[FAIR MARKET RENTS](https://www.huduser.gov/portal/datasets/fmr.html)

* HUD is required to publish the FMRs at least annually to be effective October 1st of each year
* Providers should use the latest Fair Market Rents as soon as they are published by HUD

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| **FY 2021 Fair Market Rents** | | | | | |
| **Year** | **Efficiency** | **One-Bedroom** | **Two-Bedroom** | **Three-Bedroom** | **Four-Bedroom** |
| FY 2021 FMR | $1,513 | $1,548 | $1,765 | $2,263 | $2,742 |
| FY 2020 FMR | $1,457 | $1,500 | $1,707 | $2,215 | $2,707 |
| FY 2019 FMR | $1,415 | $1,454 | $1,665 | $2,176 | $2,678 |
| FY 2018 FMR | $1,504 | $1,561 | $1,793 | $2,353 | $2,902 |
| FY 2017 FMR | $1,440 | $1,513 | $1,746 | $2,300 | $2,855 |

[INCOME LIMITS](https://www.huduser.gov/portal/datasets/il.html)

* HUD publishes new income limits annually, typically effective as of April 1st of each year
* Providers should use the latest Income Limits as soon as they are published by HUD

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| **FY 2021 Income Limit Area | Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area | Median Family Income: $129,000** | | | | | | | | |
| **FY 2021 Income Limit Category** | **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** |
| Very Low (50%) Income | $ 45,150 | $ 51,600 | $ 58,050 | **$ 64,500** | $ 69,700 | $ 74,850 | $ 80,000 | $ 85,150 |
| Extremely (30%) Low Income | $ 27,100 | $ 31,000 | $ 34,850 | **$ 38,700** | $ 41,800 | $ 44,900 | $ 48,000 | $ 51,100 |
| Low (80%) Income Limits | $ 57,650 | $ 65,850 | $ 74,100 | **$ 82,300** | $ 88,900 | $ 95,500 | $ 102,100 | $ 108,650 |