

## INCOME LIMITS - EFFECTIVE 04/01/2025 Median Income \$125,600 (huduser.gov)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% (EL)	26,400	30,200	33,950	<b>37,700</b>	40,750	43,750	48,650	54,150
50% (VL)	44,000	50,250	56,550	<b>62,800</b>	67,850	72,850	77,900	82,900
60% (HOME)	52,800	60,300	67,860	<b>75,360</b>	81,420	87,420	93,480	99,480
80%(L)	70,350	80,400	90,450	<b>100,500</b>	108,550	116,600	124,650	132,700

## FAIR MARKET RENTS

Effective Date	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
10/1/23	814	927	1,148	1,618	1,948	2,240	2,532
10/1/24	989	1,101	1,341	1,879	2,252	2,590	2,928
10/1/25	1,112	1,189	1,407	1,957	2,360	2,714	3,068

## PAYMENT STANDARDS

Effective Date	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
1/1/24	895	1,015	1,260	1,775	2,140	2,460	2,785
2/1/25	989	1,101	1,341	1,879	2,252	2,590	2,928
1/1/26	1,112	1,189	1,407	1,957	2,360	2,714	3,068

Effective 10/1/2025: **ADMINISTRATION FEE: \$86.51 (Column B)**  
**PORT FEE: (\*80% of Admin Fees) \$69.21 (\*88.62% \$61.33 to be paid)**

## FLAT RENTS

Effective Date	2 Bedroom	3 Bedroom (Townhome or Single Family Dwelling)	4 Bedroom (Townhome or Single Family Dwelling)
1/1/24	\$711	\$1047 (TH)	\$1260 (TH)
		\$1009 (SFD)	\$1231 (SFD)
1/1/25	\$863	\$1249 (TH)	\$1497 (TH)
		\$1211 (SFD)	\$1466 (SFD)
1/1/26	\$885	\$1281 (TH)	\$1551 (TH)
		\$1243 (SFD)	\$1520 (SFD)

PH: 40% of new admissions under 30%    S8: 75% of new admissions under 30%

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.