

FMR REVISED FIGURES: October 1, 2020
 INCOME FIGURES: April 01, 2021
 Payment Standard Revised: December 1, 2020
 High HOME Rent Limit effective March 1, 2015

COUNTY OF ESSEX

SECTION 8 FAIR MARKET RENTS

(Add 15% to 4 bdrm. rent to establish 5 bdrm. rent; add 15% to 5 bdrm. rent to establish 6 bdrm. rent.)

	<u>0 BEDROOM</u>	<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>4 BEDROOM</u>	<u>5 BEDROOM</u>
HOME Rent Limit	\$ 553	\$ 650	\$ 834	\$ 1,032	\$ 1,133	\$ 1,231
Published FMR	\$ 680	\$ 719	\$ 853	\$ 1,157	\$ 1,161	\$ 1,335
Payment Standard HCV Program	\$ 641	\$ 750	\$ 875	\$ 1,125	\$ 1,191	\$ 1,370

INCOME GUIDELINES

<u>Household Size</u>	<u>Section 8 30% of Median</u>	<u>Section 8 50% Very Low Income</u>	<u>60% of Median Income</u>	<u>80% Median Income</u>	<u>100% Median Income</u>
1 PERSON	\$ 15,200	\$ 25,350	\$ 30,420	\$ 40,550	\$ 50,700
2 PERSONS	\$ 17,420	\$ 29,000	\$ 34,800	\$ 46,350	\$ 58,000
3 PERSONS	\$ 21,960	\$ 32,600	\$ 39,120	\$ 52,150	\$ 65,200
4 PERSONS	\$ 26,500	\$ 36,200	\$ 43,440	\$ 57,900	\$ 72,400
5 PERSONS	\$ 31,040	\$ 39,100	\$ 46,920	\$ 62,550	\$ 78,200
6 PERSONS	\$ 35,580	\$ 42,000	\$ 50,400	\$ 67,200	\$ 84,000
7 PERSONS	\$ 40,120	\$ 44,900	\$ 53,880	\$ 71,800	\$ 89,800
8 PERSONS	\$ 44,660	\$ 47,800	\$ 57,360	\$ 76,450	\$ 95,600

(2021 Median Income for Essex County: \$ 72,400)

FMR for Lot Rents - \$201 for Mobile Homes (effective 12/01/2020)