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## Part III

### Department of Housing and Urban Development

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Final Fair Market Rents for the Housing Choice Voucher Program and  
Moderate Rehabilitation Single Room Occupancy Program and Other  
Programs Fiscal Year 2016; Notice

# DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5885-N-02]

## Final Fair Market Rents for the Housing Choice Voucher Program and Moderate Rehabilitation Single Room Occupancy Program and Other Programs Fiscal Year 2016

**AGENCY:** Office of the Assistant Secretary for Policy Development and Research, HUD.

**ACTION:** Notice of Final Fiscal Year (FY) 2016 Fair Market Rents (FMRs).

**SUMMARY:** Section 8(c)(1) of the United States Housing Act of 1937 (USHA) requires the Secretary of HUD to publish FMRs periodically, but not less than annually, adjusted to be effective on October 1 of each year. The primary uses of FMRs are to determine payment standards for the Housing Choice Voucher (HCV) program; to determine initial renewal rents for some expiring project-based Section 8 contracts; to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program; and, to serve as rent ceilings for rental assistance units in the HOME Investment Partnerships program. FMRs are used in the calculation of maximum award amounts for Continuum of Care grantees and are used in the calculation of flat rents in Public Housing units. Today's notice provides final FY 2016 FMRs for all areas that reflect the estimated 40th and 50th percentile rent levels trended to FY 2016. The FY 2016 FMRs use rent data collected by Bureau of the Census by the American Community Survey (ACS). This rent data is collected over a five-year period, from 2009 through 2013. These data are updated by one-year 2013 ACS data for areas where statistically valid one-year ACS data is available. HUD continues to use ACS data in different ways according to the statistical reliability of rent estimates. The Consumer Price Index (CPI) rent and utility indexes are used to further update the data to 2014. These values are then trended forward to FY 2016. Based on the comments received and as way to estimate FMRs more accurately, HUD has replaced the historical-based annualized change in gross rent trend factor with a forward-looking forecast for these final FY 2016 FMRs. The national trend factor for the final FY 2016 FMRs uses a model that forecasts national rent and utility CPI indices based on economic assumptions used in the formulation of the President's Budget.

The FY 2016 FMRs incorporate a change in the level of statistical reliability that allowed for an ACS estimate to be used in the calculation of FMRs. Previously, if the error of the estimate was less than the estimate itself, HUD used the estimate. The FY 2016 FMRs use ACS estimates where the size of the error is limited to half of the estimate. An additional change to the FY 2016 FMRs is the incorporation of the February 28, 2013, Office of Management and Budget (OMB) metropolitan area definition update based on the 2010 Decennial Census data. The 2013 ACS data are the first to use the new area definitions in the compilation of the ACS data. Bedroom ratios (comparing zero-, one-, three- and four-bedroom rents to the two-bedroom base rent) were updated from the 2010 estimations using a three-year average of five-year ACS data.

**DATES:** *Effective Date:* The FMRs published in this notice are effective on the date of publication.

**FOR FURTHER INFORMATION CONTACT:** For technical information on the methodology used to develop FMRs or a listing of all FMRs, please call the HUD USER information line at 800-245-2691 or access the information on the HUD USER Web site <http://www.huduser.gov/portal/datasets/fmr.html>. FMRs are shown at the 40th or 50th percentile in Schedule B. For informational purposes, the 40th percentile recent-mover rents for the areas with 50th percentile FMRs will be provided in the HUD FY 2016 FMR documentation system at <http://www.huduser.gov/portal/datasets/fmr/fmrs/docsys.html?data=fmr16> and the 50th percentile rents for all FMR areas will be published at <http://www.huduser.gov/portal/datasets/50per.html> after publication of final FY 2016 FMRs. Unadjusted rents (rents calculated directly from ACS data prior to the application of state minimum rents) will be made available at: <http://www.huduser.gov/portal/datasets/fmr.html>. These rents may be used in conjunction with the calculation of flat rents in the Public Housing program. Additionally, Small Area FMRs, which may also be used as the basis for Public Housing flat rents as an alternative to metropolitan wide FMRs, are available at: <http://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>.

Questions related to use of FMRs or voucher payment standards should be directed to the respective local HUD program office. Questions on how to conduct FMR surveys or concerning further methodological explanations may be addressed to Marie L. Lihn or

Peter B. Kahn, Economic and Market Analysis Division, Office of Economic Affairs, Office of Policy Development and Research, telephone 202-402-2409. Persons with hearing or speech impairments may access this number through TTY by calling the toll-free Federal Relay Service at 800-877-8339. (Other than the HUD USER information line and TDD numbers, telephone numbers are not toll-free.)

**Electronic Data Availability:** This **Federal Register** notice is available electronically from the HUD User page at <http://www.huduser.gov/portal/datasets/fmr.html>. **Federal Register** notices also are available electronically at <https://www.federalregister.gov/>, the **Federal Register** Web site. Complete documentation of the methodology and data used to compute each area's final FY 2016 FMRs is available at <http://www.huduser.gov/portal/datasets/fmr.html> through the link labeled "Individual Area Final FY 2016 FMR Documentation." Final FY 2016 FMRs are available in a variety of electronic formats at <http://www.huduser.gov/portal/datasets/fmr.html>. FMRs may be accessed in PDF format as well as in Microsoft Excel. A new HUD User page has been developed for Small Area FMRs and those based on final FY 2016 Metropolitan Area Rents and historical versions of this data will be on this site <http://www.huduser.gov/portal/datasets/fmr/smallarea/index.html> and there is a link from the FMR page of HUD User <http://www.huduser.gov/portal/datasets/fmr.html>. Please note that these Small Area FMRs are for reference only, except where they are used by public housing authorities (PHAs) participating in the Small Area FMR demonstration and for PHAs investigating an alternative basis for Public Housing flat rents. With approval from the Housing Voucher Management Division of the Office of Public and Indian Housing (PIH) these Small Area FMRs may be used in the process of determining exception payment standards.

### SUPPLEMENTARY INFORMATION:

#### I. Background

Section 8 of the USHA (42 U.S.C. 1437f) authorizes housing assistance to aid lower-income families in renting safe and decent housing. Housing assistance payments are limited by FMRs established by HUD for different geographic areas. In the HCV program, the FMR is the basis for determining the "payment standard amount" used to calculate the maximum monthly subsidy for an assisted family (see 24 CFR 982.503). In general, the FMR for

an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities. In addition, all rents subsidized under the HCV program must meet reasonable rent standards. HUD's regulations at 24 CFR 888.113 require the Department to establish 50th percentile FMRs for certain areas.

## II. Procedures for the Development of FMRs

Section 8(c)(1) of the USHA requires the Secretary of HUD to publish FMRs periodically, but not less frequently than annually. Section 8(c)(1) states, in part:

Proposed fair market rentals for an area shall be published in the **Federal Register** with reasonable time for public comment and shall become effective upon the date of publication in final form in the **Federal Register**. Each fair market rental in effect under this subsection shall be adjusted to be effective on October 1 of each year to reflect changes, based on the most recent available data trended so the rentals will be current for the year to which they apply, of rents for existing or newly constructed rental dwelling units, as the case may be, of various sizes and types in the market area suitable for occupancy by persons assisted under this section.

HUD's regulations at 24 CFR part 888 provide that HUD will develop proposed FMRs, publish them for public comment, provide a public comment period of at least 30 days, analyze the comments, and publish final FMRs. (See

24 CFR 888.115.) For FY 2016 FMRs, HUD has considered all comments submitted in response to its September 8, 2015 (80 FR 53819) proposed FY 2016 FMRs and includes its responses to these comments in this notice.

In addition, HUD's regulations at 24 CFR 888.113 set out procedures for HUD to assess whether areas are eligible for FMRs at the 50th percentile. Minimally qualified areas<sup>1</sup> are reviewed each year unless not eligible to be reviewed. Areas that currently have 50th percentile FMRs are evaluated for progress in voucher tenant concentration after three years in the program. Continued eligibility is determined using HUD's administrative data that show levels of voucher tenant concentration. The levels of voucher tenant concentration must be above 25 percent and show a decrease in concentration since the last evaluation. At least 85 percent of the voucher units in the area must be reported for a determination on the status of a 50th percentile area. Areas are not qualified for review if they are within the three-year period as a 50th-percentile area or have lost 50th-percentile status for failure to deconcentrate within the last three years.

In FY 2015 there were 16 areas using 50th-percentile FMRs. Of these 16 areas, six areas were eligible for evaluation.

Only three of the six areas will continue as 50th-percentile FMR areas; two of the remaining three areas do not show measurable deconcentration over the three-year period, will not continue as 50th-percentile FMR areas, and will not

be considered for the 50th percentile FMR program for three years. One area, New Haven-Meriden, CT HUD Metro FMR Area (HMFA), that was evaluated graduated from the program; this area will be re-evaluated each year. This is a different result for the Baltimore-Columbia-Towson, MD Metropolitan Statistical Area (MSA) than in the proposed FY 2016 FMRs, where deconcentration was not measured. After reviewing the data in response to comments, it was discovered that areas up for re-evaluation were not afforded a full three annual time-periods to deconcentrate. A re-evaluation of all areas using three annual time-periods resulted in the continuation of the Baltimore metropolitan area in the 50th percentile FMR program; Fort Lauderdale and Richmond, even with the additional year, did not exhibit measurable deconcentration. Housing authorities in these two areas are encouraged to review the rules at 24 CFR 982.503(f) to determine if they qualify for continued use of the 50th percentile rents when setting their payment standards. One area, Washington, DC-VA-MD HMFA, that failed to deconcentrate as of FY 2013 will once again become a 50th percentile FMR area.

In summary, there will be 14 50th-percentile FMR areas in FY 2016. In Schedule B, where all FMRs are listed by state and area, an asterisk designates the 50th percentile FMR areas. The following table lists the FMR areas along with the year of their next evaluation.

FY 2016—50TH-PERCENTILE FMR AREAS AND YEAR OF NEXT REEVALUATION

Albuquerque, NM MSA .....	2018	Baltimore-Columbia-Towson, MD MSA .....	2019
Chicago-Joliet-Naperville, IL HUD Metro FMR Area .....	2018	Denver-Aurora-Broomfield, CO MSA .....	2018
Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area .....	2018	Honolulu, HI MSA .....	2018
Kansas City, MO-KS HUD Metro FMR Area .....	2018	Milwaukee-Waukesha-West Allis, WI MSA .....	2018
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA ..	2019	Riverside-San Bernardino-Ontario, CA MSA .....	2018
Tacoma, WA HUD Metro FMR Area .....	2018	Virginia Beach-Norfolk-Newport News, VA-NC MSA .....	2018
Washington, DC-VA-MD HUD Metro FMR Area .....	2019	West Palm Beach-Boca Raton, FL HUD Metro FMR Area .....	2019

## III. Proposed FY 2016 FMRs

On September 8, 2015 (80 FR 53819), HUD published proposed FY 2016 FMRs with a comment period that ended October 8, 2015. All comments are available for review on the Federal Government's Web site for capturing comments on proposed regulations and related documents (Regulations.gov—

<http://www.regulations.gov/#!docketBrowser;rpp=25;po=0;dc=PS;D=HUD-2015-0072>).

## IV. FMR Methodology

This section provides a brief overview of the calculation steps for the FY 2016 FMRs. For complete information on how FMR areas are determined by each specific FMR area, see the online

documentation by FMR area <http://www.huduser.gov/portal/datasets/fmr/fmrs/docsys.html?data=fmr16>.

The proposed FY 2016 FMRs are based on the updated metropolitan area definitions published by OMB on February 28, 2013. Counties that have been removed from metropolitan areas will be nonmetropolitan counties.

