

**Fairport Urban Renewal Agency - HCV Program Standards**

**November 1, 2025 - October 31, 2026**

**PAYMENT STANDARDS EFFECTIVE 11/1/2025**

Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
FMR	\$1,116	\$1,256	\$1,573	\$1,895	\$2,083	\$2,395	\$2,708	\$3,020	\$3,332
Payment standard	\$1,130	\$1,270	\$1,610	\$1,900	\$2,110	\$2,420	\$2,730	\$3,040	\$3,360

**2025 Income Limit \* effective 4/1/2025**

	1	2	3	4	5	6	7	8
Extremely Low (30% of AMI)	\$ 21,850	\$ 24,950	\$ 28,050	\$ 32,150	\$ 37,650	\$ 43,150	\$ 48,650	\$ 54,150
Very Low (50% of AMI)	\$ 36,400	\$ 41,600	\$ 46,800	\$ 51,950	\$ 56,150	\$ 60,300	\$ 64,450	\$ 68,600
Low (80% of AMI)	\$ 58,200	\$ 66,500	\$ 74,800	\$ 83,100	\$ 89,750	\$ 96,400	\$ 103,050	\$ 109,700

**ROCHESTER GAS AND ELECTRIC - EFFECTIVE 11/01/2025**

**HEATING BY UNIT TYPE - ROCHESTER GAS AND ELECTRIC\***

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
<b>Single Family</b>						
<i>Natural Gas</i>	40	54	65	81	92	107
<i>Electric</i>	80	109	130	164	186	216
<i>Bottle Gas</i>	141	191	228	288	326	378
<i>Oil</i>	154	208	249	314	355	413
<b>Older Home Converted (Semi-Detached)- DUPLEX &amp; 2/3 Family</b>						
<i>Natural Gas</i>	35	45	60	74	88	99
<i>Electric</i>	70	90	121	149	178	200
<i>Bottle Gas</i>	123	158	212	262	313	350
<i>Oil</i>	134	172	231	286	341	382
<b>Rowhouse/Townhouse/Garden Apartment</b>						
<i>Natural Gas</i>	30	40	55	68	82	96
<i>Electric</i>	61	81	110	137	166	193
<i>Bottle Gas</i>	107	142	193	240	291	338
<i>Oil</i>	116	155	210	262	317	369
<b>Manufactured Home/Mobile Home</b>						
<i>Natural Gas</i>	30	37	47	61	76	
<i>Electric</i>	61	74	95	122	153	
<i>Bottle Gas</i>	107	129	167	215	268	
<i>Oil</i>	117	141	182	234	293	
<b>High-Rise</b>						
<i>Natural Gas</i>	31	35	42	51	58	72
<i>Electric</i>	55	68	83	103	127	148
<b>Lowrise/Older Multi-Family</b>						
<i>Natural Gas</i>	33	43	57	71	85	98
<i>Electric</i>	66	86	115	142	171	196
<i>Bottle Gas</i>	115	151	202	250	300	345
<i>Oil</i>	126	165	220	272	327	376
<b>Duplex &amp; 2/3 Family (Semi-Detached) DOES NOT EXIST IN HAPPY</b>						
<i>Natural Gas</i>	36	47	62	77	91	103
<i>Electric</i>	73	95	125	156	183	208
<i>Bottle Gas</i>	129	167	220	273	320	364
<i>Oil</i>	141	182	240	298	349	397

**ALL OTHER UTILITIES BY BEDROOM SIZE (APPLIES TO ALL UNITS)**

Utility Type (ALL UNIT Types)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
<b>Cooking</b>						
<i>Natural Gas</i>	4	5	7	9	11	12
<i>Electric</i>	13	16	22	27	34	36
<i>Bottle Gas</i>	15	19	26	32	39	42
<b>Water Heating</b>						
<i>Natural Gas</i>	5	7	9	11	14	15
<i>Electric</i>	15	20	26	33	40	44
<i>Bottle Gas</i>	18	24	32	39	48	52
<i>Oil</i>	21	26	35	44	54	59
<b>Other Electric</b>	44	56	75	93	116	125
<b>Water Usage***</b>	23	29	36	44	48	55
<b>Sewer***</b>	10	14	18	23	27	31
<b>Trash ***</b>	39	39	39	39	39	39
<b>Range (tnt owned)</b>	6	6	6	6	6	6
<b>Refrig (tnt owned)</b>	5	5	6	6	6	7

**\*All Morgan Properties W & S = \$23 + \$10 or \$15 trash don't use chart**

**\*\* Taken from the Rochester Housing Authority's 2025 Utility Chart. Rate did not change more than 10% between 2024 and 2025.**