

ARLINGTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PAYMENT STANDARDS

Bedroom size	Fair Market Rent 2026	Percent of FMR	Payment Standards Effective: 2/1/2026	Percent of FMR
O BR	2359	100%	2359	100.00%
1 BR	2476	100%	2476	100.00%
2 BR	2941	100%	2941	100.00%
3 BR	3526	100%	3526	100.00%
4 BR	3894	100%	3894	100.00%
5 BR	4325	100%	4325	100.00%
6 BR	4889	100%	4889	100.00%

The above Payment Standards are for each Fair Market Rent (FMR) area in the AHA jurisdiction (State of Massachusetts) for those cities in which the AHA administers a subsidy in the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

2026 Payment Standards for Metro FMR area in Massachusetts Outside of Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area Effective 1/1/2026

Although the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area constitutes the AHA's principal area of jurisdiction, the AHA has jurisdiction to administer the HCV program throughout the Commonwealth of Massachusetts. As such, AHA's Payment Standards will be set at 100% of HUD's FMR by bedroom size (studio, 1, 2 ,3, 4, ect.) for each community located outside of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

FY 2026 Fair Market Rent Documentation System

The FY 2026 Massachusetts FMR Summary

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 (p_art) 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
Final FY2026 Massachusetts FMR Metropolitan Area Summary						
Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
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