

NYC 15/15 Rental Assistance Program - **New Rent Schedule**

New York, NY HUD Metro Fair Market Rent (FMR) Area

figures as indicated

Monthly Rent Schedule																
Unit Size	FY 2025 NYC FMR	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040
Studio	2,406	1,925	1,992	2,062	2,134	2,209	2,286	2,366	2,449	2,535	2,623	2,715	2,810	2,909	3,010	3,116
One-Bedroom	2,511	2,009	2,079	2,152	2,227	2,305	2,386	2,469	2,556	2,645	2,738	2,834	2,933	3,035	3,142	3,252
Two-Bedroom	2,780	2,224	2,302	2,382	2,466	2,552	2,641	2,734	2,830	2,929	3,031	3,137	3,247	3,361	3,478	3,600
Three-Bedroom	3,465	2,772	2,869	2,969	3,073	3,181	3,292	3,407	3,527	3,650	3,778	3,910	4,047	4,189	4,335	4,487
Four-Bedroom	3,738	2,990	3,095	3,203	3,316	3,432	3,552	3,676	3,805	3,938	4,076	4,218	4,366	4,519	4,677	4,841
Annual Monthly Rent Inflation 3.5% per year:	3.5%		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%

Source: HPD Office of Financial Management & Tenant Resources; U.S. Department of Housing and Urban Development (HUD)

Notes:

- [1] Rent schedule published on five-year basis using FY 2025 NYC Fair Market Rent (FMR) as baseline (FY 2026 is set at 80% of FY 2025 FMR)
- [2] Out-years monthly rent schedule fix at annual 3.5% inflation beginning on 7/1/2026.
- [3] Projects underwritten to rent schedule for construction start year; may request rent increase to current year rent when rental assistance contract is signed at lease-up
- [4] Some projects grandfathered under FY2017 FMR + 2% annual rent schedule
- [5] Rent increases may be allowed upon request or at lease/contract renewal. Owners can request an increase or a new rent schedule by submitting a "Rent Increase/Decrease Request Form" through the "Request" tab in the DTR Portal.