<sup>1</sup> As defined in 24 CFR 888.113(c), a minimally qualified area is an area with at least 100 Census tracts where 70 percent or fewer of the Census tracts with at least 10 two-bedroom rental units are Census tracts in which at least 30 percent of the two

bedroom rental units have gross rents at or below the two bedroom FMR set at the 40th percentile rent. This continues to be evaluated with 2000 Decennial Census information. Although the 5-year ACS tract level data is available, HUD plans to

implement new 50th percentile areas in conjunction with the implementation of new OMB area definitions.

Counties that have been added to metropolitan areas will be treated as metropolitan county subareas. These counties will receive rents based on their own data if the local data is statistically reliable (with an error that is less than one-half of the estimate) or receive the metropolitan rent if their subarea estimate does not exist or is statistically unreliable. New multi-county metropolitan areas will be treated as individual county metropolitan subareas using county-based gross rent estimates (if statistically reliable); otherwise, a metropolitan, area-wide gross rent estimate is used.

#### A. Base Year Rents

The U.S. Census Bureau released standard tabulations of five-year ACS data collected between 2009 through 2013 in December of 2014. For FY 2016 FMRs, HUD uses special tabulations of this five-year ACS data collected between 2009 through 2013 to update the base rents that provide the 40th and 50th percentile standard quality rents that were provided in May 2015. HUD has updated base rents each year based on new five-year data since FY 2012, for which HUD used 2005–2009 ACS data. For FY 2016 FMRs, HUD updated the base rents set in FY 2015 using the 2008–2012 five-year data with the 2009–2013 five-year ACS data.<sup>2</sup> HUD updates base rents for Puerto Rico FMRs using the 2009–2013 Puerto Rico Community Survey (PRCS); HUD first updated the Puerto Rico base rents in FY 2014 based on 2007–2011 PRCS data collected through the ACS program. The Bureau of the Census does not collect data annually using the ACS for the Pacific Islands (Guam, Northern Marianas and American Samoa) or the US Virgin Islands; however, as part of the 2010 Decennial Census, the Census Bureau conducted a “long-form” sample surveys for these areas. These data are incorporated in the FY 2016 FMRs. For the first time, St. John, USVI will have an FMR that is separate from St. Thomas, USVI and American Samoa and the Northern Mariana Islands will have FMRs separate from Guam.

HUD historically based FMRs on gross rents for recent movers (those who have moved into their current residence in the last 24 months). However, due to the

nature of the five-year ACS data, HUD developed a new methodology for calculating recent-mover FMRs in FY 2012. As in FY 2012, HUD assigns all areas a base rent equal to the estimated two-bedroom standard quality five-year gross rent from the ACS.<sup>3</sup> Because HUD’s regulations mandate that FMRs represent recent mover gross rents, HUD continues to apply a recent mover factor to the standard quality base rents assigned from the five-year ACS data.

#### B. Recent Mover Factor

Following the assignment of the standard quality two-bedroom rent described above, HUD applies a recent mover factor to these rents. The calculation of the recent mover factor for FY 2016 is similar to the methodology HUD used in FY 2015, with the only difference being the use of updated ACS data and the change to the statistical reliability assessment of the ACS data. The following describes the process for determining the appropriate recent mover factor.

In general, HUD uses one-year, two-bedroom recent mover gross rents from the special tabulation of the ACS for the smallest geographic area encompassing the FMR area that is statistically reliable to calculate the recent mover factor.<sup>4</sup> HUD calculates some areas’ recent mover factors using data collected just for the FMR area. In these cases, the recent mover factor effectively removes the five-year data from the calculation of the FMRs. For areas with statistically reliable recent mover data for the FMR area itself, the one-year recent mover two-bedroom gross rent becomes the base rent for the area. However, HUD bases other areas’ recent mover factors on larger geographic areas if this is necessary to obtain statistically reliable estimates. For metropolitan areas that are subareas of larger metropolitan areas, the recent mover hierarchy is FMR area, metropolitan area, aggregated metropolitan parts of the state, and state. Metropolitan areas that are not divided follow a similar path from FMR area, to aggregated metropolitan parts of the state, to state. In nonmetropolitan areas, HUD bases the recent mover factor on the FMR area, the aggregated nonmetropolitan parts of the state, or if that is not available, based on the whole state. HUD calculates the recent mover

factor as the percentage change between the five-year 2009–2013 standard quality two-bedroom gross rent and the one-year 2013 recent mover two-bedroom gross rent for the recent mover factor area. HUD does not allow recent mover factors to lower the standard quality base rent; therefore, if the five-year standard quality rent is larger than the comparable one-year recent mover rent the recent mover factor is set to 1.0. The process for calculating each area’s recent mover factor is detailed in the FY 2016 Final FMR documentation system available at: <http://www.huduser.gov/portal/datasets/fmr/fmrs/docsys.html?data=fmr16>. Applying the recent mover factor to the standard quality base rent produces an “as of” 2013 recent mover two-bedroom base gross rent for the FMR area.

#### C. Other Rent Survey Data

A new base rent has been calculated for the insular areas using the 2010 decennial census of American Samoa, Guam, the Northern Mariana Islands, and the Virgin Islands. This is the first time American Samoa and the Northern Mariana Islands will have an FMR that is separate from Guam. In addition, St. Johns, VI will receive a separate FMR; previously it was combined with St. Thomas. The 2010 rent data is updated to 2013 using the change in national ACS rents from 2010 to 2013.

In addition to the Pacific island areas, HUD does not use the ACS as the base rent or recent mover factor for eight areas where the FY 2016 FMR is based on survey data. Surveys conducted in 2012 for Hood River County, OR, Mountrail County, ND, Ward County, ND, and Williams County, ND are used as base rents. Survey data from 2012 survey still represents the most current data available for these areas where only five-year ACS data exists. These base rents are adjusted to 2014 using regional CPI data. Surveys conducted in 2014 for Bennington County, VT, Windham County, VT, Windsor County, VT, and Seattle, WA are used for base rents. HUD has no funds to conduct surveys of FMR areas, and so future surveys must be paid for by the PHAs.

#### D. Updates From 2013 to 2014

HUD updates the ACS-based “as of” 2013 rent through the end of 2014 using the annual change in gross rents measured from the CPI between 2013 and 2014. As in previous years, HUD uses Local CPI data coupled with Consumer Expenditure Survey (CEX) data for FMR areas with at least 75 percent of their population within Class A metropolitan areas covered by local CPI data. HUD uses Census region CPI

<sup>2</sup> The only difference in survey data between the 2008–2012 5-year ACS data and the 2009–2013 5-year ACS data is the replacement of 2008 survey responses with survey responses collected in 2013. The 2009, 2010, 2011 and 2012 survey responses remain intact; however, the weighting placed on each survey response is updated by the Census Bureau during the process of aggregating the data to be as of the final year of the 5-year period.

<sup>3</sup> For areas with a two-bedroom standard quality gross rent from the ACS that have a margin of error greater than half of the estimate or no estimate due to inadequate sample in the 2013 5-year ACS, HUD uses the two-bedroom state non-metro rent for non-metro areas.

<sup>4</sup> For the purpose of the recent mover factor calculation, a statistically reliable estimate occurs where the recent mover gross rent has a margin of error that is less than half of the estimate.

data for FMR areas in Class B and C size metropolitan areas and nonmetropolitan areas without local CPI update factors. Additionally, HUD is using CPI data collected locally in Puerto Rico as the basis for CPI adjustments from 2013 to 2014 for all Puerto Rico FMR areas.

#### *E. Trend From 2014 to April 2016*

The trend factor for the final FY 2016 FMRs has been changed from the annualized change in median gross rents as measured across the most recent five years of available 1-year ACS data, used in the proposed FY 2016 FMRs as published on September 8, 2015 (80 FR 53817). Instead, HUD trends the final FY 2016 FMRs forward with national forecasts of the rent and utility components of CPI, resulting in an increase in the FMR for all areas. The trend factor applied for the Proposed FY 2016 FMRs was 1.0334 percent; the forecast trend factor applied to the Final FY 2016 FMRs is 1.0457. The trend factor is the weighted average change between the most recent annual Rent of Primary Residence and Utility CPIs and the same indices forecasted to the relevant fiscal year.

#### *F. Puerto Rico Utility Adjustments*

The gross rent data from the 2009 to 2013 Puerto Rico Community Survey (PRCS) coupled with the local CPI data measured across Puerto Rico includes the utility rate increases from Commonwealth-owned utility companies that was the basis for utility rate adjustments across all Puerto Rico FMR areas in both FY 2014 and FY 2015. The FY 2016 FMRs no longer include the utility adjustment; any changes in the Puerto Rico energy tariffs have been in effect long enough to be included in the Puerto Rico CPI. As pointed out in a comment by the Commonwealth of Puerto Rico Division of Housing, the South Region CPI was inadvertently used for the calculation of Proposed FY 2016 FMRs throughout Puerto Rico, and this has been corrected.

#### *G. Bedroom Rent Adjustments*

HUD calculates the primary FMR estimates for two-bedroom units. This is generally the most common sized rental unit and, therefore, the most reliable to survey and analyze. Formerly, after each Decennial Census, HUD calculated rent relationships between two-bedroom units and other unit bedroom counts and used them to set FMRs for other units. HUD did this because it is much easier to update two-bedroom estimates and to use pre-established cost relationships with other unit bedroom counts than it is to develop independent

FMR estimates for each unit bedroom count. When calculating FY 2013 FMRs, HUD updated the bedroom ratio adjustment factors using 2006–2010 five-year ACS data. The bedroom ratio methodology used in this update was the same methodology that was used when calculating bedroom ratios using 2000 Census data. The bedroom ratios HUD used in the calculation of FY 2016 FMRs have been updated using average data from three five-year data series (2007–2011, 2008–2012, and 2009–2013). This update incorporates the most recent available data while also smoothing the potential variability from the discontinuity of resetting the bedroom ratios once every five years.

HUD establishes bedroom interval ranges based on an analysis of the range of such intervals for all areas with large enough samples to permit accurate bedroom ratio determinations. These ranges are: Efficiency FMRs are constrained to fall between 0.62 and 0.82 of the two-bedroom FMR; one-bedroom FMRs must be between 0.75 and 0.86 of the two-bedroom FMR; three-bedroom FMRs must be between 1.14 and 1.34 of the two-bedroom FMR; and, four-bedroom FMRs must be between 1.27 and 1.62 of the two-bedroom FMR. (The maximums for the three-bedroom and four-bedroom FMRs are irrespective of the adjustments discussed in the next paragraph.) HUD adjusts bedroom rents for a given FMR area if the differentials between bedroom-size FMRs were inconsistent with normally observed patterns (*i.e.*, efficiency rents are not allowed to be higher than one-bedroom rents and four-bedroom rents are not allowed to be lower than three-bedroom rents). The bedroom ratios for Puerto Rico follow these constraints.

HUD further adjusts the rents for three-bedroom and larger units to increase the likelihood that the largest families, who have the most difficulty in leasing units, will be successful in finding eligible program units. The adjustment adds 8.7 percent to the unadjusted three-bedroom FMR estimates and adds 7.7 percent to the unadjusted four-bedroom FMR estimates. The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four-bedroom FMR for each extra bedroom. For example, the FMR for a five-bedroom unit is 1.15 times the four-bedroom FMR, and the FMR for a six-bedroom unit is 1.30 times the four-bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero-bedroom (efficiency) FMR.

For low-population, nonmetropolitan counties with small or statistically

insignificant data for any two of the three five-year ACS standard quality rents series used in the average, HUD uses state non-metropolitan data to determine bedroom ratios for each unit bedroom count. HUD made this adjustment to protect against unrealistically high or low FMRs due to insufficient sample sizes.

#### **V. Manufactured Home Space Surveys**

The FMR used to establish payment standard amounts for the rental of manufactured home spaces (pad rentals including utilities) in the HCV program is 40 percent of the FMR for a two-bedroom unit. HUD will consider modification of the manufactured home space FMRs where public comments present statistically valid survey data showing the 40th-percentile manufactured home space rent (including the cost of utilities) for the entire FMR area.

