) HUD Metro FMR Area	\$959	\$1,089	\$1,434	\$1,745	\$2,106	40
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	40
Brockton, MA HUD Metro FMR Area	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	40
Eastern Worcester County, MA HUD Metro FMR Area	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	40
Easton-Raynham, MA HUD Metro FMR Area	\$1,632	\$1,643	\$2,163	\$2,633	\$3,259	40
Fitchburg-Leominster, MA HUD Metro FMR Area	\$989	\$1,047	\$1,358	\$1,748	\$2,040	40
Franklin County, MA HUD Metro FMR Area	\$856	\$988	\$1,280	\$1,586	\$1,831	40
Lawrence, MA-NH HUD Metro FMR Area	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	40
Lowell, MA HUD Metro FMR Area	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	40
New Bedford, MA HUD Metro FMR Area	\$890	\$1,051	\$1,282	\$1,560	\$1,722	40
Pittsfield, MA HUD Metro FMR Area	\$928	\$1,095	\$1,388	\$1,773	\$1,876	40
Providence-Fall River, RI-MA HUD Metro FMR Area	\$1,066	\$1,171	\$1,409	\$1,715	\$2,118	40
Springfield, MA HUD Metro FMR Area	\$818	\$987	\$1,223	\$1,497	\$1,799	40
Taunton-Mansfield-Norton, MA HUD Metro FMR Area	\$1,083	\$1,233	\$1,619	\$2,038	\$2,229	40
Western Worcester County, MA HUD Metro FMR Area	\$941	\$953	\$1,254	\$1,708	\$1,839	40
Worcester, MA HUD Metro FMR Area	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	40