

**2016 INCOME AND RENT LIMITS  
HCD PROGRAMS (HOME, CDBG and NSP)**

Effective June 6, 2016

| <b>Persons in Household</b> | <b>Annual Income Extremely Low (30%)</b> | <b>Annual Very Low Income (50%)</b> | <b>(60%)</b> | <b>Annual Low Income (80%)</b> | <b>Annual Income Median (100%)*</b> | <b>Annual Income Moderate (120%)*</b> |
|-----------------------------|--|-------------------------------------|--------------|--------------------------------|-------------------------------------|---------------------------------------|
| <b>1</b>                    | \$20,500                                 | \$34,150                            | \$40,980     | \$52,650                       | \$68,300                            | \$81,960                              |
| <b>2</b>                    | \$22,400                                 | \$39,000                            | \$46,800     | \$60,150                       | \$78,000                            | \$93,600                              |
| <b>3</b>                    | \$26,350                                 | \$43,900                            | \$52,680     | \$67,650                       | \$87,800                            | \$105,360                             |
| <b>4</b>                    | \$29,250                                 | \$48,750                            | \$58,500     | \$75,150                       | \$97,500                            | \$117,000                             |
| <b>5</b>                    | \$31,600                                 | \$52,650                            | \$63,180     | \$81,200                       | \$105,300                           | \$126,360                             |
| <b>6</b>                    | \$33,950                                 | \$56,550                            | \$67,860     | \$87,200                       | \$113,100                           | \$135,720                             |
| <b>7</b>                    | \$36,300                                 | \$60,450                            | \$72,540     | \$93,200                       | \$120,900                           | \$145,080                             |
| <b>8</b>                    | \$38,650                                 | \$64,350                            | \$77,220     | \$99,200                       | \$128,700                           | \$154,440                             |

\* Column done by calculation, formula not provided by HUD.

**HOME PROGRAM RENT LIMITS**

Effective June 6, 2016

| <b>Size/Type of Unit</b> | <b>Rent – Low</b> | <b>Rent – High</b> |
|--------------------------|-------------------|--------------------|
| <b>Studio</b>            | <b>\$853</b>      | <b>\$1,144</b>     |
| <b>1 Bedroom</b>         | <b>\$914</b>      | <b>\$1,227</b>     |
| <b>2 Bedroom</b>         | <b>\$1,097</b>    | <b>\$1,474</b>     |
| <b>3 Bedroom</b>         | <b>\$1,267</b>    | <b>\$1,695</b>     |
| <b>4 Bedroom</b>         | <b>\$1,413</b>    | <b>\$1,871</b>     |
| <b>5 Bedroom</b>         | <b>\$1,560</b>    | <b>\$2,047</b>     |
| <b>6 Bedroom</b>         | <b>\$1,706</b>    | <b>\$2,222</b>     |

**Fair Market Rents  
Effective Oct. 1, 2016**

| <b>Size/Type of Unit</b>  | <b>Fair Market Rent</b> |
|---------------------------|-------------------------|
| <b>0 bedroom (studio)</b> | <b>\$1,435</b>          |
| <b>1 bedroom</b>          | <b>\$1,723</b>          |
| <b>2 bedroom</b>          | <b>\$2,173</b>          |
| <b>3 bedroom</b>          | <b>\$3,017</b>          |
| <b>4 bedroom</b>          | <b>\$3,477</b>          |