All approved exceptions to these rents based on survey data that were in effect in FY 2015 were updated to FY 2016 using the same data used to estimate the HCV program FMRs. If the result of this computation was higher than 40 percent of the new two-bedroom rent, the exception remains and is listed in Schedule D. The FMR area definitions used for the rental of manufactured home spaces are the same as the area definitions used for the other FMRs. No additional exception requests were received in the comments to the FY 2016 Proposed FMRs.

#### **VI. Small Area Fair Market Rents**

Small Area Fair Market Rents (SAFMRs) replace the use of FMRs for the HCV program as part of a court settlement by all public housing authorities (PHAs) in the Dallas, TX HMFA. SAFMRs are also used in HUD's demonstration program by five PHAs: The Housing Authority of the County of Cook (IL), the City of Long Beach (CA) Housing Authority, the Chattanooga (TN) Housing Authority, the Town of Mamaroneck (NY) Housing Authority, and the Laredo (TX) Housing Authority. The SAFMRs used by Dallas and the PHAs in the demonstration are listed in the Schedule B addendum.

SAFMRs are calculated using a rent ratio determined by dividing the median gross rent across all bedrooms for the small area (a ZIP code) by the similar median gross rent for the metropolitan area of the ZIP code. Similar to the bedroom ratios discussed in item G of section IV or this notice, HUD calculates the ZIP code rent ratio using an average of 2007–2011, 2008–2012, and 2009–2013 data. This average rent ratio is multiplied by the current two-bedroom

rent for the entire metropolitan area containing the small area to generate the current year two-bedroom rent for the small area. In small areas where the median gross rent is not statistically reliable, HUD substitutes the median gross rent for the county containing the ZIP code in the numerator of the rent ratio calculation. For FY 2016 SAFMRs, HUD uses the updated bedroom rent ratios discussed above.<sup>5</sup>

HUD also makes Small Area FMRs for all metropolitan areas available at <http://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>. Housing Authorities may use these Small Area FMRs as a guide for setting payment standards within their FMR area and may use them in requesting exception payment standards in accordance with 24 CFR 982.503(c)(2)(A).

## VII. Public Comments Overview of Comments

### A. Overview

A total of 83 comments were received and are posted on the regulations.gov site (not all duplicate comments were posted) (<http://www.regulations.gov/#!docketBrowser;rpp=25;po=0;dct=PS;D=HUD-2015-0072>), which is also linked on the HUD User FMR page <http://www.huduser.gov/portal/datasets/fmr.html>. Most comments contested FMR reductions compared with the FY 2015 FMRs and several noted that year-over-year changes are not keeping up with a tight rental market. While many comments included some type of market data, none provided market rent data that could be used for an adjustment of the FY 2016 FMRs. The FMR methodology has been the subject of Inspector General of HUD and Government Accounting Office studies, and it is clear that the use of such real-time data as found in newspaper ads or Craigslist cannot be used to adjust FMRs, because this data is not statistically representative of the FMR area. While surveys of rents must be conducted to contest the FMRs, HUD has been unable to fund such surveys for several years; consequently, PHAs must fund their own surveys, if needed. None of these commenters provided a statistically valid survey of rents that could be used

to adjust the FY 2016 FMRs. The timing between proposed and final was admittedly too short to conduct a study of statistically valid rents and several commenters announced their intention to conduct rent surveys, which if statistically different will be incorporated in a revised FY 2016 FMR publication. Several commenters who did not experience a reduction in FY 2016 FMRs complained about the small increase in light of rental market conditions for their area; and some nonmetropolitan areas were concerned with the large increases and decreases that the ACS data provides.

The use of FMRs in the calculation of public housing flat rents continues to garner comments. Small nonmetropolitan areas find the flat rents based on FMRs are too high for their market. Where the state minimum is used, a nonmetropolitan county does have the option of using its own, lower rent. A suggestion that FMRs be adjusted based on square footage of units is not feasible because the data on size of units is not available for all areas from a statistically reliable source. While FMRs are used in other HUD programs, the methodology used in determining FMRs and the publication of FMRs for comment is primarily in support of the Section 8 HCV program. Other HUD programs must rely on the current FMR methodology. The adjustment of flat rents by FMRs is an issue for the program staff in the Division of Housing Management and Occupancy of PIH. HUD's Office of Policy Development, and Research supports the program office by making the Small Area FMRs and the unadjusted rents available as alternatives to the FMR for setting Public Housing flat rents.

Many commenters oppose decreases of any level in the FMR, especially those commenters that operate programs that use FMRs but do not allow payment standard flexibility in applying FMRs, such as the Continuum of Care program and the Low-Income Housing Tax Credit program (LIHTC). Several comments requested that HUD hold the FY 2016 FMRs harmless, that is they wanted the FMR to remain at the FY 2015 level, or some earlier level if it would otherwise be lower. In addition to, or instead of, implementing a hold harmless policy, several comments asked HUD to limit annual increases and decreases of FMRs to five percent, or at the very least impose a hard floor of five percent on decreases. This inability to hold FMRs harmless at some previously higher level is especially difficult for LIHTC landlords and developers to understand because no such prohibition exists for

the calculation of HUD's income limits which are also used in the rent calculation for these units. HUD has been able to use such measures in constraining income limit increases and decreases, but HUD is specifically precluded from incorporating these changes into the FMR methodology by the statutory language governing FMRs requiring the use of the most recent available data. As stated in previous FMR notices, HUD's HCV program counsel reviewed the statutory language governing the calculation of FMRs to determine if the Department has the authority to institute caps and floors on the amount the FMRs could change annually. Based on this review, HUD's program counsel issued a legal opinion that HUD CANNOT impose floors or caps in changes in FMRs because this would violate the portion of the statute that directs HUD to use the most current data available. According to the legal opinion, the statute must be changed before HUD can implement these types of caps and floors. No statutory changes regarding the use of the most recent available data have since been enacted; consequently, HUD does not have the authority to use a hold harmless policy or other policy which would permit HUD to impose caps and floors on FMR changes. HUD is required to use the most recent available data and FMRs must increase or decrease based on this data. Ignoring decreases or phasing decreases or increases in over several years would not fully implement FMRs based on the most recent available data.

The Department recognizes that significant variation in FMRs from year to year increases the administrative burden on all users of FMRs. HUD has made changes to the calculation methodology to attempt to quell this annual variation while comporting to the statutory requirement to use the most recent data available. For example, using averages of 3 years of five-year ACS data in the calculation of the bedroom ratios and the small area rent ratios were implemented to increase the stability of these components of the calculations while also incorporating the most recent data each year. Moving to a tighter statistical standard for use of ACS estimates (less than a 50 percent margin of error as opposed to different from 0) is also incorporated to lessen the variability from sampling error within the ACS while still taking advantage of annually updated information. HUD will continue to pursue strategies that increase the stability of the FMRs from year to year within the limitations of the current statutory framework.

Although there were several changes to the metropolitan area definitions for

<sup>5</sup> HUD has provided numerous detailed accounts of the calculation methodology used for Small Area Fair Market Rents. Please see our *Federal Register* notice of April 20, 2011 (76 FR 22125) for more information regarding the calculation methodology. HUD's Final FY 2016 FMR documentation system available at (<http://www.huduser.gov/portal/datasets/fmr/fmrs/docsys.html?data=fmr16>) contains detailed calculations for each ZIP code area in participating jurisdictions.

the FY 2016 FMRs, geographic area comments were submitted for only two areas: Columbia city, MD and Barranquitas, PR. HUD proposed to remove the place-based FMR for Columbia city, MD that it had since the 1970s. HUD proposed to do this because Columbia city is unique among FMR areas to receive this treatment and was created before exception payment standards existed. The Final FY 2016 FMRs maintain the proposed area definitions and continue to incorporate Columbia city, MD as part of the Baltimore-Columbia-Towson, MD MSA. To ensure that voucher families currently living in the city are not impacted, and to ensure future voucher families are able to access rental units in Columbia city, HUD is issuing exception payment standards at up to 132 percent of the metropolitan FMR for the area. The comment discussing proposed FY 2016 FMRs in Puerto Rico agreed with HUD's policy for not maintaining Quebradillas Municipio as part of the Barranquitas-Aibonito-Quebradillas, PR HUD Metro FMR area, a subarea of the San Juan, PR MSA, noting that it was not a contiguous Municipio. The comment also requested that Maunaubo Municipio also be separated from Barranquitas. Maunaubo Municipio is also not contiguous to any of the other four central municipalities; notwithstanding the geographic discontinuity, HUD did not change the Maunaubo Municipio's area definition for FY 2016. HUD will attempt to evaluate this request, due to geographic discontinuity, after acquiring the necessary data as part of the FY 2017 FMR process.

Several PHAs with lower proposed FY 2016 FMRs relative to FY 2015 or earlier FMRs requested that HUD conduct a survey of rents for their FMR areas. As stated in the proposed FY 2016 FMR Notice, HUD does not have funds available to conduct surveys in FY 2016. While some areas provided data, the data could not be accepted as the basis for changing FMRs because it did not meet the threshold for representativeness and/or statistical reliability established for rental survey data to be used in FMR determinations. HUD may not use data from newspaper ads (or Craigslist) because these sources for rents do not represent actual contracted rents, nor can rent reasonableness studies be used as these typically do not sample units randomly. Other data provided may be acceptable, but the sources and method of collection must be identified. Data must be collected randomly and cover the entire rental stock within the FMR area

including single-family units, not just large apartment projects. Single-family units and smaller apartment buildings are an important part of the rental market and cannot be ignored. HUD did receive notification that several PHAs in metropolitan and nonmetropolitan areas are conducting surveys and have sought guidance from HUD on the survey methodology. Any other PHAs interested in surveys to support changes in FMRs should review section VIII of this notice for further information regarding acceptable survey methodology.

For areas that are considering conducting their own surveys, HUD would caution them to explore all no-cost options as a means of alleviating problems they are having with low FMRs. HUD has experience conducting surveys in areas with low or no vacancy rates and this experience has shown that it is extremely difficult to capture accurate gross rent levels in tight markets. For that reason, HUD provides emergency exception payment standards up to 135 percent of the FMR for the Section 8 voucher program in areas impacted by natural resource exploration or in presidentially declared disaster areas. PHAs interested in applying for these exception payment standards should contact their local HUD field office. Other programs that use FMRs will have to pursue similar strategies such as exception payment standards or hold harmless provisions within the statutory and regulatory framework governing those programs.

HUD received a comment from the Inclusive Communities Project (ICP), regarding the Small Area FMRs in the Dallas, TX HUD Metro FMR Area. ICP used HUD's guidance on how to provide data-supported comments on the levels of Small Area FMRs using HUD's special tabulations of the distribution of gross rents by bedroom unit size for ZIP Code Tabulation Areas. HUD has reviewed the comment and has made the appropriate change to the final FY 2016 Small Area FMRs for the Dallas, TX HUD Metro FMR Area.

#### *B. Issues Raised in Comments and HUD Responses*

In accordance with 24 CFR 888.115, HUD has reviewed the public comments that were submitted by the due date and has adjusted the proposed FMRs accordingly. Furthermore, HUD has determined that there are no comments with "statistically valid rental survey data that justify the requested changes in metropolitan areas or non-metropolitan counties." HUD's responses to all known comments received by the comment due date and

a part of the notice record <http://www.regulations.gov/#!docketBrowser;rpp=25;po=0;dt=PS;D=HUD-2015-0072> follow.

