

2012 MAXIMUM RENTS BASED ON BEDROOM SIZE

HUD = Section 8

HERA = Housing and Economic Recovery Act

Effective: December 1, 2011

Tax Credit and Tax-Exempt Bond projects placed in service prior to 12/31/08 are eligible for Hold Harmless and use the HERA limits.

Projects placed in service between 12/31/2008 and 5/13/2010 are eligible for Hold Harmless and use the greater of FY2009, FY2010, FY2011 or FY2012 HUD income limits.

Projects placed in service on or after 5/14/2010 are not eligible for Hold Harmless and must use the HUD income limits. Contact VHFA for the rent floor election date.

COUNTY	2012 MEDIAN INCOME	% OF MEDIAN INCOME	MAXIMUM INCOME BY NUMBER OF PERSONS IN HOUSEHOLD								MAXIMUM RENT BY BEDROOM SIZE				
			ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON	EIGHT PERSON	STUDIO	ONE BDRM	TWO BDRM	THREE BDRM	FOUR BDRM
ADDISON	71,500	HUD 30%	15,050	17,200	19,350	21,450	23,200	24,900	26,600	28,350	376	403	483	558	622
		HUD 50%	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	626	670	805	930	1,037
		HUD 60%	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	751	804	966	1,116	1,245
		HUD 80%	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550	1,001	1,073	1,287	1,487	1,660
		HERA 50%	25,500	29,150	32,800	36,400	39,350	42,250	45,150	48,050	637	683	820	946	1,056
		HERA 60%	30,600	34,980	39,360	43,680	47,220	50,700	54,180	57,660	765	819	984	1,136	1,267
		HERA 80%	40,800	46,640	52,480	58,240	62,960	67,600	72,240	76,880	1,020	1,093	1,312	1,515	1,690
BENNINGTON	62,600	HUD 30%	13,450	15,350	17,250	19,150	20,700	22,250	23,750	25,300	336	360	431	498	556
		HUD 50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	558	598	718	830	926
		HUD 60%	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580	670	718	862	996	1,111
		HUD 80%	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400	893	957	1,148	1,327	1,481
BURLINGTON - SO BURL MSA	76,700	HUD 30%	16,100	18,400	20,700	23,000	24,850	26,700	28,550	30,400	402	431	517	598	667
		HUD 50%	26,850	30,700	34,550	38,350	41,450	44,500	47,600	50,650	671	719	863	997	1,112
		HUD 60%	32,220	36,840	41,460	46,020	49,740	53,400	57,120	60,780	805	863	1,036	1,197	1,335
		HUD 80%	42,950	49,100	55,250	61,350	66,300	71,200	76,100	81,000	1,073	1,150	1,381	1,595	1,780
		HERA 50%	27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000	676	724	868	1,003	1,120
		HERA 60%	32,460	37,080	41,700	46,320	50,040	53,760	57,480	61,200	811	869	1,042	1,204	1,344
		HERA 80%	43,280	49,440	55,600	61,760	66,720	71,680	76,640	81,600	1,082	1,159	1,390	1,606	1,792
CALEDONIA	53,800	HUD 30%	13,450	15,350	17,250	19,150	20,700	22,250	23,750	25,300	336	360	431	498	556
		HUD 50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	558	598	718	830	926
		HUD 60%	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580	670	718	862	996	1,111
		HUD 80%	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400	893	957	1,148	1,327	1,481
ESSEX	52,300	HUD 30%	13,450	15,350	17,250	19,150	20,700	22,250	23,750	25,300	336	360	431	498	556
		HUD 50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	558	598	718	830	926
		HUD 60%	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580	670	718	862	996	1,111
		HUD 80%	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400	893	957	1,148	1,327	1,481
		HERA 50%	24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950	622	666	800	924	1,031
		HERA 60%	29,880	34,140	38,400	42,660	46,080	49,500	52,920	56,340	747	800	960	1,109	1,237
		HERA 80%	39,840	45,520	51,200	56,880	61,440	66,000	70,560	75,120	996	1,067	1,280	1,479	1,650

