Human Resources Administration
Department of Homeless Services
Department of Social Services

DSS CITYFHEPS PAYMENT STANDARDS

Note: The rent and utility amounts provided on this document are only valid for CityFHEPS tenants who move within the five (5) boroughs of New York City. For tenants who move outside of New York City, but within New York State, please go to the DSS CityFHEPS website to find the statewide amounts at https://www1.nyc.gov/site/hra/help/cityfheps-documents.page.

The payment standard chart and payment standard guidelines for 2025 and 2026 are below. The payment standard guidelines explain when the 2025 payment standards and 2025 utility allowance amounts are applicable and when the 2026 payment standards and 2026 utility allowance amounts are applicable.

Payment Standard Guidelines for 2025 and 2026

- **All CityFHEPS Renewals and New CityFHEPS Packages Submitted Through February 28, 2026:**
  All renewals and new CityFHEPS packages submitted until February 28, 2026, may use the 2025 payment standards and 2025 utility allowance amounts, unless the lease start date is April 1, 2026, or later.
- **New CityFHEPS Packages Submitted on or After March 1, 2026:**
  All CityFHEPS packages submitted on or after March 1, 2026, or with an April 1, 2026, lease start date, must use the 2026 payment standards and 2026 utility allowance amounts.

CityFHEPS Payment Standards

(see next page for Utility Allowance)

Family Size	Number of Bedrooms	2025 Payment Standards*	2026 Payment Standards (Effective 04/01/2026) *
1	SRO	$1,985	$1,953
1	Studio	$2,646	$2,604
1 or 2	1	$2,762	$2,734
3 or 4	2	$3,058	$2,997
5 or 6	3	$3,811	$3,753
7 or 8	4	$4,111	$4,077
9 or 10	5	$4,728	$4,689
11 or 12	6	$5,345	$5,301
13 or 14	7	$5,962	$5,913
15 or 16	8	$6,579	$6,524

* The payment standards in the chart above are the maximum rent amounts if all utilities are included in the lease.

(Turn page)

2025 DSS Utility Allowance Schedule

COOKING GAS AND ELECTRIC (NO ELECTRIC STOVE)						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Cooking Gas ($)	26	29	33	37	41	45
Electric ($)	96	109	144	178	213	248
Total (w/ Cooking Gas & Electric) ($)	122	138	177	215	254	293

OIL HEAT AND HOT WATER						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Oil Hot Water Only ($)	29	34	49	64	79	93
Oil Heat Only ($)	94	111	127	142	158	174
Total (Oil Heat & Hot Water) ($)	123	145	176	206	237	267

GAS HEAT AND HOT WATER						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Gas Hot Water Only ($)	20	23	33	44	54	64
Gas Heat Only ($)	65	76	88	98	109	119
Total (Gas Heat & Hot Water) ($)	85	99	121	142	163	183

ELECTRIC HEAT AND HOT WATER						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Electric Hot Water Only ($)	38	45	57	70	82	95
Electric Heat Only ($)	54	63	84	105	126	147
Total (Electric Heat & Hot Water) ($)	92	108	141	175	208	242

ELECTRIC						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Electric with Cooking Range ($)	111	127	170	212	255	298

.

(Turn page)

Department of Social Services
Human Resources Administration

2026 DSS Utility Allowance Schedule

COOKING GAS AND ELECTRIC (NO ELECTRIC STOVE)						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Cooking Gas ($)	29	33	39	45	51	57
Electric ($)	96	108	142	176	210	244
Total (w/ Cooking Gas & Electric) ($)	125	141	181	221	261	301

OIL HEAT AND HOT WATER						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Oil Hot Water Only ($)	28	32	47	61	76	90
Oil Heat Only ($)	91	107	122	138	153	168
Total (Oil Heat & Hot Water) ($)	119	139	169	199	229	258

GAS HEAT AND HOT WATER						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Gas Hot Water Only ($)	22	26	38	49	61	72
Gas Heat Only ($)	73	86	100	110	122	134
Total (Gas Heat & Hot Water) ($)	95	112	138	159	183	206

ELECTRIC HEAT AND HOT WATER						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Electric Hot Water Only ($)	37	44	56	68	80	93
Electric Heat Only ($)	52	62	82	103	123	144
Total (Electric Heat & Hot Water) ($)	89	106	138	171	203	237

ELECTRIC						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
Electric with Cooking Range ($)	111	126	167	209	251	293

HEAT PUMP						
Number of Bedrooms	**0**	**1**	**2**	**3**	**4**	**5 or more**
All Heat Pumps ($)	31	37	40	47	55	65