34 Everett St,
Concord, MA 01742
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Section 8 Housing Choice Voucher
Small Area FMR Payment Standards
For Leasing in Concord Only Zip Code 01742

Effective 1/1/2027

Voted by CHA Board of Commissioners 10/1/2026

Bedroom size	Small Area Fair Market Rent 2027	Payment Standards EFF: 1/1/27	Percent of Small Area FMR
0 BR	$2,850	**$2,780**	97.5%
1 BR	$2,950	**$2,940**	99.7%
2 BR	$3,520	**$3,480**	98.9%
3 BR	$4,190	**$4,190**	100%
4 BR	$4,630	**$4,610**	99.6%

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 FY2027 FMR Metropolitan Area Summary						
Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Amherst Town-Northampton, MA MSA	$1,416	$1,593	$2,034	$2,663	$2,768	40
Barnstable Town, MA MSA	$1,889	$1,902	$2,488	$3,121	$3,721	40
Berkshire County, MA (part) HUD Metro FMR Area	$1,329	$1,348	$1,763	$2,409	$2,947	40
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	$2,440	$2,518	$3,008	$3,584	$3,953	40
Brockton, MA HUD Metro FMR Area	$1,678	$1,842	$2,409	$3,015	$3,166	40
Eastern Worcester County, MA HUD Metro FMR Area	$1,740	$1,910	$2,499	$3,424	$3,736	40
Easton-Raynham, MA HUD Metro FMR Area	$1,971	$2,209	$2,589	$3,085	$3,651	40
Fitchburg-Leominster, MA HUD Metro FMR Area	$1,323	$1,571	$1,900	$2,419	$2,828	40
Lawrence, MA-NH HUD Metro FMR Area	$1,677	$1,809	$2,367	$2,820	$3,111	40
Lowell, MA HUD Metro FMR Area	$1,659	$1,831	$2,383	$2,878	$3,132	40
New Bedford, MA HUD Metro FMR Area	$1,297	$1,305	$1,668	$1,987	$2,524	40
Pittsfield, MA HUD Metro FMR Area	$1,315	$1,324	$1,704	$2,231	$2,848	40
Providence-Fall River, RI-MA HUD Metro FMR Area	$1,423	$1,509	$1,879	$2,302	$2,615	40
Springfield, MA MSA	$1,264	$1,421	$1,800	$2,241	$2,370	40
Taunton-Mansfield-Norton, MA HUD Metro FMR Area	$1,517	$1,666	$2,179	$2,596	$2,864	40
Western Worcester County, MA HUD Metro FMR Area	$1,280	$1,288	$1,659	$2,297	$2,773	40
Worcester, MA HUD Metro FMR Area	$1,577	$1,587	$2,043	$2,560	$2,915	40