

Attachment # 25

Miami-Dade County Rent Limits

HOME Rent Limits

The current HOME Rent Limits are listed below. Browse the rent limits by selecting the next page or use the filters on the left to find specific rent limits for the current or previous years.

Note: The 2015 Rent Limits are effective on June 1, 2015.

HOME Rent Limit data are available from FY 1998 to the present.

Per 24 CFR Part 92.252, HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of:

1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.

In rental projects with five or more HOME-assisted rental units, twenty (20) percent of the HOME-assisted units must be occupied by very low-income families and meet one of following rent requirements:

1. The rent does not exceed 30 percent of the annual income of a family whose income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD provides the HOME rent limits which include average occupancy per unit and adjusted income assumptions. However, if the rent determined under this paragraph is higher than the applicable rent under 24 CFR 92.252(a), then the maximum rent for units under this paragraph is that calculated under 24 CFR 92.252(a).
2. The rent does not exceed 30 percent of the family's adjusted income. If the unit receives Federal or State project-based rental subsidy and the very low-income family pays as a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program.

Fair Market Rents are established by HUD each year for the Section 8 Program. For more information about the annual calculation of Fair Market Rents, visit HUDUSER.ORG, the website for HUD's Office of Policy Development and Research.

The FMRs for unit sizes larger than 4 bedroom are calculated by adding 15 percent to the 4 bedroom FMR for each extra bedroom. For example, the FMR for a 5 bedroom unit is 1.15 times the 4 bedroom FMR, and the FMR for a 6 bedroom unit is 1.30 times the 4 bedroom FMR, and so on...

5 BR = 1.15 x 4 BR FMR

6 BR = 1.30 x 4 BR FMR

7 BR = 1.45 x 4 BR FMR

8 BR = 1.60 x 4 BR FMR

9 BR = 1.75 x 4 BR FMR

10 BR = 1.90 x 4 BR FMR

11 BR = 2.05 x 4 BR FMR

12 BR = 2.20 x 4 BR FMR

<https://www.hudexchange.info/manage-a-program/home-rent-limits/>

2015 HOME PROGRAM RENTS

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Lakeland-Winter Haven, FL MSA							
LOW HOME RENT LIMIT	477	511	613	708	791	872	953
HIGH HOME RENT LIMIT	601	641	777	888	971	1053	1135
For Information Only:							
FAIR MARKET RENT	637	641	830	1126	1370	1576	1781
50% RENT LIMIT	477	511	613	708	791	872	953
65% RENT LIMIT	601	646	777	888	971	1053	1135
Fort Lauderdale, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	627	671	806	931	1038	1146	1253
HIGH HOME RENT LIMIT	764	871	1047	1201	1320	1438	1557
For Information Only:							
FAIR MARKET RENT	764	994	1263	1801	2237	2573	2908
50% RENT LIMIT	627	671	806	931	1038	1146	1253
65% RENT LIMIT	811	871	1047	1201	1320	1438	1557
Miami-Miami Beach-Kendall, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	595	637	765	884	986	1088	1190
HIGH HOME RENT LIMIT	745	858	1032	1183	1300	1416	1532
For Information Only:							
FAIR MARKET RENT	745	907	1162	1594	1863	2142	2422
50% RENT LIMIT	595	637	765	884	986	1088	1190
65% RENT LIMIT	800	858	1032	1183	1300	1416	1532
West Palm Beach-Boca Raton, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	633	678	813	940	1048	1157	1265
HIGH HOME RENT LIMIT	752	861	1036	1189	1306	1422	1539
For Information Only:							
FAIR MARKET RENT	752	965	1206	1628	1945	2237	2529
50% RENT LIMIT	633	678	813	940	1048	1157	1265
65% RENT LIMIT	803	861	1036	1189	1306	1422	1539
Naples-Marco Island, FL MSA							
LOW HOME RENT LIMIT	637	683	820	946	1056	1165	1274
HIGH HOME RENT LIMIT	691	795	990	1196	1315	1432	1550
For Information Only:							
FAIR MARKET RENT	691	795	990	1293	1592	1831	2070
50% RENT LIMIT	637	683	820	946	1056	1165	1274
65% RENT LIMIT	809	868	1043	1196	1315	1432	1550
North Port-Bradenton-Sarasota, FL MSA							
LOW HOME RENT LIMIT	540	578	693	801	893	986	1078
HIGH HOME RENT LIMIT	681*	731	879	1008	1105	1201	1296
For Information Only:							
FAIR MARKET RENT	675	750	960	1286	1511	1738	1964
50% RENT LIMIT	540	578	693	801	893	986	1078
65% RENT LIMIT	681	731	879	1008	1105	1201	1296

* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.
For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.