

**INCOME LIMITS (effective 4/1/2024)**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>	<u>&gt; 8</u>
30% of Median Extremely Low Income***	\$22,200	\$25,400	\$28,550	\$31,700	\$36,580	\$41,960	\$47,340	\$52,720	
50% of Median Very Low Income	\$36,950	\$42,200	\$47,500	\$52,800	\$57,000	\$61,250	\$65,500	\$69,700	*
80% of Median Low Income	\$59,150	\$67,550	\$76,050	\$84,450	\$91,200	\$98,000	\$104,750	\$111,500	*

“low-income” is defined as 80 percent of the median family income for the area, subject to adjustments for areas with unusually high or low incomes or housing costs; “very low-income” is defined at 50 percent of the median family income for the area, subject to specified adjustments for areas with unusually high or low incomes; \*\*\*The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guidelines as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low (30%) income limits may equal the very low (50%) income limits.

\* For each person in excess of 8, 8% of the 4-person base should be added to the 8-person limit. For example, the 9-person limit equals 140% of the relevant 4-person limit [132% (the percentage adjustment for an 8-person family to the 4-person base of 100%) plus 8% (the percentage adjustment for one additional family member) equals 140%]. The income limit for a 10-person family would be 148% of the relevant 4-person limit. Income limits are rounded to the nearest \$50 to reduce administrative burden.

**FAIR MARKET RENTS (1/1/2025) (HCV)**

<u>0 Bedroom</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>&gt; 4 Bedroom</u>
\$1,348	\$1,381	\$1,642	\$2,301	\$2,757	*

\* The FMR for unit sizes larger than 4-Bedrooms are calculated by adding 15% to the 4-Bedroom FMR for each extra bedroom. For example, the FMR for a 5-Bedroom unit is 1.15 times the 4-Bedroom FMR, and the FMR for a 6-Bedroom unit is 1.30 times the 4-Bedroom FMR. .

**PAYMENT STANDARD (1/1/2025) (HCV)**

<u>0 Bedroom</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>&gt;4 Bedroom</u>
\$1,348	\$1,381	\$1,642	\$2,301	\$2,757	*

\* The Payment Standards for unit sizes larger than 4-Bedroom are calculated by adding 15% to the 4-Bedroom Payment Standard for each extra bedroom. For example, the Payment Standard for a 5-Bedroom unit is 1.15 times the 4-Bedroom Payment Standard, and the Payment Standard for a 6-Bedroom unit is 1.30 times the 4-Bedroom Payment Standard.