Comment: FMR decreases do not reflect the current rental market; more recent data must be used for the determination of FMRs. Several of the areas expressing dissatisfaction with decreases, provided market studies, rent reasonableness findings, or rent data compiled from rents for large apartment projects that show that the rents in their area increased in the past year, while the FY 2016 FMRs show a decline from the FY 2015 FMRs. Over 30 comments from tenants, landlords, housing advocacy and development organizations and PHAs protested the reduction in the Oakland, CA metropolitan area that resulted from the replacement of a 2013 local survey with 2013 ACS one-year data. Their claim is that in such a tight rental market, as experienced in Oakland, even the relatively small decreases of less than two percent for efficiencies through three-bedroom units (four-bedroom FMRs decreased 10 percent compared with last year as a result of the bedroom ratio re-estimation), will hurt a program with huge waiting lists and low success rates. Most of these commenters requested that HUD revise the FY 2016 FMRs by using the 2014 ACS data (one year 2014 standard tabulations were made available on September 17, 2015).

HUD Response: FMRs are estimated rents, and can change from year-to-year in ways that are different from market rent changes or economic activity. Such a year-over-year comparison is especially invalid when data from a local survey is replaced with one-year ACS data, as is the case for Burlington, VT, Oakland, CA, and Santa Barbara, CA. When economic activity decreases, rents don't necessarily decrease and some increased economic activity that might put pressure on rents cannot be measured in real time. HUD is required to use the most current data available and this means that local surveys conducted in 2013 must be replaced by 2013 ACS data for areas with one-year ACS data. HUD is precluded from using sources of data that are not statistically reliable. Rent reasonableness studies are not subject to the same constraints on statistical reliability and cannot be used to alter FMRs.

HUD is unable to use the 2014 ACS data in the calculation of the FY 2016 FMRs. The standard tabulations of ACS data based on the 2014 data collection have not been completely released at this time. Furthermore, HUD cannot use the standard tabulations of ACS data to

set the level of the FMRs for the following reasons:

1. Standard tabulations do not provide 40th percentile rent estimates.
2. Standard tabulations are not available for certain HUD Metropolitan FMR Areas.
3. Standard tabulations may not be filtered to eliminate substandard units or units likely to be subsidized with gross rents below HUD's Public Housing Cut Off Rent.
4. Standard tabulations do not have gross rents specific to recent movers.

Given the limitations of the data in the standard tabulations, HUD reviewed the available data to determine if any improvements to the FMR calculations in the Oakland, CA HUD Metro FMR area could be made. One possibility HUD considered was to replace the CPI based gross rent inflation factor capturing rent growth between 2013 and 2014. The CPI based inflation factor for gross rents used in the proposed FY 2016 FMR calculation is 5.33 percent. The change in the median gross rents measured for the Oakland-Haywood-Berkeley, CA Metropolitan Division, which comprised of Alameda and Contra Costa Counties—the same as the FMR area, between 2013 one-year ACS data and 2014 one-year ACS data is only 4.1. Consequently, incorporating the information from the standard tabulations of ACS data that are available now would LOWER the FY 2016 FMRs rather than raise them as the comments suggest.

*Comment: FMRs should be held harmless at the FY 2015 levels.* Several comments requested that FMRs not be allowed to decline from their FY 2015 level, especially where FY 2015 data included a local survey. Some of these comments provided market data that showed current rents in apartment projects that were higher than the FMR.

*HUD Response:* HUD cannot ignore the more current 2013 ACS data and allow FMRs to stay the same as they were for FY 2015; FY 2015 FMRs were based on gross rents from the 2012 ACS. By statute (42 U.S.C. 1437f(c)(1)(B)) and regulation (24 CFR 888.113(e)), HUD is required to use the most current data available. Apartment buildings of five units or more are only one segment of the rental market in a FMR area. Typical data submitted in comments to this notice provided information on rents for units in this segment, which generally account for less than half of the rental market for those areas. Single-family homes, both attached and detached (including townhomes and duplexes), small rental apartments, and mobile homes make up the rest of the rental market. While rent surveys conducted

either by HUD or a PHA would provide more current data than the ACS, these surveys take about two months to complete and can be quite expensive. HUD does not have funds available to conduct any surveys in 2016 and cannot delay the implementation of FY 2016 FMRs while new surveys are being conducted. Rents in areas with relatively short-term market tightening are not easily measured by rent surveys. Based on past experience HUD finds that an area must have rent increases or declines for a period of at least two years before changes can be accurately measured by surveys. Should the survey results show market conditions that are statistically different from the published FMRs, HUD will revise the FY 2016 FMRs. HUD recommends following the survey guidance available at the bottom of the Web page <http://www.huduser.org/portal/datasets/fmr.html> for small metropolitan areas without consistent one-year ACS data and nonmetropolitan areas. For large areas with significant one-year ACS data, the requirement for completed recent mover surveys are greater; there must be about 200 two-bedroom (or two-bedroom and equivalent one-bedroom) and possibly equivalent three-bedroom recent mover surveys where the FMR is not within the confidence interval of the survey. HUD will review the results of private surveys and will revise the Final FY 2016 FMRs if warranted. For small nonmetropolitan counties, HUD will work with the PHA to simplify the requirements for obtaining valid survey results. The selection of the units surveyed must be random and the distribution of the structures surveyed must be representative of the distribution of structure types from the 2013 ACS. HUD will not accept a survey that is comprised only of apartment project rentals, any more than it would accept private project rental data for major metropolitan areas as a means of revising FMRs. This data typically excludes single-family rentals, which are generally about one-third of the rental market for an area, and this percentage can be greater in small metropolitan areas and nonmetropolitan counties.

*Comment: Reductions in FMRs are discouraging the development of affordable multifamily housing projects.* Decreases in FMRs reduce the financial viability of Low Income Housing Tax Credit (LIHTC) projects that are limited to Section 8 voucher.

*HUD Response:* For years, HUD held income limits harmless to eliminate the effect of lower rents on LIHTC units, assuming rents were income based. But, the effect of this policy was to create

areas where there were no changes in income limits for years, which also did not provide adequate rents for LIHTC projects. Congress provided statutory hold harmless income limits for LIHTC projects, and special income limits for projects in service by December 31, 2008, that were subject to HUD's Hold Harmless policy in either 2007 or 2008. Beginning with the FY 2010 HUD Income Limits HUD eliminated its hold harmless policy for other income limits, but limited annual changes in income limits to plus or minus five percent (or greater if on average there was an annual increase in the national median family income of more than five percent). Since that time, LIHTC developers have planned for decreases in income-based rents between the time projects are proposed and placed in service. FMRs have always increased and decreased with the change in the data. HUD cannot ignore the requirement to use the most current data by only implementing FMR changes in five percent increments. Statutory and regulatory changes are required before HUD would be able to implement any methodology changes that deviate from the use of the most current rent data available.

*Comment: Market rents did not decrease in the past year and neither should FMRs.* Many areas protested decreases or even slight increases in the FMRs in areas where success rates are falling (Oakland and Santa Barbara) or large decreases where the economy is increasing and putting pressures on the housing market (Sioux City). Several commenters stated that market rents did not decrease and in fact increased over the past year, so FMRs should not decrease. Both Santa Cruz, CA and Burlington, VT experienced large declines in FY 2016 FMRs compared with FY 2015 FMRs. The decline in Santa Cruz was based on the decrease in recent mover gross rents measured by the 2013 one-year ACS data, and in Burlington the decrease was driven by the replacement of a December 2012-based local survey with 2013 one-year ACS data.

*HUD Response:* FMRs do not represent a time series of rent data for each FMR area. When market rents for areas increase, decrease, or stay the same, FMRs do not necessarily have the same directional change. The FMR process, as currently designed, develops the best estimate of the 40th (or 50th) percentile gross rent for a particular area using the timeliest available data covering the entire market area; this process revise past FMR estimates with updated information. Therefore, year-over-year FMR changes can sometimes



seemingly conflict with perceived market trends. Annual revisions to all of the underlying data used to estimate FMRs are now possible with the five-year ACS data. Because of the nature of the ACS five-year tabulations, however, 80 percent of the survey observations will remain the same from one year to the next, but are re-weighted to match the population and housing unit estimates of the final year of the five-year range. Also many rural FMR areas rely on update factors based on survey results from a larger, encompassing geographic area (for example, state-based update factors used for nonmetropolitan counties). Even if the base rent is not adjusted the annual changes in FMRs do not necessarily reflect very recent changes in the housing market conditions for the smaller area but still represent HUD's best estimate of 40th percentile gross rents in the FMR area.

*Comment: HUD should validate its FMR estimation methodology by comparing one-year ACS data with fiscal year FMRs for the same year, beginning with a comparison of 2006 one-year ACS rent data to the FY 2006 FMRs.* This analysis would determine which aspects of HUD's discretionary methodology is less accurate and could help HUD modify its methodology to improve accuracy while adhering to the requirement to use the most recent data available. The up and down changes that occur with the final fair market rents cause a lot of problems and stress for the landlords, tenants and the PHAs.

*HUD Response:* Because the integration of ACS data into the FMR estimation process has been gradual and evolving, and will continue to evolve to address issues like volatility in estimates arising from large sampling variation in smaller markets, there is not yet a basis for making the suggested comparison. FMR methodology and the underlying data have been relatively stable only between FY 2013 and FY 2016 FMRs. ACS data on recent-mover rents is only available for one of these years. Further, because the ACS only produces highly reliable estimates of the 40th percentile recent mover two-bedroom rent in the largest metropolitan areas, the comparison would only be valid for large markets, and FMRs have not been particularly volatile in these markets. Finally, the logic of this comment suggests that HUD should change the FMR estimation process to a model-based forecast system derived from time-series-panel data on rents. Again, this methodology would only be valid for the largest metropolitan FMR areas where a highly reliable recent mover rent can be derived from ACS

data. It is not clear that the model would be feasible and accurate for smaller FMR areas, nor how a model-based FMR estimate would accord with statutory language regarding FMR estimates.

*Comment: The year-to-year volatility in FMRs has significant adverse impacts.* A reduction of more than five percent in the published FMRs triggers a rent reasonableness analysis on the part of the PHA with jurisdiction over the area (Housing Choice Voucher Guidebook, directive 7420.10G). If the PHA's analysis finds that the rent being charged by a property owner is no longer reasonable, the owner will be required to reduce the rent. If the owner determines that this reduction will adversely affect the financial stability of the property, the owner will likely choose to leave the program, and the tenant will then have to move. Another consequence of a large reduction in FMRs is that owners may have to defer maintenance items because cash flows are no longer adequate to cover operating expenses. Alternatively, higher FMRs force the PHA with jurisdiction over the area to increase their payment standards and serve far fewer families within the community. This is detrimental at a time when PHAs are already stretching the limited amount of funding received from HUD to help as many families as they can. Increased FMRs will increase the waiting list for the HCV program and will increase the homeless population for an area.

FMRs cannot decrease in economic growth areas; some of these areas cannot manage the voucher program even with modest FMR increases. Several comments, even pertaining to FMR areas with decreases below five percent, or with modest increases, pressed for higher FY 2016 FMRs. Some of these areas had very tight markets and some of these areas already used payment standards at 110 percent of the FMRs. One commenter protested the retroactive effective date of October 1, 2015, which would not provide the time required to adjust payment standards.

*HUD Response:* The FMRs are effective when published. To help manage the HCV program and mitigate the impact of FMR decreases, PHAs may be able to: (1) Use Success Rate Payment Standards 24 CFR 982.503(e); or (2) request Exception Payment Standards for subareas within a FMR area (not to exceed 50 percent of the population) at 24 CFR 982.503(c).

*Comment: Vacancy rates are low, making it impossible to absorb FMR decreases.* Several comments stated that low or no vacancy rates in areas with increased economic activity require

higher FMRs so that voucher tenants can compete for housing. In these areas, there is not sufficient rental housing and generally, the 2013 rental data from the ACS does not reflect this situation.

