



Prospective Landlord Letter (2025)

Date Issued: _____

To Whom It May Concern:

Re: _____

Please be advised that, if the above-named person is approved for rental assistance for an apartment that you agree to rent, HRA Special Services will approve apartments with monthly rent charges up to the City FHEPS levels indicated on page 2 of this letter. The rent should include heat and hot water at a minimum, *except for apartments obtained through NYC Housing Connect and other NYC Housing Lotteries*. Other exceptions may also be granted on a case-by-case basis.

Note that this letter is only a tool for use in apartment searches, not a voucher.

For cases with documented extenuating circumstances, the size of the client's household is one of several factors that will determine the maximum rent approved by the agency in its exercise of discretion. Please note: this HRA rental assistance program is not CityFHEPS.

Sincerely,

Center Director

(Turn page)

HRA SPECIAL SERVICES RENT PAYMENT GUIDELINES EFFECTIVE 1/1/2025

Maximum Rent Amounts

FAMILY SIZE	NUMBER of BEDROOMS	<u>ALL UTILITIES*</u> INCLUDED	WITHOUT COOKING GAS & ELECTRICITY	WITH COOKING GAS ONLY	WITH ELECTRICITY ONLY	<u>NO UTILITIES**</u> INCLUDED
1	0 (Studio)	\$2,624	\$2,525	\$2,550	\$2,599	\$2,440
1 or 2	1	\$2,696	\$2,584	\$2,612	\$2,668	\$2,484
3 or 4	2	\$3,027	\$2,885	\$2,918	\$2,994	\$2,762
5 or 6	3	\$3,777	\$3,606	\$3,643	\$3,740	\$3,464
7 or 8	4	\$4,070	\$3,868	\$3,910	\$4,028	\$3,705
9 or 10	5	\$4,680	\$4,448	\$4,494	\$4,634	\$4,263
11 or 12	6	\$5,291	\$5,059	\$5,105	\$5,245	\$4,874
13 or 14	7	\$5,901	\$5,669	\$5,715	\$5,855	\$5,484
15 or 16	8	\$6,512	\$6,280	\$6,326	\$6,466	\$6,095
17 or 18	9	\$7,122	\$6,890	\$6,936	\$7,076	\$6,705
19 or 20	10	\$7,733	\$7,501	\$7,547	\$7,687	\$7,316

* **All Utilities Included** means that the rent includes heating, hot water, cooking gas, and electricity.

** Apartments obtained through **NYC Housing Connect** and other **NYC Housing Lotteries**, for example. This may also apply to non-lottery units at the agency's discretion.