

**100% Fair Market Rent (FMR)  
and 100% Small Area Fair Market Rents (SAFMR) for HPD Exception Payment Standard (EPS) Areas**

**Effective January 1, 2023**

*\*Tenant-Paid Utilities must be subtracted from the FMR/SAFMR\**

<b>ZIP</b>	<b>Exception Payment Standard Area?</b>	<b>SRO</b>	<b>Studio</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3-BR</b>	<b>4-BR</b>
<i>FMR</i>	<i>No</i>	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10001	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10003	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10004	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10005	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10006	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10007	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10010	Yes	\$2,340	\$3,120	\$3,190	\$3,600	\$4,520	\$4,870
10011	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10012	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10013	Yes	\$1,928	\$2,570	\$2,630	\$2,970	\$3,730	\$4,020
10014	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10016	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10017	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10018	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10019	Yes	\$1,688	\$2,250	\$2,300	\$2,600	\$3,270	\$3,520
10020	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10021	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10022	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10023	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10024	Yes	\$2,333	\$3,110	\$3,180	\$3,590	\$4,510	\$4,860
10025	Yes	\$1,628	\$2,170	\$2,210	\$2,500	\$3,140	\$3,380
10026	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10028	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10033	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10034	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10036	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10038	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10040	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10044	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10065	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10069	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10075	Yes	\$2,250	\$3,000	\$3,060	\$3,460	\$4,350	\$4,680
10103	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10110	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10111	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10112	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10115	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10119	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10128	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10152	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10153	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10154	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10162	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10165	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10167	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10168	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210

**100% Fair Market Rent (FMR)  
and 100% Small Area Fair Market Rents (SAFMR) for HPD Exception Payment Standard (EPS) Areas**

**Effective January 1, 2023**

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ZIP	Exception Payment Standard Area?	SRO	Studio	1-BR	2-BR	3-BR	4-BR
10169	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10170	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10171	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10172	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10173	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10174	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10177	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10199	Yes	\$2,025	\$2,700	\$2,750	\$3,130	\$3,950	\$4,240
10271	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10278	Yes	\$2,018	\$2,690	\$2,750	\$3,110	\$3,910	\$4,210
10279	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10280	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
10282	Yes	\$2,273	\$3,030	\$3,100	\$3,500	\$4,390	\$4,730
10304	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10305	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10306	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10307	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10308	Yes	\$1,748	\$2,330	\$2,380	\$2,690	\$3,380	\$3,640
10309	Yes	\$1,635	\$2,180	\$2,230	\$2,520	\$3,170	\$3,410
10312	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10314	Yes	\$1,620	\$2,160	\$2,200	\$2,490	\$3,130	\$3,370
10461	Yes	\$1,718	\$2,290	\$2,340	\$2,640	\$3,320	\$3,570
10462	Yes	\$1,628	\$2,170	\$2,210	\$2,500	\$3,140	\$3,380
10463	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10464	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
10465	Yes	\$1,695	\$2,260	\$2,310	\$2,610	\$3,280	\$3,530
10471	Yes	\$1,763	\$2,350	\$2,400	\$2,710	\$3,400	\$3,670
11004	Yes	\$1,613	\$2,150	\$2,200	\$2,480	\$3,110	\$3,360
11005	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
11101	Yes	\$1,995	\$2,660	\$2,720	\$3,070	\$3,860	\$4,150
11102	Yes	\$2,010	\$2,680	\$2,740	\$3,100	\$3,890	\$4,190
11103	Yes	\$1,913	\$2,550	\$2,610	\$2,950	\$3,710	\$3,990
11104	Yes	\$1,905	\$2,540	\$2,590	\$2,930	\$3,680	\$3,960
11105	Yes	\$1,980	\$2,640	\$2,700	\$3,050	\$3,830	\$4,130
11106	Yes	\$1,898	\$2,530	\$2,590	\$2,920	\$3,670	\$3,950
11109	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
11201	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
11204	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11205	Yes	\$1,643	\$2,190	\$2,240	\$2,530	\$3,180	\$3,420
11209	Yes	\$1,808	\$2,410	\$2,460	\$2,780	\$3,490	\$3,760
11211	Yes	\$1,913	\$2,550	\$2,610	\$2,950	\$3,710	\$3,990
11214	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11215	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
11217	Yes	\$2,393	\$3,190	\$3,260	\$3,680	\$4,620	\$4,980
11218	Yes	\$1,770	\$2,360	\$2,410	\$2,720	\$3,420	\$3,680
11219	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11220	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316

