Payment Standards
HCV Program

	BR SIZE	PUBLISHED FMR	PAYMENT STANDARD
	0 BR	$1,423	$1,523
	1BR	$1,509	$1,615
	2BR	$1,879	$2,011
	3BR	$2,302	$2,464
	4BR	$2,615	$2,799

For our HCV program (Section 8 vouchers), determination of rents paid to landlords is based upon HUD published Fair Market Rents (FMR'S) in each housing authority's locality. Here, The City of Fall River is included in the Providence and Warwick, Rhode Island locality (statistical area).

Additionally, for housing authorities experiencing higher rental rates than published FMR'S, HUD permits housing authorities to increase payment standards up to 120% of these published rates without having to request a waiver from HUD. This helps voucher holders find or keep suitable housing.

In Fall River, as all over the country, voucher holders are struggling to find or keep an affordable apartment due to increasing rents as well as a shortage of available housing. Last year FRHA payment standards were set at 110% of the published FMR to assist our voucher holders.

On September 1, 2026, HUD published FY 2027 FMR's that will be effective on October 1, 2026. The FMR's for the statistical area increased this year. The Fall River Housing Authority payment standards will be set at 107% of the published FMR to assist our voucher holders to seek safe and affordable units. This new payment standard will be effective on 12/01/2026. (Although not necessary, this rate has been reviewed and concurred with HUD.)

*****PLEASE NOTE THE ABOVE PUBLISHED FMR'S INCLUDE ALL UTILITIES *****

Payment Standard Effective 12/01/2026