



Brookline Housing Authority

90 Longwood Ave. Ste. 1
Brookline, MA 02446

TEL 617 277 2022
FAX 877 485 5549
TTD 800 545 1833 x213

BOARD OF COMMISSIONERS

Michael Jacobs, Chairman
Susan C. Cohen, Vice Chair
Barbara Dugan, Treasurer
Judith A. Katz, Commissioner
Kimberley Richardson, Commissioner
Ben Stone, Executive Director

Brookline Housing Authority
Section 8 HCV Revised Payment Standards

The Department of Housing and Urban Development (HUD) has issued a revised 2025 Fair Market Rent and Small Area Fair Market rent schedules for the Boston-Cambridge-Quincy metropolitan area following an appeal of the original 2025 FMR analysis proposed to go into effect on January 1, 2025. Based upon the new Fair Market Rents, the Brookline Housing Authority will move to adopt a revised 2025 Payment Standard schedule for the remainder of the year and/or until HUD releases a new FMR schedule.

The proposed revised 2025 payment standards are posted here for comment. The proposed effective date for these changes is July 1, 2025. Please feel free to submit any comments regarding the payment standard revisions to jhillis@brooklinehousing.org.

Thank you,

Brookline Housing Authority

Effective 7/1/2025

Brookline SAFMR Payment Standards								
Zip Code	Studio	1BR	2BR	3BR	4BR	5BR	6BR	7BR
Brookline 02445	\$2,834	\$3,045	\$3,625	\$4,379	\$4,830	\$5,554	\$6,279	\$7,003
Brookline 02446	\$3,027	\$3,248	\$3,864	\$4,674	\$5,143	\$5,914	\$6,686	\$7,457
Brookline 02467	\$2,754	\$2,926	\$3,478	\$4,204	\$4,627	\$5,321	\$6,015	\$6,710

Revised 2025 Payment Standards (110% of Metropolitan Area Fair Market Rent)								
Metropolitan Area Name	Studio	1BR	2BR	3BR	4BR	5BR	6BR	7BR
Barnstable Town, MA MSA	\$1,912	\$1,966	\$2,580	\$3,166	\$3,638	\$4,183	\$4,729	\$5,275
Berkshire County, MA HUD Metro FMR Area	\$1,262	\$1,403	\$1,841	\$2,230	\$3,092	\$3,555	\$4,019	\$4,483
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	\$2,489	\$2,633	\$3,120	\$3,759	\$4,137	\$4,757	\$5,378	\$5,998
Brockton, MA HUD Metro FMR Area	\$1,767	\$1,817	\$2,370	\$3,003	\$3,248	\$3,735	\$4,222	\$4,709
Eastern Worcester County, MA HUD Metro FMR Area	\$1,548	\$1,721	\$2,258	\$3,164	\$3,626	\$4,169	\$4,713	\$5,257
Easton-Raynham, MA HUD Metro FMR Area	\$2,002	\$2,015	\$2,643	\$3,184	\$3,859	\$4,437	\$5,016	\$5,595
Fitchburg-Leominster, MA HUD Metro FMR Area	\$1,252	\$1,465	\$1,827	\$2,381	\$2,722	\$3,130	\$3,538	\$3,946
Franklin County, MA HUD Metro FMR Area	\$1,178	\$1,310	\$1,718	\$2,070	\$2,310	\$2,656	\$3,003	\$3,349
Lawrence, MA-NH HUD Metro FMR Area	\$1,480	\$1,647	\$2,108	\$2,601	\$2,863	\$3,292	\$3,721	\$4,151
Lowell, MA HUD Metro FMR Area	\$1,690	\$1,879	\$2,466	\$2,971	\$3,269	\$3,759	\$4,249	\$4,740
New Bedford, MA HUD Metro FMR Area	\$1,189	\$1,294	\$1,592	\$1,919	\$2,296	\$2,640	\$2,984	\$3,329
Pittsfield, MA HUD Metro FMR Area	\$1,184	\$1,357	\$1,728	\$2,217	\$2,382	\$2,739	\$3,096	\$3,453
Providence-Fall River, RI-MA HUD Metro FMR Area	\$1,356	\$1,450	\$1,775	\$2,139	\$2,594	\$2,983	\$3,372	\$3,761
Springfield, MA HUD Metro FMR Area	\$1,148	\$1,325	\$1,645	\$2,005	\$2,240	\$2,576	\$2,912	\$3,248
Taunton-Mansfield-Norton, MA HUD Metro FMR Area	\$1,432	\$1,591	\$2,088	\$2,645	\$2,769	\$3,184	\$3,599	\$4,015
Western Worcester County, MA HUD Metro FMR Area	\$1,151	\$1,270	\$1,608	\$2,253	\$2,700	\$3,105	\$3,510	\$3,915
Worcester, MA HUD Metro FMR Area	\$1,571	\$1,581	\$2,039	\$2,491	\$2,742	\$3,153	\$3,564	\$3,975