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ZIP	Exception Payment Standard Area?	SRO	Studio	1-BR	2-BR	3-BR	4-BR
11222	Yes	\$2,108	\$2,810	\$2,870	\$3,240	\$4,070	\$4,380
11223	Yes	\$1,598	\$2,130	\$2,180	\$2,460	\$3,090	\$3,330
11224	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11228	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11229	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11230	Yes	\$1,650	\$2,200	\$2,250	\$2,540	\$3,190	\$3,440
11231	Yes	\$2,303	\$3,070	\$3,130	\$3,540	\$4,450	\$4,790
11232	Yes	\$1,613	\$2,150	\$2,200	\$2,480	\$3,110	\$3,360
11234	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11235	Yes	\$1,635	\$2,180	\$2,230	\$2,520	\$3,170	\$3,410
11238	Yes	\$1,980	\$2,640	\$2,700	\$3,050	\$3,830	\$4,130
11249	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11351	Yes	\$1,635	\$2,180	\$2,230	\$2,520	\$3,170	\$3,410
11354	Yes	\$1,695	\$2,260	\$2,310	\$2,610	\$3,280	\$3,530
11355	Yes	\$1,620	\$2,160	\$2,200	\$2,490	\$3,130	\$3,370
11356	Yes	\$1,793	\$2,390	\$2,440	\$2,760	\$3,470	\$3,730
11357	Yes	\$1,815	\$2,420	\$2,470	\$2,790	\$3,500	\$3,780
11358	Yes	\$1,770	\$2,360	\$2,410	\$2,720	\$3,420	\$3,680
11359	Yes	\$1,635	\$2,180	\$2,230	\$2,520	\$3,170	\$3,410
11360	Yes	\$2,130	\$2,840	\$2,900	\$3,280	\$4,120	\$4,440
11361	Yes	\$1,913	\$2,550	\$2,610	\$2,950	\$3,710	\$3,990
11362	Yes	\$1,920	\$2,560	\$2,620	\$2,960	\$3,720	\$4,010
11363	Yes	\$2,123	\$2,830	\$2,900	\$3,270	\$4,110	\$4,420
11364	Yes	\$1,830	\$2,440	\$2,500	\$2,820	\$3,540	\$3,820
11365	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11366	Yes	\$1,770	\$2,360	\$2,420	\$2,730	\$3,430	\$3,690
11367	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11373	Yes	\$1,740	\$2,320	\$2,370	\$2,680	\$3,370	\$3,630
11374	Yes	\$1,913	\$2,550	\$2,610	\$2,950	\$3,710	\$3,990
11375	Yes	\$2,048	\$2,730	\$2,790	\$3,150	\$3,960	\$4,260
11377	Yes	\$1,755	\$2,340	\$2,390	\$2,700	\$3,390	\$3,650
11378	Yes	\$1,748	\$2,330	\$2,380	\$2,690	\$3,380	\$3,640
11379	Yes	\$1,785	\$2,380	\$2,430	\$2,750	\$3,450	\$3,720
11411	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11412	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11413	Yes	\$1,673	\$2,230	\$2,280	\$2,570	\$3,230	\$3,480
11414	Yes	\$1,658	\$2,210	\$2,260	\$2,550	\$3,200	\$3,450
11415	Yes	\$1,808	\$2,410	\$2,460	\$2,780	\$3,490	\$3,760
11422	Yes	\$1,815	\$2,420	\$2,470	\$2,790	\$3,500	\$3,780
11425	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11426	Yes	\$1,830	\$2,440	\$2,500	\$2,820	\$3,540	\$3,820
11427	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11432	Yes	\$1,800	\$2,400	\$2,450	\$2,770	\$3,480	\$3,750
11694	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316
11697	Yes	\$1,592	\$2,123	\$2,170	\$2,451	\$3,078	\$3,316