

**Section 8 Housing Choice Voucher Program
Income Limits
Effective February 1, 2016**

Number of People in Household	Maximum Annual Income for Household
1	\$18,150
2	\$20,750
3	\$23,350
4	\$25,900
5	\$28,000
6	\$30,050
7	\$32,150
8	\$34,200

Fair Market Rent Limits

Unit Size	FMR Set by HUD
One Bedroom	\$431
Two Bedroom	\$572
Three Bedroom	\$752

Fair Market Rent Limits (FMR) are set by HUD for each area of the U.S. These rates are for Washington County, Virginia.

FMR is calculated as rent plus basic utilities (Electric, heat, water, and sewer).

ASSIGNMENT OF BEDROOM SIZES

The ARHA will issue a housing choice voucher for a particular bedroom size – the bedroom size is a factor in determining the family’s level of assistance. The following guidelines will determine each family’s unit size without overcrowding or over-housing:

Number of Bedrooms	Number of Persons	
	Minimum	Maximum
0	1	1
1	1	4
2	3	6
3	5	8
4	7	10
5	9	12

These standards are based on the assumption that each bedroom will accommodate no more than two (2) persons.

In determining bedroom size, the ARHA will include the presence of children to be born to a pregnant woman, children who are in the process of being adopted, children whose custody is being obtained, children currently under a 50% or more joint custody degree, children who are temporarily away at school or temporarily in foster-care.

Bedroom size will also be determined using the following guidelines:

- A. Two persons per bedroom.
- B. Live-in aides will get a separate bedroom.
- C. Additional bedrooms give for medical necessity

The ARHA will grant exceptions to normal occupancy standards when a family requests a larger size than the guidelines allow and documents a disability or medical reason why the larger size is necessary.

The family unit size will be determined by the ARHA in accordance with the above guidelines and will determine the maximum rent subsidy for the family; however, the family may select a unit that may be larger or smaller than the family unit size. If the family selects a smaller unit, the payment standard for the smaller size will be used to calculate the subsidy. If the family selects a larger size, the payment standard for the family unit size will determine the maximum subsidy.