


Memorandum



Date: December 2, 2024

To: Distribution

From: Alex R Ballina, Director 
Public Housing and Community Development

Subject: 2025 Fair Market Rents and Payment Standards

Please be advised, that effective January 1, 2025, the Payment Standards is 110% of the FMRs. The Payment Standards have been revised as indicated below:

2025 Payment Standards						
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Tenant Based Voucher	See Small Area Fair Market Rents Below					

Small Area Fair Market Rents						
Group	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Group A	\$1,584	\$1,764	\$2,160	\$2,784	\$3,276	\$3,767
Group B	\$1,824	\$2,040	\$2,520	\$3,276	\$3,888	\$4,471
Group C	\$1,851	\$2,072	\$2,556	\$3,330	\$3,948	\$4,540
Group D	\$2,151	\$2,394	\$2,934	\$3,798	\$4,446	\$5,113
Group E	\$2,304	\$2,556	\$3,141	\$4,059	\$4,752	\$5,465
Please refer to the table on next page for Zip Codes by Group						

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent of the four-bedroom FMR, for each extra bedroom. The FMRs for Single Room Occupancy (SRO) are calculated at 75% of the 0-bedroom.

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2025 Fair Market Rent	\$1,711	\$1,898	\$2,329	\$3,008	\$3,527
Moderate Rehabilitation	\$2,053	\$2,278	\$2,795	\$3,610	\$4,232

The Moderate Rehabilitation Payment Standard is calculated at 120% of the 2025 FMR.

Zip Codes by Group						
Group A	Group B	Group C			Group D	Group E
33023	33010	33002	33134	33192	33129	33109
33054	33013	33011	33141	33193	33137	33122
	33030	33012	33143	33195	33140	33131
	33033	33014	33144	33197	33154	33132
	33034	33015	33145	33198	33160	33139
	33125	33016	33152	33222	33177	33146
	33127	33017	33153	33231	33180	33149
	33128	33018	33155	33233	33182	33158
	33135	33031	33156	33234	33186	33178
	33136	33032	33161	33238	33187	33185
	33138	33035	33163	33239	33196	33194
	33142	33039	33164			
	33147	33055	33165	33242		
	33150	33056	33166	33243		
	33157	33090	33170	33245		
	33162	33092	33172	33247		
	33167	33092	33173	33255		
	33167	33101	33174	33256		
	33168	33106	33175	33257		
	33169	33114	33176	33261		
	33181	33116	33179	33265		
		33119	33183	33266		
		33124	33184	33269		
		33126	33189	33280		
		33130	33190	33283		
		33133	33191	33296		

Distribution:

Housing Specialists
Intake Staff

C: Clarence Brown
Crystal Coleman
Gerald Farr