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			ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON	EIGHT PERSON	STUDIO	ONE BDRM	TWO BDRM	THREE BDRM	FOUR BDRM
LAMOILLE	65,700	HUD 30%	13,800	15,800	17,750	19,700	21,300	22,900	24,450	26,050	345	370	443	512	572
		HUD 50%	23,000	26,300	29,600	32,850	35,500	38,150	40,750	43,400	575	616	740	854	953
		HUD 60%	27,600	31,560	35,520	39,420	42,600	45,780	48,900	52,080	690	739	888	1,025	1,144
		HUD 80%	36,800	42,050	47,300	52,550	56,800	61,000	65,200	69,400	920	985	1,182	1,366	1,525
		HERA 50%	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	598	641	770	889	992
		HERA 60%	28,740	32,880	36,960	41,040	44,340	47,640	50,940	54,180	718	770	924	1,067	1,191
		HERA 80%	38,320	43,840	49,280	54,720	59,120	63,520	67,920	72,240	958	1,027	1,232	1,423	1,588
ORANGE	64,400	HUD 30%	13,550	15,450	17,400	19,300	20,850	22,400	23,950	25,500	338	362	435	501	560
		HUD 50%	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	563	604	725	837	935
		HUD 60%	27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060	676	725	870	1,005	1,122
		HUD 80%	36,050	41,200	46,350	51,500	55,650	59,750	63,900	68,000	901	965	1,158	1,339	1,493
		HERA 50%	23,100	26,400	29,700	32,950	35,600	38,250	40,900	43,500	577	618	742	856	956
		HERA 60%	27,720	31,680	35,640	39,540	42,720	45,900	49,080	52,200	693	742	891	1,028	1,147
		HERA 80%	36,960	42,240	47,520	52,720	56,960	61,200	65,440	69,600	924	990	1,188	1,371	1,530
ORLEANS	52,600	HUD 30%	13,450	15,350	17,250	19,150	20,700	22,250	23,750	25,300	336	360	431	498	556
		HUD 50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	558	598	718	830	926
		HUD 60%	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580	670	718	862	996	1,111
		HUD 80%	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400	893	957	1,148	1,327	1,481
		HERA 50%	23,650	27,000	30,400	33,750	36,450	39,150	41,850	44,550	591	633	760	877	978
		HERA 60%	28,380	32,400	36,480	40,500	43,740	46,980	50,220	53,460	709	759	912	1,053	1,174
		HERA 80%	37,840	43,200	48,640	54,000	58,320	62,640	66,960	71,280	946	1,013	1,216	1,404	1,566
RUTLAND	61,600	HUD 30%	13,450	15,350	17,250	19,150	20,700	22,250	23,750	25,300	336	360	431	498	556
		HUD 50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	558	598	718	830	926
		HUD 60%	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580	670	718	862	996	1,111
		HUD 80%	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400	893	957	1,148	1,327	1,481
		HERA 50%	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	563	604	725	837	935
		HERA 60%	27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060	676	725	870	1,005	1,122
		HERA 80%	36,080	41,280	46,400	51,520	55,680	59,840	63,920	68,080	902	967	1,160	1,340	1,496
WASHINGTON	72,300	HUD 30%	15,200	17,400	19,550	21,700	23,450	25,200	26,950	28,650	380	407	488	564	630
		HUD 50%	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750	633	678	813	940	1,048
		HUD 60%	30,420	34,740	39,060	43,380	46,860	50,340	53,820	57,300	760	814	976	1,128	1,258
		HUD 80%	40,500	46,300	52,100	57,850	62,500	67,150	71,750	76,400	1,012	1,085	1,302	1,504	1,678
		HERA 50%	25,800	29,450	33,150	36,800	39,750	42,700	45,650	48,600	645	690	828	956	1,067
		HERA 60%	30,960	35,340	39,780	44,160	47,700	51,240	54,780	58,320	774	828	994	1,148	1,281

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			ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON	EIGHT PERSON	STUDIO	ONE BDRM	TWO BDRM	THREE BDRM	FOUR BDRM
			HERA 80%	41,280	47,120	53,040	58,880	63,600	68,320	73,040	77,760	1,032	1,105	1,326	1,531
WINDHAM	62,000	HUD 30%	13,450	15,350	17,250	19,150	20,700	22,250	23,750	25,300	336	360	431	498	556
		HUD 50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	558	598	718	830	926
		HUD 60%	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580	670	718	862	996	1,111
		HUD 80%	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400	893	957	1,148	1,327	1,481
WINDSOR	66,800	HUD 30%	14,050	16,050	18,050	20,050	21,700	23,300	24,900	26,500	351	376	451	521	582
		HUD 50%	23,400	26,750	30,100	33,400	36,100	38,750	41,450	44,100	585	626	752	868	968
		HUD 60%	28,080	32,100	36,120	40,080	43,320	46,500	49,740	52,920	702	752	903	1,042	1,162
		HUD 80%	37,450	42,800	48,150	53,450	57,750	62,050	66,300	70,600	936	1,003	1,203	1,390	1,551
		HERA 50%	23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850	595	637	765	883	985
		HERA 60%	28,560	32,640	36,720	40,740	44,040	47,280	50,520	53,820	714	765	918	1,059	1,182
		HERA 80%	45,696	52,224	58,752	65,184	70,464	75,648	80,832	86,112	1,142	1,224	1,468	1,695	1,891

100%	2.00	MULTIPLY BY 50% LIMIT	50%	1.00	HUD SUPPLIES
95%	1.90	MULTIPLY BY 50% LIMIT	45%	0.90	MULTIPLY BY 50% LIMIT
90%	1.80	MULTIPLY BY 50% LIMIT	40%	0.80	MULTIPLY BY 50% LIMIT
85%	1.70	MULTIPLY BY 50% LIMIT	35%	0.70	MULTIPLY BY 50% LIMIT
80%	1.60	HUD SUPPLIES (ROUND UP BY NEAREST \$50)	30%	0.60	HUD SUPPLIES (ROUND UP BY NEAREST \$50)
75%	1.50	MULTIPLY BY 50% LIMIT	25%	0.50	MULTIPLY BY 50% LIMIT
70%	1.40	MULTIPLY BY 50% LIMIT	20%	0.40	MULTIPLY BY 50% LIMIT
65%	1.30	MULTIPLY BY 50% LIMIT	15%	0.30	MULTIPLY BY 50% LIMIT
60%	1.20	MULTIPLY BY 50% LIMIT	10%	0.20	MULTIPLY BY 50% LIMIT
55%	1.10	MULTIPLY BY 50% LIMIT	5%	0.10	MULTIPLY BY 50% LIMIT