



# BERGEN-PASSAIC, NJ HUD METRO FMR AREA SMALL AREA FY 2024 FAIR MARKET RENTS

All Housing Choice Voucher programs operated in the Bergen-Passaic, NJ HUD Metro FMR Area will use Small Area FMRs as defined by ZIP codes.

For FMR information for other programs, please click [here](#).

Passaic County, NJ is part of the Bergen-Passaic, NJ HUD Metro FMR Area, which consists of the following counties: Bergen County, NJ; and Passaic County, NJ. All information here applies to the entirety of the Bergen-Passaic, NJ HUD Metro FMR Area.

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

NOTE: ZIP Code areas are defined by the postal service to facilitate the efficient delivery of mail. Because of this, ZIP code areas may cross city, county, and in some limited instances, state lines. Consequently, ZIP codes which cross county lines may lie within more than one metropolitan area, or cover parts of one or more nonmetropolitan counties and part of a metropolitan area.

<b>Bergen-Passaic, NJ HUD Metro FMR Area Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">07006</a>	\$1,690	\$1,950	\$2,350	\$2,970	\$3,430
<a href="#">07009</a>	\$1,620	\$1,870	\$2,250	\$2,850	\$3,290
<a href="#">07010</a>	\$1,480	\$1,740	\$2,000	\$2,480	\$3,110
<a href="#">07011</a>	\$1,380	\$1,630	\$1,870	\$2,320	\$2,910
<a href="#">07012</a>	\$1,380	\$1,630	\$1,870	\$2,320	\$2,910
<a href="#">07013</a>	\$1,370	\$1,610	\$1,850	\$2,290	\$2,880
<a href="#">07014</a>	\$1,640	\$1,930	\$2,220	\$2,750	\$3,460
<a href="#">07015</a>	\$1,290	\$1,510	\$1,740	\$2,150	\$2,710
<a href="#">07020</a>	\$2,100	\$2,470	\$2,840	\$3,520	\$4,420
<a href="#">07022</a>	\$1,390	\$1,630	\$1,880	\$2,330	\$2,930

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<a href="#">07024</a>	\$1,950	\$2,300	\$2,640	\$3,270	\$4,110
<a href="#">07026</a>	\$1,300	\$1,520	\$1,750	\$2,170	\$2,720
<a href="#">07031</a>	\$1,350	\$1,580	\$1,820	\$2,250	\$2,830
<a href="#">07032</a>	\$1,770	\$1,800	\$2,040	\$2,530	\$2,820
<a href="#">07043</a>	\$2,060	\$2,380	\$2,860	\$3,620	\$4,200
<a href="#">07047</a>	\$2,130	\$2,170	\$2,460	\$3,060	\$3,410
<a href="#">07055</a>	\$1,150	\$1,350	\$1,550	\$1,920	\$2,410
<a href="#">07057</a>	\$1,210	\$1,420	\$1,630	\$2,020	\$2,540
<a href="#">07070</a>	\$1,410	\$1,660	\$1,910	\$2,360	\$2,970
<a href="#">07071</a>	\$1,410	\$1,660	\$1,910	\$2,360	\$2,970
<a href="#">07072</a>	\$1,440	\$1,690	\$1,940	\$2,400	\$3,020
<a href="#">07073</a>	\$1,500	\$1,760	\$2,020	\$2,500	\$3,150
<a href="#">07074</a>	\$1,110	\$1,300	\$1,500	\$1,860	\$2,340
<a href="#">07075</a>	\$1,620	\$1,900	\$2,190	\$2,710	\$3,410
<a href="#">07110</a>	\$1,430	\$1,650	\$1,990	\$2,520	\$2,910
<a href="#">07401</a>	\$2,010	\$2,360	\$2,710	\$3,360	\$4,220
<a href="#">07403</a>	\$1,660	\$1,950	\$2,240	\$2,770	\$3,490
<a href="#">07407</a>	\$1,620	\$1,900	\$2,190	\$2,710	\$3,410
<a href="#">07410</a>	\$1,670	\$1,970	\$2,260	\$2,800	\$3,520
<a href="#">07417</a>	\$2,100	\$2,470	\$2,840	\$3,520	\$4,420
<a href="#">07420</a>	\$1,510	\$1,770	\$2,040	\$2,530	\$3,180
<a href="#">07421</a>	\$1,880	\$2,210	\$2,550	\$3,160	\$3,950
<a href="#">07423</a>	\$2,100	\$2,470	\$2,840	\$3,520	\$4,420
<a href="#">07424</a>	\$1,380	\$1,620	\$1,860	\$2,300	\$2,900
<a href="#">07430</a>	\$1,950	\$2,300	\$2,640	\$3,270	\$4,110
<a href="#">07432</a>	\$1,610	\$1,890	\$2,170	\$2,690	\$3,380
<a href="#">07435</a>	\$1,530	\$1,780	\$2,090	\$2,610	\$3,160
<a href="#">07436</a>	\$1,630	\$1,910	\$2,200	\$2,720	\$3,430
<a href="#">07438</a>	\$1,570	\$1,810	\$2,170	\$2,740	\$3,190

