



Bristol Housing Authority

Housing Choice Voucher Program

1014 Hope Street, Bristol, RI 02809

401.253.4464 FAX 401.253.9249

M. Candace Pansa, Executive Director

Board of Commissioners

Ed Correia, Chairman

Pasquale D'Alessio, Vice Chairman

Tina Barbosa

Dona St. Angelo

Michael Mello

2026

Payment Standards– FINAL

Implementation 1/1/2026

FINAL Small Area Fair Market Rents

Payment Standards

(SAFMRs) 2026**

**The Bristol Housing Authority, with Board approval and notification to HUD, will adopt the Small Area Fair Market Rents (SAFMRs) for annual payment standards. SAFMRs will be calculated at 110% for 0, 1, 2 and 3 bedroom units, and 100% for 4 bedroom units. Adopting the SAFMRs will allow better opportunities for participants and property owners in the Housing Choice Voucher program.

	100%	110%
0 Bedrooms:	1,400	1,540
1 Bedroom:	1,480	1,628
2 Bedrooms:	1,830	2,013
3 Bedrooms:	2,210	2,431
4 Bedrooms:	2,630	---



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Payment Standards 2026 at 110% of Small Area FMR

Exception to 4 Bedrooms at 100%

Implementation 1/1/2026

0 Bedrooms: 1,540

1 Bedroom: 1,628

2 Bedrooms: 2,013

3 Bedrooms: 2,431

4 Bedrooms: 2,630



FY2026 SMALL AREA FMRs FOR BRISTOL COUNTY, RI

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Bristol County is part of the **Providence-Fall River, RI-MA HUD Metro FMR Area.**

Bristol County, RI Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
02806	\$1,750	\$1,860	\$2,290	\$2,760	\$3,290
02809	\$1,400	\$1,480	\$1,830	\$2,210	\$2,630
02885	\$1,290	\$1,370	\$1,690	\$2,040	\$2,420

| [HUD Home Page](#) | [HUD User Home](#) | [Data Sets](#) | [Fair Market Rents](#) | [Section 8 Income Limits](#)
| [FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#) |

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