

INCOME AND RENT LIMITS

2023 Income Limits* by Household Size Harrisonburg Metropolitan Statistical Area

	1	2	3	4	5	6	7	8
30%	\$17,010	\$19,440	\$21,870	\$24,300	\$26,250	\$28,200	\$30,150	\$32,100
50%	\$28,350	\$32,400	\$36,450	\$40,500	\$43,750	\$47,000	\$50,250	\$53,500
60%	\$34,020	\$38,880	\$43,740	\$48,600	\$52,500	\$56,400	\$60,300	\$64,200
65%	\$36,855	\$42,120	\$47,385	\$52,650	\$56,875	\$61,100	\$65,325	\$69,550
80%	\$45,360	\$51,840	\$58,320	\$64,800	\$70,000	\$75,200	\$80,400	\$85,600
100%	\$56,700	\$64,800	\$72,900	\$81,000	\$87,500	\$94,000	\$100,500	\$107,000
120%	\$68,040	\$77,760	\$87,480	\$97,200	\$105,000	\$112,800	\$120,600	\$128,400

* Find more information about income limits at www.huduser.gov/portal/pdrdatas_landing.html

Rents by Unit Bedroom Size Harrisonburg Metropolitan Statistical Area

Income limit rents are a calculation of what amount is affordable, for a household at a specific income limit. Affordable means that monthly gross housing expenses (rent or mortgage PLUS basic utilities such as heat, lights/power, water, sewer, and trash collection) equal 30% or less of monthly household income. The crosswalk between household size and unit size is standardized to 1.5 persons per bedroom.

	Efficiency	1-BR	2-BR	3-BR	4-BR
50% Income Limit Rents	\$708	\$759	\$911	\$1,053	\$1,175
65% Income Limit Rents	\$921	\$987	\$1,184	\$1,369	\$1,527

Fair market rents are generated annually by HUD for all U.S. localities. Meant to reflect the cost of modest/affordable housing in each local market, they are based on an estimate of the 40th percentile of current rents for recent movers for occupied units. FMRs are also used by housing authorities in setting maximum subsidy limits in HUD programs such as housing choice vouchers.

	Efficiency	1-BR	2-BR	3-BR	4-BR
Fair Market Rents 2023	\$775	\$780	\$1,027	\$1,366	\$1,749
Fair Market Rents 2024	\$921	\$927	\$1,203	\$1,619	\$2,041

Utility Allowances

Utility allowances are estimated monthly costs associated with expenses for power, heat, water, sewer, and trash collection. A unit's *maximum gross rent* equals the *contract rent* plus an *allowance for tenant-paid utilities*. To calculate the utility allowance for tenant-paid utilities, either the utility allowance schedule from Virginia Housing (see www.virginiahousing.com/en/partners/housing-choice-vouchers/utility-schedules) or the Harrisonburg Redevelopment & Housing Authority (2023 schedule can be found on the next page) may be used.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.		Date (mm/dd/yyyy):				
Locality: Harrisonburg Redevelopment & Housing Authority, VA		Unit Type:				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$53.00	\$58.00	\$77.00	\$84.00	\$104.00	\$112.00
b. Bottle Gas/Propane						
c. Electric	\$14.00	\$17.00	\$32.00	\$39.00	\$59.00	\$66.00
d. Electric Heat Pump	\$13.00	\$15.00	\$22.00	\$24.00	\$32.00	\$35.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$14.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes California Climate Credit)</i>	\$27.00	\$30.00	\$42.00	\$50.00	\$65.00	\$75.00
Air Conditioning	\$3.00	\$3.00	\$6.00	\$8.00	\$12.00	\$15.00
Water Heating						
a. Natural Gas	\$9.00	\$11.00	\$21.00	\$26.00	\$33.00	\$38.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$18.00	\$21.00	\$25.00	\$29.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$14.00	\$16.00	\$21.00	\$27.00	\$32.00	\$38.00
Sewer	\$18.00	\$22.00	\$30.00	\$38.00	\$46.00	\$54.00
Trash Collection	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.71	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Number of Bedrooms		Other	
			Total		\$	