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<a href="#">07442</a>	\$1,430	\$1,680	\$1,930	\$2,390	\$3,010
<a href="#">07446</a>	\$1,620	\$1,900	\$2,190	\$2,710	\$3,410
<a href="#">07450</a>	\$2,060	\$2,420	\$2,780	\$3,440	\$4,330
<a href="#">07451</a>	\$1,510	\$1,770	\$2,040	\$2,530	\$3,180
<a href="#">07452</a>	\$1,870	\$2,190	\$2,520	\$3,120	\$3,920
<a href="#">07456</a>	\$1,800	\$2,110	\$2,430	\$3,010	\$3,780
<a href="#">07458</a>	\$2,100	\$2,470	\$2,840	\$3,520	\$4,420
<a href="#">07460</a>	\$2,070	\$2,380	\$2,870	\$3,620	\$4,200
<a href="#">07463</a>	\$1,730	\$2,040	\$2,340	\$2,900	\$3,640
<a href="#">07465</a>	\$1,710	\$2,010	\$2,310	\$2,860	\$3,600
<a href="#">07470</a>	\$1,590	\$1,870	\$2,150	\$2,660	\$3,350
<a href="#">07474</a>	\$1,290	\$1,510	\$1,740	\$2,150	\$2,710
<a href="#">07480</a>	\$1,440	\$1,690	\$1,940	\$2,400	\$3,020
<a href="#">07481</a>	\$1,920	\$2,250	\$2,590	\$3,210	\$4,030
<a href="#">07495</a>	\$1,510	\$1,770	\$2,040	\$2,530	\$3,180
<a href="#">07501</a>	\$1,120	\$1,310	\$1,510	\$1,870	\$2,350
<a href="#">07502</a>	\$1,240	\$1,450	\$1,670	\$2,070	\$2,600
<a href="#">07503</a>	\$1,260	\$1,480	\$1,700	\$2,100	\$2,650
<a href="#">07504</a>	\$1,250	\$1,470	\$1,690	\$2,090	\$2,630
<a href="#">07505</a>	\$980	\$1,160	\$1,330	\$1,650	\$2,070
<a href="#">07506</a>	\$1,410	\$1,660	\$1,910	\$2,360	\$2,970
<a href="#">07507</a>	\$1,290	\$1,510	\$1,740	\$2,150	\$2,710
<a href="#">07508</a>	\$1,390	\$1,630	\$1,880	\$2,330	\$2,930
<a href="#">07509</a>	\$1,290	\$1,510	\$1,740	\$2,150	\$2,710
<a href="#">07511</a>	\$1,290	\$1,510	\$1,740	\$2,150	\$2,710
<a href="#">07512</a>	\$1,400	\$1,640	\$1,890	\$2,340	\$2,940
<a href="#">07513</a>	\$1,300	\$1,520	\$1,750	\$2,170	\$2,720
<a href="#">07514</a>	\$1,180	\$1,380	\$1,590	\$1,970	\$2,480
<a href="#">07522</a>	\$1,180	\$1,380	\$1,590	\$1,970	\$2,480

