

HUD Fair Market Rent and Maximum Rents Including Utility Allowance 2025					
	Efficiency/Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 HUD Fair Market Rent Including Utilities	\$ 1,411.00	\$ 1,568.00	\$ 2,057.00	\$ 2,685.00	\$ 3,090.00
10% Below Fair Market Rent	\$ 1,269.90	\$ 1,411.20	\$ 1,851.30	\$ 2,416.50	\$ 2,781.00
Heating - Electric	\$ 19.00	\$ 23.00	\$ 30.00	\$ 38.00	\$ 46.00
Cooking - Electric	\$ 5.00	\$ 6.00	\$ 9.00	\$ 12.00	\$ 15.00
Other - Electric (Lights)	\$ 20.00	\$ 24.00	\$ 33.00	\$ 42.00	\$ 51.00
Water Heating - Electric	\$ 13.00	\$ 16.00	\$ 20.00	\$ 24.00	\$ 29.00
Water - WSUD	\$ 41.00	\$ 41.00	\$ 48.00	\$ 55.00	\$ 62.00
Sewer WSUD	\$ 73.00	\$ 73.00	\$ 73.00	\$ 73.00	\$ 73.00
Trash Collection	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00
Electric Monthly Service Fee	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00
Total Utility Allowance	\$ 211.00	\$ 223.00	\$ 253.00	\$ 284.00	\$ 316.00
Maximum Rent Charged After Subtracting Utility Allowance	\$ 1,058.90	\$ 1,188.20	\$ 1,598.30	\$ 2,132.50	\$ 2,465.00

Income Limits by Family Size and Unit Type 2025								
Family Size	1	2	3	4	5	6	7	8
40% Median Income Studio/Efficiency	\$ 34,807.50	\$ 39,780.00	\$ 44,752.50	\$ 49,725.00	\$ 53,703.00	\$ 57,681.00	\$ 61,659.00	\$ 65,637.00
65% Median Income 1-Bedroom	\$ 56,562.19	\$ 64,642.50	\$ 72,722.81	\$ 80,803.13	\$ 87,267.38	\$ 93,731.63	\$ 100,195.88	\$ 106,660.13
75% Median Income 2-Bedroom	\$ 60,913.13	\$ 69,615.00	\$ 78,316.88	\$ 87,018.75	\$ 93,980.25	\$ 100,941.75	\$ 107,903.25	\$ 114,864.75
80% Median Income 3-Bedroom	\$ 69,650.00	\$ 79,600.00	\$ 89,550.00	\$ 99,450.00	\$ 107,450.00	\$ 115,400.00	\$ 123,350.00	\$ 131,300.00

Affordability Requirements for Pottery Creek Phase 2 (Pursuant to C020-23)					
Unit Type	Efficiency/Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Total Units
Required Affordable Units by Type	11	18	7	3	39