

**FY 2026 FMRs**

WHA APS

100% of HUD published FMRs

October 1, 2025, Amanda L. Phillips

APS for calendar year 2025 effective 10/1/25 for new contracts/flat rents.

Area	OBR	.1BR	2BR	3BR	4BR	5BR
Fitchburg	\$1,206	\$1,410	\$1,749	\$2,247	\$2,637	\$3,033
Leominster						
Winchendon						
Gardner						
Fitchburg						
Westminster						
Ashburnham						
Worcester	\$1,588	\$1,599	\$2,056	\$2,548	\$2,825	\$3,249
Worcester						
Princeton						
Boston/Cambridge	\$2,359	\$2,476	\$2,941	\$3,526	\$3,894	\$4,478
Shirley/Ayer						
Springfield	\$1,219	\$1,382	\$1,734	\$2,127	\$2,296	\$2,640
W.Worcester County.	\$1,096	\$1,200	\$1,532	\$2,131	\$2,570	\$2,956
Petersham						
Athol						
Franklin County	\$1,287	\$1,422	\$1,866	\$2,237	\$2,471	\$2,842
Orange						

For 5 bedrooms multiply 4 bedroom by 1.15 .