*HUD Response:* When a market tightens rapidly, the FMRs cannot keep pace. The most accurate, statistically reliable data available to HUD is lagged by two years. Even if HUD conducts surveys of these areas, capturing the full scope of rent increases is difficult if the market condition has been occurring for less than two years; furthermore, it is challenging to get valid results for surveys of relatively small housing markets (with population under 1,000 persons). Most of the areas suffering from very rapidly tightening market conditions meet one or both of these criteria. Areas with sustained extremely low vacancy rates require construction of additional units. Higher FMR levels will not necessarily encourage additional development. These areas may use Exception Payment Standards for subareas within an FMR area (not to exceed 50 percent of the population) as described at 24 CFR 982.503(c), or Success Rate Payment Standards available at 24 CFR 982.503(e) to alleviate market pressures, or in severely disrupted rental markets.

*Comment: FY 2016 FMR decreases reduce the ability of families to find affordable housing.* Several comments stated that FMR decreases make it harder for tenants to find affordable housing, so HUD should not implement FMR decreases. The decrease in FMRs from FY 2015 to FY 2016 will reduce the availability of affordable housing in the area; landlords will be able to get higher rents from tenants that are not Section 8 voucher holders and so many will opt out of the program.

*HUD Response:* FMRs must reflect the most current statistically valid data and this means that FMRs cannot be held harmless (not allowed to decrease) when this data shows a decline. Most of the declines in the FMRs are based on lower 2013 rents, and in a few cases the 2013 to 2014 CPI adjustment reflects a decline.

*Comment: FY 2016 FMR decreases will require existing tenants to pay a greater share of their income on rents.* Several comments stated that their current tenants will have to pay a greater share of their income on rents, with FMR decreases.

*HUD Response:* New tenants are not allowed to pay more than 40 percent of their income on rent. Existing tenants will not have to pay rent based on reduced FMRs until the second anniversary of their Housing Assistance Payment (HAP) contract. If tenant rent

burden increases for an area, PHAs may use this as a justification for higher payment standards.

*Comment: Disabled and difficult-to-place residents suffer a disproportionately greater impact from FMR decreases because they have fewer housing choice options.* Disabled residents already have fewer units available to them, and reducing the FMR will further reduce their options. Difficult to place residents, because of a history of late payments or other issues, will have fewer landlords willing to rent to them if the FMR is lower.

*HUD Response:* HUD must use the most current data available and rents may increase and decrease. The data used as the basis for FY 2016 FMRs is more current than what was available in the estimation of the FMRs for FY 2015. The rent and utility data for the FY 2016 FMRs are more current than for the FY 2015 FMRs and are a better representation of the position in the rent distribution required by the FMR regulations. If a family has a member with a disability, a PHA may establish a higher payment standard for that family as a reasonable accommodation as discussed in 24 CFR 982.505(d).

*Comment: HUD should institute caps and floors to limit annual FMR changes to five percent.* A five percent change in the FMR triggers a rent reasonableness study, which is costly for cash-strapped PHAs. HUD should have instituted the same cap and floor of five percent that it instituted for Income Limits with the FY 2010 Income Limits.

*HUD Response:* HUD is constrained by legal and regulatory language for its calculation of FMRs. HUD cannot ignore the requirement that it use the most current data by implementing FMR changes in five percent increments. Statutory and regulatory changes are required before HUD would be able to implement any methodology changes that would limit the use of the most current rent data in setting FMRs. No such regulation or legislative requirement governs the calculation of income limits and prior to FY 2010, income limits were held harmless, that is, not allowed to ever decline. The change to incorporate caps and floors of up to five percent was a way to remove this hold harmless policy and create parity with increases and decreases.

*Comment: HUD should provide flexibility concerning the implementation of the FY 2016 FMRs and provide a 3-month delay similar to the implementation of changes in the determination of Public Housing Flat Rents.* HUD should allow Housing Authorities a 90-day grace period from

HUD's publication of final FY 2016 FMRs before any PHA revised voucher payment standards would affect voucher-assisted households' rent shares or Total Tenant Payment (TTP) as of January 1, 2016.

*HUD Response:* Program counsel for the HCV program reviewed this comment and revisited the statutory language governing FMRs. The plain language interpretation of the statute is that FMRs become effective upon publication in final form in the **Federal Register** and does not afford the implementation flexibility requested in the comment.

## VIII. Rental Housing Surveys

In 2011, HUD solicited bidders to study the methodology used to conduct local area surveys of gross rents to determine if the Random Digit Dialing (RDD) methodology could be improved upon. The Department undertook this study due to the increasing costs and declining response rates associated with telephone surveys. Furthermore, the advent of the one-year ACS limits the need for surveys in large metropolitan areas. Based on this research, the Department decided that its survey methodology should be changed with mail surveys being the preferred method for conducting surveys, because of the lower cost and greater likelihood of survey responses. These surveys, however, take almost twice as long to conduct as prior survey methods took, and when response times are most critical, the Department may choose to conduct random digit dialing surveys as well, as the budget permits.

Unfortunately, the anticipated budget does not permit HUD to conduct any surveys in FY 2016. The methodology for both types of surveys along with the survey instruments is posted on the HUD USER Web site, at the bottom of the FMR page in the section labeled "Fair Market Rent Surveys" at: <http://www.huduser.gov/portal/datasets/fmr.html>.

Other survey methodologies are acceptable in providing data to support comments if the survey methodology can provide statistically reliable, unbiased estimates of the gross rent. Survey samples should be randomly drawn from a complete list of rental units for the FMR area. If this is not feasible, the selected sample must be drawn to be statistically representative of the entire rental housing stock of the FMR area. Surveys must include units at all rent levels and be representative of structure type (including single-family, duplex, and other small rental properties), age of housing unit, and

geographic location. The 2009–2013 five-year ACS data should be used as a means of verifying if a sample is representative of the FMR area's rental housing stock.

Most surveys cover only one- and two-bedroom units, which has statistical advantages because these are generally the most abundant rental units in an area. However in nonmetropolitan areas and some metropolitan areas, three-bedroom units are also surveyed because there are significant rental units at this size in the FMR area. If the survey is statistically acceptable, HUD will estimate FMRs for other bedroom sizes using the new ratios based on an average of 2007–2011, 2008–2012, and 2009–2013 five-year ACS data. A PHA or contractor that cannot obtain the recommended number of sample responses after reasonable efforts should consult with HUD before abandoning its survey; in such situations, HUD may find it appropriate to relax normal sample size requirements.

HUD will consider increasing manufactured home space FMRs where public comment demonstrates that 40 percent of the two-bedroom FMR is not adequate. In order to be accepted as a basis for revising the manufactured home space FMRs, comments must include a pad rental survey of all mobile home parks in the FMR area, identify the utilities included in each park's rental fee, and provide a copy of the applicable public housing authority's utility schedule.

As stated earlier in this Notice, HUD is required to use the most recent data available when calculating FMRs. Therefore, in order to re-evaluate an area's FMR, HUD requires more current rental market data than the 2013 ACS.

## IX. Environmental Impact

This Notice involves the establishment of fair market rent schedules, which do not constitute a development decision affecting the physical condition of specific project areas or building sites. Accordingly, under 24 CFR 50.19(c)(6), this Notice is categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321).

Accordingly, the Fair Market Rent Schedules, which will not be codified in 24 CFR part 888, are proposed to be amended as shown in the Appendix to this notice:

Dated: December 8, 2015.

**Katherine M. O'Regan,**

*Assistant Secretary for Policy Development and Research.*

**Fair Market Rents for the Housing Choice Voucher Program**

Schedules B and D—General Explanatory Notes

**1. Geographic Coverage**

a. Metropolitan Areas—Most FMRs are market-wide rent estimates that are intended to provide housing opportunities throughout the geographic area in which rental-housing units are in direct competition. HUD is using the metropolitan CBSAs, which are made up of one or more counties, as defined by the Office of Management and Budget (OMB), with some modifications. HUD is generally assigning separate FMRs to the component counties of CBSA Micropolitan Areas.

b. Modifications to OMB Definitions—Following OMB guidance, the estimation procedure for the FY 2016 FMRs incorporates the OMB definitions of metropolitan areas based on the CBSA standards as implemented with 2000 Census data and updated by the 2010 Census in February 23, 2013. The adjustments made to the 2000

definitions to separate subparts of these areas where FMRs or median incomes would otherwise change significantly are continued. To follow HUDs policy of providing FMRs at the smallest possible area of geography, no counties were added to existing metropolitan areas. All counties added to metropolitan areas will still be treated as separate counties. New multicounty metropolitan areas are not subdivided. All metropolitan areas that have at least one subarea will also receive a subarea, that is the rents from a county that is a subarea will not be used for the remaining metropolitan subarea rent determination. The specific counties and New England towns and cities within each state in MSAs and HMFAs were not changed by the February 28, 2013 OMB metropolitan area definitions. These areas are listed in Schedule B.

**2. Unit Bedroom Count Adjustments**

Schedule B shows the FMRs for zero-bedroom through four-bedroom units. The Schedule B addendum shows Small Area FMRs for all PHAs operating using Small Area FMRs. The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four-bedroom FMR for each extra bedroom. For example, the FMR for a

five-bedroom unit is 1.15 times the four-bedroom FMR, and the FMR for a six-bedroom unit is 1.30 times the four-bedroom FMR. FMRs for single-room-occupancy (SRO) units are 0.75 times the zero-bedroom FMR.

**3. Arrangement of FMR Areas and Identification of Constituent Parts**

a. The FMR areas in Schedule B are listed alphabetically by metropolitan FMR area and by nonmetropolitan county within each state. The exception FMRs for manufactured home spaces in Schedule D are listed alphabetically by state.

b. The constituent counties (and New England towns and cities) included in each metropolitan FMR area are listed immediately following the listings of the FMR dollar amounts. All constituent parts of a metropolitan FMR area that are in more than one state can be identified by consulting the listings for each applicable state.

c. Two nonmetropolitan counties are listed alphabetically on each line of the non-metropolitan county listings.

d. The New England towns and cities included in a nonmetropolitan county are listed immediately following the county name.

**BILLING CODE 4210-67-P**

## ALABAMA

## METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Anniston-Oxford-Jacksonville, AL MSA.....	445	476	637	810	896	Calhoun
Auburn-Opelika, AL MSA.....	518	559	748	997	1248	Lee
Birmingham-Hoover, AL HMFA.....	613	726	840	1134	1250	Bibb, Blount, Jefferson, St. Clair, Shelby
Chilton County, AL HMFA.....	430	487	569	829	993	Chilton
Columbus, GA-AL MSA.....	593	658	777	1077	1357	Russell
Daphne-Fairhope-Foley, AL MSA.....	719	754	873	1272	1472	Baldwin
Decatur, AL MSA.....	438	520	632	863	942	Lawrence, Morgan
Dothan, AL HMFA.....	491	501	647	869	1019	Geneva, Houston
Florence-Muscle Shoals, AL MSA.....	477	481	619	804	975	Colbert, Lauderdale
Gadsden, AL MSA.....	401	493	636	789	915	Etowah
Henry County, AL HMFA.....	451	461	580	751	1013	Henry
Huntsville, AL MSA.....	525	598	727	994	1212	Limestone, Madison
Mobile, AL MSA.....	649	656	788	1034	1164	Mobile
Montgomery, AL MSA.....	565	647	788	1029	1336	Autauga, Elmore, Lowndes, Montgomery
Pickens County, AL HMFA.....	403	425	569	707	780	Pickens
Tuscaloosa, AL HMFA.....	570	661	804	1027	1102	Hale, Tuscaloosa
Walker County, AL HMFA.....	473	487	625	836	966	Walker

