

EXHIBIT M-5

DETERMINATION OF MAXIMUM RENTS
FOR LOWER INCOME UNITS

	0-BR	1-BR	2-BR	3-BR	4-BR	5-B
1. Very Low-Income Eligibility Limit (50% of median) 1/						
2. Prototypical Adjustments to Family Income	\$800	\$800	\$880	\$1,560	\$1,560	\$2,040
3. Adjusted Very Low-Income Limit (line 1 minus line 2)						
4. Maximum Monthly Gross Rent for Lower-income Unit - (.30 x line 3) / 12						
5. Monthly Allowance for Tenant-Paid Utilities and Essential Housing Services 2/						
6. Maximum Monthly Net Rent for Lower-Income Unit (line 4 minus line 5) 3/ (Enter in Section D, Column 8 of Form HUD - 90031)						

NOTES:

- 1/ Section 8 Very Low-Income eligibility limits are available at HUD Field Offices. The applicable limits by unit size are as follows; these limits are not occupancy standards:

0-BR	1-person limit
1-BR	2-person limit
2-BR	3-person limit
3-BR	5-person limit
4-BR	7-person limit
5-BR	8-person limit

- 2/ Estimate of the monthly cost of utilities and other essential housing services to be paid for directly by the tenant. (Also referred to as Personal Benefits Expenses (PBE)).
- 3/ Maximum rent that owner may charge a family occupying a lower-income unit.

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