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Section 8 Housing Choice Voucher Fair Market Rents & Payment Standards, Public Housing Flat Rents & 2017 Income Limits Summary

Fair Market Rents and Flat Rents - Effective January 1, 2017

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
\$801	\$831	\$1,034	\$1,444	\$1,777	\$2,043	\$2,310

Payment Standards – 100%* - Effective January 1, 2017

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
\$801	\$831	\$1,034	\$1,444	\$1,777	\$2,043	\$2,310

*Via Resolution #2015-11, the Board approved the Payment Standards to be within 100% of Fair Market Rent. Said Payment Standards became effective April 10, 2015 and remains in effect until amended by the Housing Authority's Board.

FY 2017 Income Limits Summary - Effective April 20, 2017 for NEW Lease Up's (only) and July 1, 2017 for all existing clients

EXTREMELY LOW INCOME LEVEL (30%)

Number of persons in household

1	2	3	4	5	6	7	8
\$12,650	\$16,240	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$39,750*

VERY LOW INCOME LEVEL (50%)

Number of persons in household

1	2	3	4	5	6	7	8
\$21,100	\$24,100	\$27,100	\$30,100	\$32,550	\$34,950	\$37,350	\$39,750

LOW INCOME LEVEL (80%)

Number of persons in household

1	2	3	4	5	6	7	8
\$33,750	\$38,550	\$43,350	\$48,150	\$52,050	\$55,900	\$59,750	\$63,600

*The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60%) of the Section 8 very low-income limit or the poverty guideline as established by the Dept. of Health & Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.