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

Effective 6/1/2026
Voted by CHA Board of Commissioners 4/2/2026

Bedroom size	Small Area Fair Market Rent 2025	Payment Standards EFF: 11/1/2025	Percent of Small Area FMR
0 BR	\$2,810	\$2,780	99%
1 BR	\$2,950	\$2,940	99%
2 BR	\$3,500	\$3,480	99%
3 BR	\$4,200	\$4,190	99%
4 BR	\$4,630	\$4,610	99%

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 100% of HUD's FMR by bedroom size (studio, 1, 2, 3, 4, etc.).

Final FY2026 Massachusetts FMR Metropolitan Area Summary						
Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Amherst Town-Northampton, MA MSA	\$1,382	\$1,580	\$2,004	\$2,504	\$2,702	40
Barnstable Town, MA MSA	\$1,834	\$1,846	\$2,422	\$2,985	\$3,428	40
Berkshire County, MA (part) HUD Metro FMR Area	\$1,250	\$1,302	\$1,709	\$2,206	\$2,867	40
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	\$2,359	\$2,476	\$2,941	\$3,526	\$3,894	40
Brockton, MA HUD Metro FMR Area	\$1,631	\$1,761	\$2,311	\$2,889	\$3,060	40
Eastern Worcester County, MA HUD Metro FMR Area	\$1,493	\$1,651	\$2,166	\$3,012	\$3,380	40
Easton-Raynham, MA HUD Metro FMR Area	\$1,931	\$1,943	\$2,550	\$3,057	\$3,679	40
Fitchburg-Leominster, MA HUD Metro FMR Area	\$1,206	\$1,410	\$1,749	\$2,247	\$2,637	40
Lawrence, MA-NH HUD Metro FMR Area	\$1,565	\$1,730	\$2,270	\$2,722	\$3,006	40
Lowell, MA HUD Metro FMR Area	\$1,621	\$1,792	\$2,351	\$2,819	\$3,113	40
New Bedford, MA HUD Metro FMR Area	\$1,203	\$1,230	\$1,527	\$1,831	\$2,289	40
Pittsfield, MA HUD Metro FMR Area	\$1,245	\$1,269	\$1,626	\$2,109	\$2,577	40
Providence-Fall River, RI-MA HUD Metro FMR Area	\$1,318	\$1,402	\$1,729	\$2,087	\$2,480	40
Springfield, MA MSA	\$1,219	\$1,382	\$1,734	\$2,127	\$2,296	40
Taunton-Mansfield-Norton, MA HUD Metro FMR Area	\$1,433	\$1,584	\$2,078	\$2,562	\$2,751	40
Western Worcester County, MA HUD Metro FMR Area	\$1,096	\$1,200	\$1,532	\$2,131	\$2,570	40
Worcester, MA HUD Metro FMR Area	\$1,588	\$1,599	\$2,056	\$2,548	\$2,825	40