## NONMETROPOLITAN COUNTIES

	0 BR	1 BR	2 BR	3 BR	4 BR		0 BR	1 BR	2 BR	3 BR	4 BR
Barbour.....	472	475	636	789	872	Bullock.....	451	454	569	829	985
Butler.....	422	425	569	800	831	Chambers.....	426	547	667	828	914
Cherokee.....	422	425	569	791	993	Choctaw.....	491	494	661	820	965
Clarke.....	468	492	569	800	922	Clay.....	439	460	569	806	831
Cleburne.....	470	473	633	786	868	Coffee.....	461	463	584	849	969
Conecuh.....	422	425	569	829	831	Coosa.....	444	447	579	780	794
Covington.....	422	425	569	758	993	Crenshaw.....	422	425	569	759	930
Cullman.....	441	482	604	759	828	Dale.....	374	449	580	833	1013
Dallas.....	409	453	569	747	981	DeKalb.....	447	456	595	738	816
Escambia.....	468	492	569	745	848	Fayette.....	461	490	569	807	831
Franklin.....	450	453	569	706	831	Greene.....	451	454	569	829	831
Jackson.....	462	468	571	709	887	Lamar.....	461	472	569	706	831
Macon.....	422	425	569	829	938	Marengo.....	422	425	569	774	831
Marion.....	422	425	569	716	780	Marshall.....	430	433	579	791	794
Monroe.....	448	451	569	829	993	Perry.....	468	492	569	763	831
Pike.....	481	504	584	838	852	Randolph.....	434	437	569	757	789
Sumter.....	555	560	686	851	940	Talladega.....	422	425	569	797	814
Tallapoosa.....	461	468	569	825	915	Washington.....	473	476	635	902	927
Wilcox.....	451	454	569	808	831	Winston.....	435	438	569	791	993

## ALASKA

## METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Anchorage, AK HMFA.....	882	1021	1292	1883	2256	Anchorage
Fairbanks, AK MSA.....	759	919	1230	1793	1994	Fairbanks North Star
Matanuska-Susitna Borough, AK HMFA.....	624	756	1012	1475	1767	Matanuska-Susitna

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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ALASKA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Aleutians East.....	662	791	916	1149	1256	Aleutians West.....	927	1153	1503	1865	2318
Bethel.....	1020	1175	1369	1699	1876	Bristol Bay.....	863	892	1194	1513	1842
Denali.....	788	861	1090	1399	1681	Dillingham.....	790	926	1092	1355	1684
Haines.....	647	773	895	1149	1380	Hoonah-Angoon.....	485	621	786	1052	1077
Juneau.....	813	981	1313	1861	2025	Kenai Peninsula.....	788	793	996	1269	1674
Ketchikan Gateway.....	736	949	1193	1657	1972	Kodiak Island.....	743	828	958	1396	1558
Lake and Peninsula.....	612	731	846	1066	1305	Nome.....	849	1086	1376	1708	1886
North Slope.....	658	765	885	1131	1545	Northwest Arctic.....	960	1007	1166	1447	1598
Petersburg.....	634	768	1028	1276	1409	Prince of Wales-Hyder.....	760	765	931	1155	1276
Sitka.....	823	899	1203	1656	1855	Skagway.....	904	955	1250	1604	1928
Southeast Fairbanks.....	847	1012	1171	1693	2044	Valdez-Cordova.....	845	851	1139	1413	1757
Wade Hampton.....	639	697	883	1096	1210	Wrangell.....	619	640	856	1248	1320
Yakutat.....	720	786	996	1249	1536	Yukon-Koyukuk.....	591	595	776	963	1197

ARIZONA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE	0 BR	1 BR	2 BR	3 BR	4 BR
Flagstaff, AZ MSA.....	761	909	1135	1408	1687	Coconino					
Lake Havasu City-Kingman, AZ MSA.....	505	592	754	1081	1183	Mohave					
Phoenix-Mesa-Scottsdale, AZ MSA.....	596	735	914	1332	1558	Maricopa, Pinal					
Prescott, AZ MSA.....	660	664	838	1221	1279	Yavapai					
Sierra Vista-Douglas, AZ MSA.....	625	647	802	1117	1400	Cochise					
Tucson, AZ MSA.....	532	644	862	1256	1480	Pima					
Yuma, AZ MSA.....	610	614	822	1198	1425	Yuma					
NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Apache.....	552	700	865	1210	1481	Gila.....	636	640	823	1124	1128
Graham.....	467	650	757	1091	1095	Greenlee.....	507	578	674	836	1033
La Paz.....	527	530	710	881	1240	Navajo.....	609	613	763	1031	1181
Santa Cruz.....	519	522	699	952	1110						

ARKANSAS

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE	0 BR	1 BR	2 BR	3 BR	4 BR
Fayetteville-Springdale-Rogers, AR HMFA.....	518	548	709	1030	1238	Benton, Madison, Washington					
Fort Smith, AR-OK HMFA.....	489	492	658	878	1058	Crawford, Sebastian					
Grant County, AR HMFA.....	454	533	617	899	1077	Grant					
Hot Springs, AR MSA.....	456	553	740	936	1122	Garland					
Jonesboro, AR HMFA.....	399	526	647	884	887	Craighead					
Little River County, AR HMFA.....	458	461	617	766	1077	Little River					
Little Rock-North Little Rock-Conway, AR HMFA.....	526	633	768	1044	1222	Faulkner, Lonoke, Perry, Pulaski, Saline					
Memphis, TN-MS-AR HMFA.....	602	700	827	1128	1309	Crittenden					
Pine Bluff, AR MSA.....	402	497	651	808	985	Cleveland, Jefferson, Lincoln					
Poinsett County, AR HMFA.....	502	505	617	849	1019	Poinsett					
Texarkana, TX-Texarkana, AR HMFA.....	446	563	712	893	976	Miller					

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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ARKANSAS continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Arkansas.....	489	525	622	804	881	Ashley.....	485	516	617	836	846
Baxter.....	477	480	643	884	1054	Boone.....	459	462	619	883	1081
Bradley.....	450	485	649	807	890	Calhoun.....	490	491	623	784	905
Carroll.....	510	511	620	810	850	Chicot.....	485	497	617	899	1077
Clark.....	458	461	617	852	947	Clay.....	458	461	617	899	977
Cleburne.....	458	461	617	899	933	Columbia.....	485	515	617	899	957
Conway.....	470	537	719	892	1175	Cross.....	490	493	660	854	968
Dallas.....	485	485	617	891	896	Desha.....	460	463	617	855	896
Drew.....	458	461	617	829	849	Franklin.....	465	468	627	778	910
Fulton.....	458	461	617	820	896	Greene.....	401	530	650	837	1067
Hempstead.....	487	502	620	838	861	Hot Spring.....	487	536	620	809	926
Howard.....	385	461	617	798	979	Independence.....	462	465	623	783	941
Izard.....	381	499	617	816	935	Jackson.....	381	461	617	810	971
Johnson.....	458	461	617	769	846	Lafayette.....	458	461	617	790	890
Lawrence.....	460	463	617	827	863	Lee.....	458	461	617	766	860
Logan.....	428	461	617	870	992	Marion.....	458	461	617	799	979
Mississippi.....	436	478	640	830	877	Monroe.....	458	461	617	803	1077
Montgomery.....	458	461	617	766	896	Nevada.....	458	461	617	809	878
Newton.....	458	461	617	774	896	Ouachita.....	508	533	617	826	1019
Phillips.....	458	461	617	899	1077	Pike.....	508	533	617	766	846
Polk.....	458	461	617	811	897	Pope.....	485	488	644	910	1124
Prairie.....	475	478	617	899	1077	Randolph.....	458	461	617	766	896
St. Francis.....	485	522	617	899	1077	Scott.....	458	461	617	773	896
Searcy.....	485	510	617	810	896	Sevier.....	458	461	617	766	846
Sharp.....	381	461	617	859	896	Stone.....	458	461	617	771	896
Union.....	484	487	644	799	912	Van Buren.....	458	461	617	883	886
White.....	495	498	667	964	1119	Woodruff.....	432	461	617	766	916
Yell.....	458	461	617	899	1005						

CALIFORNIA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Santa Ana-Anaheim-Irvine, CA HMFA.....	1161	1324	1672	2327	2532	Orange
Bakersfield, CA MSA.....	601	639	826	1194	1442	Kern
Chico, CA MSA.....	622	713	907	1318	1584	Butte
El Centro, CA MSA.....	517	643	836	1173	1460	Imperial
Fresno, CA MSA.....	662	690	862	1216	1430	Fresno
Hanford-Corcoran, CA MSA.....	607	611	818	1133	1293	Kings
Los Angeles-Long Beach-Glendale, CA HMFA.....	947	1154	1490	2009	2227	Los Angeles
Madera, CA MSA.....	699	704	942	1368	1546	Madera
Merced, CA MSA.....	517	601	784	1135	1369	Merced
Modesto, CA MSA.....	634	717	936	1337	1615	Stanislaus
Napa, CA MSA.....	925	1145	1500	2186	2368	Napa
Oakland-Fremont, CA HMFA.....	1037	1249	1580	2202	2455	Alameda, Contra Costa

## CALIFORNIA continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Oxnard-Thousand Oaks-Ventura, CA MSA.....	994	1197	1602	2264	2489	Ventura
Redding, CA MSA.....	660	663	871	1269	1484	Shasta
*Riverside-San Bernardino-Ontario, CA MSA.....	798	945	1187	1672	2056	Riverside, San Bernardino
Sacramento--Roseville--Arden-Arcade, CA HMFA.....	707	815	1026	1495	1791	El Dorado, Placer, Sacramento
Salinas, CA MSA.....	961	1114	1399	2039	2181	Monterey
San Benito County, CA HMFA.....	925	1025	1353	1972	2362	San Benito
San Diego-Carlsbad, CA MSA.....	1040	1153	1499	2167	2329	San Diego
San Francisco, CA HMFA.....	1412	1814	2289	2987	3556	Marin, San Francisco, San Mateo
San Jose-Sunnyvale-Santa Clara, CA HMFA.....	1348	1582	1994	2777	3098	Santa Clara
San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA.....	864	1009	1310	1909	2249	San Luis Obispo
Santa Cruz-Watsonville, CA MSA.....	989	1198	1604	2124	2376	Santa Cruz
Santa Maria-Santa Barbara, CA MSA.....	1065	1226	1451	1995	2311	Santa Barbara
Santa Rosa, CA MSA.....	934	1090	1414	2061	2469	Sonoma
Stockton-Lodi, CA MSA.....	616	735	967	1409	1688	San Joaquin
Vallejo-Fairfield, CA MSA.....	830	1024	1284	1871	2242	Solano
Visalia-Porterville, CA MSA.....	580	584	758	1105	1244	Tulare
Yolo, CA HMFA.....	864	870	1164	1672	2032	Yolo
Yuba City, CA MSA.....	628	661	861	1255	1503	Sutter, Yuba

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Alpine.....	615	663	882	1260	1432	Amador.....	649	787	1053	1504	1729
Calaveras.....	645	713	925	1348	1615	Colusa.....	524	701	850	1239	1358
Del Norte.....	726	731	922	1344	1610	Glenn.....	611	615	823	1144	1336
Humboldt.....	668	748	999	1444	1713	Inyo.....	734	739	938	1349	1522
Lake.....	684	726	972	1402	1444	Lassen.....	621	723	968	1378	1690
Mariposa.....	657	705	943	1182	1596	Mendocino.....	733	789	1056	1505	1609
Modoc.....	459	569	658	959	1132	Mono.....	872	1090	1262	1566	2048
Nevada.....	792	908	1216	1772	2123	Plumas.....	607	711	870	1109	1351
Sierra.....	836	901	1199	1513	1946	Siskiyou.....	524	666	849	1236	1399
Tehama.....	517	626	838	1156	1160	Trinity.....	629	633	847	1148	1479
Tuolumne.....	733	747	1000	1365	1516						

## COLORADO

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Boulder, CO MSA.....	989	1142	1381	2004	2382	Boulder
Colorado Springs, CO HMFA.....	550	690	891	1299	1556	El Paso
*Denver-Aurora-Lakewood, CO MSA.....	775	965	1227	1788	2083	Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, Park
Fort Collins, CO MSA.....	684	799	975	1421	1702	Larimer
Grand Junction, CO MSA.....	512	601	797	1162	1391	Mesa
Greeley, CO MSA.....	516	632	812	1183	1418	Weld
Pueblo, CO MSA.....	588	592	782	1116	1264	Pueblo
Teller County, CO HMFA.....	639	720	919	1310	1604	Teller

