

**INCOME LIMITS - EFFECTIVE 04/01/2024 Median Income \$117,200 (huduser.gov)**

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% (EL)	24,650	28,150	31,650	<b>35,150</b>	38,000	41,960	47,340	52,720
50% (VL)	41,050	46,900	52,750	<b>58,600</b>	63,300	68,000	72,700	77,400
60% (HOME)	49,260	56,280	63,300	<b>70,320</b>	75,960	81,600	87,240	92,880
80%(L)	65,650	75,000	84,400	<b>93,750</b>	101,250	108,750	116,250	123,750

**FAIR MARKET RENTS**

Effective Date	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
10/1/22	847	985	1,224	1,740	2,085	2,398	2,711
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

**PAYMENT STANDARDS**

Effective Date	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
2/1/22	805	951	1,203	1,709	2,059	2,368	2,677
2/1/23	930	1,080	1,345	1,910	2,290	2,635	2,980
1/1/24	895	1,015	1,260	1,775	2,140	2,460	2,785

Effective 7/1/2024: **ADMINISTRATION FEE: \$84.29 (Column B)**  
**PORT FEE: (\*80% of Admin Fees) \$67.43 (\*91% \$61.36 to be paid)**

**FLAT RENTS**

Effective Date	2 Bedroom	3 Bedroom (Townhome or Single Family Dwelling)	4 Bedroom (Townhome or Single Family Dwelling)
1/1/23	\$730	\$1099 (TH)	\$1323 (TH)
		\$1060 (SFD)	\$1293 (SFD)
1/1/24	\$711	\$1047 (TH)	\$1260 (TH)
		\$1009 (SFD)	\$1231 (SFD)
1/1/25	\$863	\$1249 (TH)	\$1497 (TH)
		\$1211 (SFD)	\$1466 (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.