

**Payment Standards**  
**Section 8 Program**

BR SIZE	Published FMR	Payment Standard
0 BR	\$786	\$822
1 BR	\$889	\$933
2 BR	\$1,060	\$1,115
3 BR	\$1,328	\$1,398
4 BR	\$1,565	\$1,658

The City of Fall River is included in the Providence and Warwick, Rhode Island statistical area for determination of Income Limits and FMR's. The above published FMR's increased 5% over last year. The payment standards are not changing from last year when they were 110% of the FMR. Since we are not changing these payment standards, they are effectively being established this year at 105% of the Fair Market Rent.

The market for Fall River has grown in similarity to the Providence and Warwick markets. Although Fall River no longer has a significant vacancy problem due to the vacancy rate in the core city decreasing, we find that only occasionally does a property contain the qualifications to exceed published FMRs.

However, having a higher payment standard amount does allow for the exception. The rent reasonableness is factored into all decisions on what rent applies to any given unit but apartments in the City can be reasonable categorized in the rates reflected in the Payment Standards as shown above.

These rents will become effective 10/1/18 for moves and 11/1/18 for re-certifications.