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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COLORADO continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Alamosa.....	534	537	658	959	1019	Archuleta.....	621	625	819	1121	1191
Baca.....	542	569	658	959	1019	Bent.....	504	507	679	849	931
Chaffee.....	626	630	843	1229	1418	Cheyenne.....	488	492	658	817	994
Conejos.....	542	569	658	911	961	Costilla.....	569	573	750	1050	1161
Crowley.....	488	492	658	817	1112	Custer.....	500	503	659	960	1151
Delta.....	612	616	824	1104	1370	Dolores.....	542	569	658	922	1019
Eagle.....	745	933	1208	1531	2109	Fremont.....	561	571	724	1029	1195
Garfield.....	793	804	1076	1429	1877	Grand.....	585	708	948	1277	1493
Gunnison.....	521	631	844	1082	1366	Hinsdale.....	556	560	733	1027	1135
Huerfano.....	514	517	677	948	1048	Jackson.....	613	617	808	1003	1251
Kiowa.....	534	538	704	874	965	Kit Carson.....	542	569	658	817	1087
Lake.....	678	683	914	1134	1415	La Plata.....	740	800	997	1453	1678
Las Animas.....	524	570	760	1078	1169	Lincoln.....	558	565	678	841	1050
Logan.....	536	540	706	928	1047	Mineral.....	499	503	658	823	1019
Moffat.....	592	596	765	1063	1086	Montezuma.....	542	569	658	959	1149
Montrose.....	610	614	822	1183	1338	Morgan.....	531	534	697	967	1038
Otero.....	542	546	731	907	1002	Ouray.....	651	806	1055	1538	1634
Phillips.....	499	502	672	834	921	Pitkin.....	1025	1242	1662	2062	2278
Prowers.....	501	504	658	834	965	Rio Blanco.....	534	538	720	1049	1075
Rio Grande.....	542	569	658	868	1118	Routt.....	917	943	1114	1546	1555
Saguache.....	496	499	668	861	1166	San Juan.....	664	805	1077	1508	1668
San Miguel.....	851	1031	1380	1712	2074	Sedgwick.....	488	492	658	880	902
Summit.....	814	990	1320	1672	2044	Washington.....	521	525	658	848	926
Yuma.....	488	492	658	934	1067						

CONNECTICUT

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
Bridgeport, CT HMFA.....	769	952	1207	1545	1757	Fairfield County towns of Bridgeport town, Easton town, Fairfield town, Monroe town, Shelton town, Stratford town, Trumbull town
Colchester-Lebanon, CT HMFA.....	849	896	1199	1488	1726	New London County towns of Colchester town, Lebanon town
Danbury, CT HMFA.....	1121	1393	1775	2224	2884	Fairfield County towns of Bethel town, Brookfield town, Danbury town, New Fairfield town, Newtown town, Redding town, Ridgefield town, Sherman town
*Hartford-West Hartford-East Hartford, CT HMFA....	758	968	1210	1502	1721	Hartford County towns of Avon town, Berlin town, Bloomfield town, Bristol town, Burlington town, Canton town, East Granby town, East Hartford town, East Windsor town, Enfield town, Farmington town, Glastonbury town, Granby town, Hartford town, Hartland town, Manchester town, Marlborough town, New Britain town, Newington town, Plainville town, Rocky Hill town, Simsbury town, Southington town, South Windsor town, Suffield town, West Hartford town, Wethersfield town, Windsor town, Windsor Locks town



## CONNECTICUT continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
						Middlesex County towns of Chester town, Cromwell town, Durham town, East Haddam town, East Hampton town, Haddam town, Middlefield town, Middletown town, Portland town
						Tolland County towns of Andover town, Bolton town, Columbia town, Coventry town, Ellington town, Hebron town, Mansfield town, Somers town, Stafford town, Tolland town, Union town, Vernon town, Willington town
Milford-Ansonia-Seymour, CT HMFA.....	1002	1022	1274	1585	1860	New Haven County towns of Ansonia town, Beacon Falls town, Derby town, Milford town, Oxford town, Seymour town
New Haven-Meriden, CT HMFA.....	862	1033	1260	1619	1866	New Haven County towns of Bethany town, Branford town, Cheshire town, East Haven town, Guilford town, Hamden town, Madison town, Meriden town, New Haven town, North Branford town, North Haven town, Orange town, Wallingford town, West Haven town, Woodbridge town
Norwich-New London, CT HMFA.....	732	861	1119	1474	1710	New London County towns of Bozrah town, East Lyme town, Franklin town, Griswold town, Groton town, Ledyard town, Lisbon town, Lyme town, Montville town, New London town, North Stonington town, Norwich town, Old Lyme town, Preston town, Salem town, Sprague town, Stonington town, Voluntown town, Waterford town
Southern Middlesex County, CT HMFA.....	862	989	1324	1808	1815	Middlesex County towns of Clinton town, Deep River town, Essex town, Killingworth town, Old Saybrook town, Westbrook town
Stamford-Norwalk, CT HMFA.....	1224	1517	1932	2428	2839	Fairfield County towns of Darien town, Greenwich town, New Canaan town, Norwalk town, Stamford town, Weston town, Westport town, Wilton town
Waterbury, CT HMFA.....	611	790	990	1233	1403	New Haven County towns of Middlebury town, Naugatuck town, Prospect town, Southbury town, Waterbury town, Wolcott town
Windham County, CT HMFA.....	608	714	935	1160	1282	Ashford town, Brooklyn town, Canterbury town, Chaplin town, Eastford town, Hampton town, Killingly town, Plainfield town, Pomfret town, Putnam town, Scotland town, Sterling town, Thompson town, Windham town, Woodstock town
NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
Litchfield County, CT.....	687	881	1114	1442	1592	Barkhamsted town, Bethlehem town, Bridgewater town, Canaan town, Colebrook town, Cornwall town, Goshen town, Harwinton town, Kent town, Litchfield town, Morris town, New Hartford town, New Milford town, Norfolk town, North Canaan town, Plymouth town, Roxbury town, Salisbury town, Sharon town, Thomaston town, Torrington town, Warren town, Washington town, Watertown town, Winchester town, Woodbury town
DELAWARE						
METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Dover, DE MSA.....	683	823	952	1385	1662	Kent

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## DELAWARE continued

## METROPOLITAN FMR AREAS 0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

\*Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA.. 830 1003 1210 1502 1659 New Castle  
 Sussex County, DE HMFA..... 703 756 1012 1388 1563 Sussex

## DISTRICT OF COLUMBIA

## METROPOLITAN FMR AREAS 0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

\*Washington-Arlington-Alexandria, DC-VA-MD HMFA... 1307 1402 1623 2144 2726 District of Columbia

## FLORIDA

## METROPOLITAN FMR AREAS 0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

Baker County, FL HMFA..... 452 626 724 957 1199 Baker  
 Cape Coral-Fort Myers, FL MSA..... 681 730 911 1195 1255 Lee  
 Crestview-Fort Walton Beach-Destin, FL HMFA..... 658 768 930 1348 1621 Okaloosa  
 Deltona-Daytona Beach-Ormond Beach, FL HMFA..... 553 720 896 1213 1363 Volusia  
 Fort Lauderdale, FL HMFA..... 773 980 1253 1790 2188 Broward  
 Gainesville, FL MSA..... 637 719 887 1196 1392 Alachua, Gilchrist  
 Gulf County, FL HMFA..... 543 638 738 1001 1238 Gulf  
 Homosassa Springs, FL MSA..... 608 612 776 1011 1284 Citrus  
 Jacksonville, FL HMFA..... 616 787 960 1270 1578 Clay, Duval, Nassau, St. Johns  
 Lakeland-Winter Haven, FL MSA..... 684 689 901 1200 1521 Polk  
 Miami-Miami Beach-Kendall, FL HMFA..... 774 975 1250 1671 1987 Miami-Dade  
 Naples-Immokalee-Marco Island, FL MSA..... 720 851 1042 1391 1726 Collier  
 North Port-Sarasota-Bradenton, FL MSA..... 711 751 974 1332 1656 Manatee, Sarasota  
 Ocala, FL MSA..... 546 634 780 1047 1090 Marion  
 Orlando-Kissimmee-Sanford, FL MSA..... 748 835 1003 1332 1608 Lake, Orange, Osceola, Seminole  
 Palm Bay-Melbourne-Titusville, FL MSA..... 538 688 872 1209 1502 Brevard  
 Palm Coast, FL HMFA..... 572 756 927 1201 1353 Flagler  
 Panama City-Lynn Haven-Panama City Beach, FL HMFA. 657 755 881 1249 1483 Bay  
 Pensacola-Ferry Pass-Brent, FL MSA..... 690 706 838 1149 1463 Escambia, Santa Rosa  
 Port St. Lucie, FL MSA..... 698 748 923 1279 1560 Martin, St. Lucie  
 Punta Gorda, FL MSA..... 606 634 848 1169 1303 Charlotte  
 Sebastian-Vero Beach, FL MSA..... 593 692 833 1183 1281 Indian River  
 Sebring, FL MSA..... 524 556 737 1007 1010 Highlands  
 Tallahassee, FL HMFA..... 693 733 914 1193 1440 Gadsden, Jefferson, Leon  
 Tampa-St. Petersburg-Clearwater, FL MSA..... 668 795 992 1319 1575 Hernando, Hillsborough, Pasco, Pinellas  
 The Villages, FL MSA..... 520 600 728 1061 1123 Sumter  
 Wakulla County, FL HMFA..... 617 635 798 1111 1200 Wakulla  
 Walton County, FL HMFA..... 635 666 771 1093 1346 Walton  
 \*West Palm Beach-Boca Raton, FL HMFA..... 765 991 1240 1691 2044 Palm Beach

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Bradford.....	516	548	634	924	928	Calhoun.....	471	474	634	847	878
Columbia.....	682	755	874	1249	1418	DeSoto.....	545	548	679	927	931
Dixie.....	527	553	648	819	888	Franklin.....	588	625	723	1040	1262
Glades.....	563	567	759	942	1040	Hamilton.....	516	548	634	866	869
Hardee.....	533	566	655	905	992	Hendry.....	619	647	761	995	1276

## FLORIDA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Holmes.....	516	548	634	840	878	Jackson.....	516	527	634	861	1006
Lafayette.....	516	548	634	787	1107	Levy.....	522	543	634	879	1107
Liberty.....	516	548	634	874	878	Madison.....	516	548	634	787	869
Monroe.....	999	1100	1473	1828	2039	Okeechobee.....	520	524	701	873	1071
Putnam.....	492	495	634	808	878	Suwannee.....	471	474	634	877	1013
Taylor.....	516	548	634	874	878	Union.....	516	548	634	836	878
Washington.....	471	474	634	836	878						

