Income Limits - Effective 03/28/2016
Fair Maket Rents - Effective 10/01/2016
Payment Standards - Effective 10/1/2016

Area Median Income									
Family Size		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Extremely Low	**30%**	**$ 15,350**	**$ 17,550**	**$ 20,160**	**$ 24,300**	**$ 28,440**	**$ 32,580**	**$ 36,730**	**$ 40,890**
Very Low	**50%**	**$ 25,550**	**$ 29,200**	**$ 32,850**	**$ 36,500**	**$ 39,450**	**$ 42,350**	**$ 45,300**	**$ 48,200**
Low Income	80%	$ 40,900	$ 46,750	$ 52,600	$ 58,400	$ 63,100	$ 67,750	$ 72,450	$ 77,100

New admissions must be below 50% AMI
75% of new admissions must be at or below 30% AMI

Extremely Low Income families are families whose income does not exceed the higher of 30% AMI or the federal Poverty Level								
Family Size	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Federal Poverty Level	**$ 11,880**	**$ 16,020**	**$ 20,160**	**$ 24,300**	**$ 28,440**	**$ 32,580**	**$ 36,730**	**$ 40,890**

	FAIR MARKET RENTS					
Bedroom Size	**0**	**1**	**2**	**3**	**4**	**5**
Effective 10/01/2016	**$ 557**	**$ 671**	**$ 859**	**$ 1,226**	**$ 1,433**	**$ 1,583**

	PAYMENT STANDARDS					
Bedroom Size	**0**	**1**	**2**	**3**	**4**	***5**
Effective 10/1/2015	**$ 557**	**$ 671**	**$ 859**	**$ 1,226**	**$ 1,433**	**$ 1,583**
Percent of FMR:	100%	100%	100%	100%	100%	100%