

INCOME LIMITS - EFFECTIVE 4-01-21 Median Income \$99,700 (huduser.gov)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% (EL)	20,950	23,950	26,950	29,900	32,300	35,580	40,120	44,660
50% (VL)	34,900	39,900	44,900	49,850	53,850	57,850	61,850	65,850
60%	41,900	47,850	53,850	59,800	64,600	69,400	74,200	79,000
80%(L)	55,850	63,800	71,800	79,750	86,150	92,550	98,900	105,300

FAIR MARKET RENTS

Effective Date	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
10/1/18	650	734	959	1316	1618	1861	2103
10/1/19	667	777	1016	1416	1748	2010	2272
10/1/20	673	789	1014	1447	1756	2019	2283

PAYMENT STANDARDS

Effective Date	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
1/1/20	605	775	950	1,300	1,575	1,810	2,050
1/1/21	740	850	1,050	1,450	1,930	2,050	2,100
7/1/21	740	865	1,115	1,590	1,930	2,200	2,350

ADMINISTRATION FEE: \$71.87 (Column B)

PORT FEE: (*80% of Admin Fees) \$58.21 (*81% **\$46.57** to be paid)

FLAT RENTS

Effective Date	2 Bedroom	3 Bedroom (Townhome or Single Family Dwelling)	4 Bedroom (Townhome or Single Family Dwelling)
1/1/19	\$586	\$837 (TH)	\$1038 (TH)
		\$807 (SFD)	\$1015 (SFD)
1/1/20	\$643	\$929 (TH)	\$1178 (TH)
		\$900 (SFD)	\$1128 (SFD)
1/1/21	\$639	\$954 (TH)	\$1160 (TH)
		\$926 (SFD)	\$1136 (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.