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<a href="#">07524</a>	\$1,200	\$1,410	\$1,620	\$2,010	\$2,520
<a href="#">07538</a>	\$1,290	\$1,510	\$1,740	\$2,150	\$2,710
<a href="#">07543</a>	\$1,290	\$1,510	\$1,740	\$2,150	\$2,710
<a href="#">07544</a>	\$1,290	\$1,510	\$1,740	\$2,150	\$2,710
<a href="#">07601</a>	\$1,550	\$1,830	\$2,100	\$2,600	\$3,270
<a href="#">07602</a>	\$1,510	\$1,770	\$2,040	\$2,530	\$3,180
<a href="#">07603</a>	\$1,370	\$1,610	\$1,850	\$2,290	\$2,880
<a href="#">07604</a>	\$1,440	\$1,700	\$1,950	\$2,410	\$3,040
<a href="#">07605</a>	\$1,450	\$1,700	\$1,960	\$2,430	\$3,050
<a href="#">07606</a>	\$1,520	\$1,790	\$2,060	\$2,550	\$3,210
<a href="#">07607</a>	\$1,650	\$1,940	\$2,230	\$2,760	\$3,470
<a href="#">07608</a>	\$1,580	\$1,850	\$2,130	\$2,640	\$3,320
<a href="#">07620</a>	\$1,940	\$2,280	\$2,620	\$3,250	\$4,080
<a href="#">07621</a>	\$1,380	\$1,620	\$1,860	\$2,300	\$2,900
<a href="#">07624</a>	\$2,040	\$2,400	\$2,760	\$3,420	\$4,300
<a href="#">07626</a>	\$2,100	\$2,470	\$2,840	\$3,520	\$4,420
<a href="#">07627</a>	\$2,060	\$2,430	\$2,790	\$3,460	\$4,350
<a href="#">07628</a>	\$1,340	\$1,570	\$1,810	\$2,240	\$2,820
<a href="#">07630</a>	\$1,810	\$2,120	\$2,440	\$3,020	\$3,800
<a href="#">07631</a>	\$1,550	\$1,830	\$2,100	\$2,600	\$3,270
<a href="#">07632</a>	\$1,820	\$2,140	\$2,480	\$3,070	\$3,870
<a href="#">07640</a>	\$2,100	\$2,470	\$2,840	\$3,520	\$4,420
<a href="#">07641</a>	\$1,690	\$1,990	\$2,290	\$2,840	\$3,560
<a href="#">07642</a>	\$1,350	\$1,590	\$1,830	\$2,270	\$2,850
<a href="#">07643</a>	\$1,320	\$1,550	\$1,780	\$2,200	\$2,770
<a href="#">07644</a>	\$1,320	\$1,550	\$1,780	\$2,200	\$2,770
<a href="#">07645</a>	\$1,720	\$2,020	\$2,320	\$2,870	\$3,610
<a href="#">07646</a>	\$1,360	\$1,600	\$1,840	\$2,280	\$2,870
<a href="#">07647</a>	\$1,490	\$1,750	\$2,010	\$2,490	\$3,130

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<a href="#">07648</a>	\$1,750	\$2,060	\$2,370	\$2,930	\$3,690
<a href="#">07649</a>	\$1,610	\$1,900	\$2,180	\$2,700	\$3,390
<a href="#">07650</a>	\$1,550	\$1,820	\$2,090	\$2,590	\$3,250
<a href="#">07652</a>	\$2,100	\$2,470	\$2,840	\$3,520	\$4,420
<a href="#">07653</a>	\$1,510	\$1,770	\$2,040	\$2,530	\$3,180
<a href="#">07656</a>	\$1,550	\$1,820	\$2,090	\$2,590	\$3,250
<a href="#">07657</a>	\$1,590	\$1,870	\$2,150	\$2,660	\$3,350
<a href="#">07660</a>	\$1,320	\$1,550	\$1,780	\$2,200	\$2,770
<a href="#">07661</a>	\$1,550	\$1,830	\$2,100	\$2,600	\$3,270
<a href="#">07662</a>	\$1,610	\$1,900	\$2,180	\$2,700	\$3,390
<a href="#">07663</a>	\$1,640	\$1,920	\$2,210	\$2,740	\$3,440
<a href="#">07666</a>	\$1,410	\$1,660	\$1,910	\$2,360	\$2,970
<a href="#">07670</a>	\$2,100	\$2,470	\$2,840	\$3,520	\$4,420
<a href="#">07675</a>	\$1,780	\$2,090	\$2,400	\$2,970	\$3,740
<a href="#">07676</a>	\$1,810	\$2,130	\$2,450	\$3,030	\$3,810
<a href="#">07677</a>	\$1,820	\$2,140	\$2,460	\$3,050	\$3,830
<a href="#">07699</a>	\$1,510	\$1,770	\$2,040	\$2,530	\$3,180

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### Other HUD Metro FMR Areas in the Same MSA

Select another Final FY 2024 HUD Metro FMR Area that is a part of the New York-Newark-Jersey C  
NY-NJ-PA:

Jersey City, NJ HUD Metro FMR Area



Select Metropolitan FMR Area

### Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

- Atlantic County, NJ
- Bergen County, NJ
- Burlington County, NJ
- Camden County, NJ
- Cape May County, NJ

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2024 Metropolitan FMR Area:

Bergen-Passaic, NJ HUD Metro FMR Area

Select Metropolitan FMR Area

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Prepared by the [Program Parameters and Research Division](#), HUD. Technical problems or questions? [Contact Us](#).