## GEORGIA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE					
Albany, GA MSA.....	544	579	713	965	987	Baker, Dougherty, Lee, Terrell, Worth					
Athens-Clarke County, GA MSA.....	582	644	759	1032	1285	Clarke, Madison, Oconee, Oglethorpe					
Atlanta-Sandy Springs-Roswell, GA HMFA.....	764	820	949	1253	1532	Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Heard, Henry, Jasper, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, Walton					
Augusta-Richmond County, GA-SC HMFA.....	533	612	735	997	1269	Burke, Columbia, McDuffie, Richmond					
Brunswick, GA MSA.....	588	592	792	1083	1173	Brantley, Glynn, McIntosh					
Butts County, GA HMFA.....	591	595	796	988	1091	Butts					
Chattanooga, TN-GA MSA.....	515	616	767	1019	1247	Catoosa, Dade, Walker					
Columbus, GA-AL MSA.....	593	658	777	1077	1357	Chattahoochee, Harris, Marion, Muscogee					
Dalton, GA HMFA.....	545	549	677	888	928	Whitfield					
Gainesville, GA MSA.....	640	676	829	1049	1172	Hall					
Haralson County, GA HMFA.....	553	557	745	1016	1213	Haralson					
Hinesville, GA HMFA.....	676	724	843	1178	1472	Liberty					
Lamar County, GA HMFA.....	510	513	645	940	1040	Lamar					
Lincoln County, GA HMFA.....	482	557	645	874	1126	Lincoln					
Long County, GA HMFA.....	479	482	645	940	1126	Long					
Macon, GA HMFA.....	446	609	705	938	1142	Bibb, Crawford, Jones, Twiggs					
Meriwether County, GA HMFA.....	534	554	649	930	933	Meriwether					
Monroe County, GA HMFA.....	453	576	667	972	1079	Monroe					
Morgan County, GA HMFA.....	549	576	667	972	1125	Morgan					
Murray County, GA HMFA.....	488	491	645	824	1006	Murray					
Peach County, GA HMFA.....	406	526	659	900	903	Peach					
Pulaski County, GA HMFA.....	479	482	645	916	1011	Pulaski					
Rome, GA MSA.....	494	501	670	879	1119	Floyd					
Savannah, GA MSA.....	657	775	897	1208	1412	Bryan, Chatham, Effingham					
Valdosta, GA MSA.....	544	547	700	939	1176	Brooks, Echols, Lanier, Lowndes					
Warner Robins, GA HMFA.....	646	660	806	1026	1225	Houston					
NONMETROPOLITAN COUNTIES						NONMETROPOLITAN COUNTIES					
Appling.....	500	503	645	800	1006	Atkinson.....	479	482	645	847	1036
Bacon.....	500	503	645	800	949	Baldwin.....	460	560	703	917	1176
Banks.....	500	504	657	906	1050	Ben Hill.....	480	483	647	835	1040
Berrien.....	479	482	645	800	1126	Bleckley.....	531	537	645	940	1036
Bulloch.....	505	510	656	956	1145	Calhoun.....	479	482	645	880	1036

## GEORGIA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Camden.....	604	608	814	1130	1420	Candler.....	479	482	645	862	1126
Charlton.....	479	482	645	938	1036	Chattooga.....	479	482	645	856	1126
Clay.....	521	524	672	880	1080	Clinch.....	479	482	645	821	1041
Coffee.....	479	482	645	926	1086	Colquitt.....	487	490	645	892	1048
Cook.....	531	557	645	940	1090	Crisp.....	503	507	645	802	1033
Decatur.....	519	522	651	838	892	Dodge.....	479	482	645	891	1095
Dooley.....	492	496	645	918	1036	Early.....	504	551	645	940	1036
Elbert.....	479	482	645	847	938	Emanuel.....	479	482	645	827	900
Evans.....	519	523	645	857	884	Fannin.....	525	528	677	840	1088
Franklin.....	487	490	656	851	1015	Gilmer.....	521	524	702	871	1226
Glascocock.....	479	482	645	905	1126	Gordon.....	458	552	694	979	1178
Grady.....	531	557	645	847	1069	Greene.....	491	494	661	878	1062
Habersham.....	540	561	656	956	1054	Hancock.....	500	503	645	881	884
Hart.....	479	482	645	840	884	Irwin.....	500	503	645	821	1036
Jackson.....	606	610	777	964	1192	Jeff Davis.....	500	503	645	815	912
Jefferson.....	479	482	645	800	1029	Jenkins.....	500	503	645	822	1036
Johnson.....	481	484	645	868	884	Laurens.....	518	522	645	876	1030
Lumpkin.....	544	548	723	1038	1262	Macon.....	486	489	645	800	884
Miller.....	500	503	645	827	1036	Mitchell.....	511	515	689	855	944
Montgomery.....	531	557	645	800	1036	Pierce.....	531	557	645	874	1126
Polk.....	413	500	669	913	1012	Putnam.....	552	556	713	885	977
Quitman.....	500	503	645	849	1036	Rabun.....	468	606	749	949	1027
Randolph.....	508	512	685	998	1101	Schley.....	492	495	645	940	1126
Screven.....	479	482	645	860	884	Seminole.....	500	503	645	849	1036
Stephens.....	479	482	645	928	1126	Stewart.....	500	503	645	940	1036
Sumter.....	524	564	653	838	895	Talbot.....	627	631	845	1049	1358
Taliaferro.....	634	638	818	1015	1314	Tattnall.....	531	557	645	934	938
Taylor.....	500	503	645	927	1036	Telfair.....	398	482	645	800	1036
Thomas.....	543	547	718	981	984	Tift.....	521	524	675	859	994
Toombs.....	479	482	645	874	1126	Towns.....	556	559	675	846	1178
Treutlen.....	520	524	645	816	884	Troup.....	572	576	732	1040	1091
Turner.....	500	503	645	828	1126	Union.....	499	502	672	882	1018
Upson.....	531	557	645	940	1015	Ware.....	421	482	645	873	884
Warren.....	496	500	645	940	1126	Washington.....	531	557	645	888	1126
Wayne.....	479	482	645	827	1126	Webster.....	514	517	663	823	1065
Wheeler.....	398	503	645	940	1036	White.....	582	586	740	1041	1189
Wilcox.....	531	557	645	800	1036	Wilkes.....	486	490	645	940	1036
Wilkinson.....	479	482	645	932	1105						

## HAWAII

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
*Honolulu, HI MSA.....	1334	1507	1985	2893	3140	Honolulu

## HAWAII continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE								
Kalawao County, HI HMFA.....	464	517	658	959	1149	Kalawao								
Maui County, HI HMFA.....	912	1016	1286	1874	2058	Maui								
NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR			
Hawaii.....	808	966	1194	1576	2013	Kauai.....	776	1007	1238	1620	1910			

## IDAHO

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE								
Boise City, ID HMFA.....	487	617	789	1142	1352	Ada, Boise, Canyon, Owyhee								
Butte County, ID HMFA.....	443	502	658	865	1062	Butte								
Coeur d'Alene, ID MSA.....	504	582	768	1072	1341	Kootenai								
Gem County, ID HMFA.....	432	524	701	990	1092	Gem								
Idaho Falls, ID HMFA.....	435	509	681	916	1132	Bonneville, Jefferson								
Lewiston, ID-WA MSA.....	458	544	728	933	1184	Nez Perce								
Logan, UT-ID MSA.....	479	525	658	959	1095	Franklin								
Pocatello, ID MSA.....	406	492	658	921	1149	Bannock								
NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR			
Adams.....	488	492	658	886	1149	Bear Lake.....	488	492	658	875	917			
Benewah.....	488	492	658	905	1149	Bingham.....	488	492	658	871	1095			
Blaine.....	663	721	963	1195	1629	Bonner.....	564	586	728	982	1252			
Boundary.....	510	545	658	940	1149	Camas.....	495	498	658	959	1149			
Caribou.....	495	498	658	817	1149	Cassia.....	510	511	658	959	1117			
Clark.....	495	498	658	900	1149	Clearwater.....	511	562	659	818	1151			
Custer.....	510	569	658	900	1149	Elmore.....	488	492	658	913	1149			
Fremont.....	501	504	675	838	993	Gooding.....	488	492	658	926	1149			
Idaho.....	488	492	658	902	1149	Jerome.....	488	492	658	925	994			
Latah.....	508	511	682	994	1191	Lemhi.....	510	569	658	959	1149			
Lewis.....	510	513	658	959	1074	Lincoln.....	488	492	658	847	1149			
Madison.....	546	550	663	966	1158	Minidoka.....	510	531	658	942	1149			
Oneida.....	510	569	658	887	1146	Payette.....	507	510	683	898	1132			
Power.....	488	492	658	915	966	Shoshone.....	510	532	658	822	1066			
Teton.....	583	587	775	1011	1353	Twin Falls.....	592	599	764	1031	1334			
Valley.....	547	590	705	1027	1231	Washington.....	488	492	658	928	1149			

## ILLINOIS

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE								
Bloomington, IL..HMFA.....	557	626	830	1095	1449	McLean								
Bond County, IL HMFA.....	437	517	692	859	1030	Bond								
Cape Girardeau, MO-IL MSA.....	470	493	658	900	983	Alexander								
Champaign-Urbana, IL MSA.....	534	660	824	1038	1367	Champaign, Ford, Piatt								

## ILLINOIS continued

## METROPOLITAN FMR AREAS

0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

*Chicago-Joliet-Naperville, IL HMFA.....	860	1001	1176	1494	1780	Cook, DuPage, Kane, Lake, McHenry, Will
Danville, IL MSA.....	414	512	671	833	920	Vermilion
Davenport-Moline-Rock Island, IA-IL MSA.....	449	556	712	936	993	Henry, Mercer, Rock Island
De Witt County, IL HMFA.....	441	474	635	831	931	De Witt
DeKalb County, IL HMFA.....	599	668	891	1230	1490	DeKalb
Decatur, IL MSA.....	428	518	694	944	963	Macon
Grundy County, IL HMFA.....	740	740	991	1416	1421	Grundy
Jackson County, IL HMFA.....	455	570	738	1008	1012	Jackson
Kankakee, IL MSA.....	508	615	823	1133	1308	Kankakee
Kendall County, IL HMFA.....	674	817	1093	1572	1908	Kendall
Macoupin County, IL HMFA.....	434	474	635	842	1008	Macoupin
Peoria, IL MSA.....	472	578	750	950	1107	Marshall, Peoria, Stark, Tazewell, Woodford
Rockford, IL MSA.....	525	580	776	1020	1165	Boone, Winnebago
Springfield, IL MSA.....	521	598	777	1017	1065	Menard, Sangamon
St. Louis, MO-IL HMFA.....	558	645	840	1109	1284	Calhoun, Clinton, Jersey, Madison, Monroe, St. Clair
Williamson County, IL HMFA.....	503	520	696	984	1215	Williamson

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

Adams.....	405	491	657	889	913
Bureau.....	429	519	695	920	953
Cass.....	521	526	635	864	957
Clark.....	417	474	635	788	1050
Coles.....	505	508	650	947	948
Cumberland.....	417	520	635	812	917
Edgar.....	417	474	635	795	917
Effingham.....	418	474	635	925	952
Franklin.....	417	474	635	788	998
Gallatin.....	417	514	635	914	917
Hamilton.....	417	474	635	788	917
Hardin.....	417	474	635	788	917
Iroquois.....	482	487	635	841	1076
Jefferson.....	423	478	635	795	969
Johnson.....	417	498	635	788	1014
La Salle.....	434	526	704	995	1017
Lee.....	526	529	662	908	950
Logan.....	417	474	635	841	870
Marion.....	393	477	638	870	912
Massac.....	443	501	670	831	1170
Morgan.....	411	489	655	849	898
Ogle.....	432	480	642	887	1058
Pike.....	446	474	635	870	993
Pulaski.....	417	479	635	788	917
Randolph.....	402	489	644	869	1010
Saline.....	471	474	635	903	911

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

Brown.....	458	521	697	865	1007
Carroll.....	471	474	635	788	917
Christian.....	447	484	648	804	941
Clay.....	417	549	635	795	917
Crawford.....	417	544	635	788	877
Douglas.....	444	505	676	839	927
Edwards.....	392	520	635	788	932
Fayette.....	455	474	635	831	972
Fulton.....	417	519	635	842	1081
Greene.....	417	535	635	788	1002
Hancock.....	419	496	635	788	917
Henderson.....	417	480	635	788	1008
Jasper.....	417	544	635	914	917
Jo Daviess.....	417	549	635	867	929
Knox.....	392	474	635	788	870
Lawrence.....	471	474	635	867	870
Livingston.....	408	494	661	878	906
McDonough.....	458	598	743	922	1047
Mason.....	417	474	635	788	917
Montgomery.....	430	559	697	865	977
Moultrie.....	417	529	635	867	948
Perry.....	516	525	635	824	952
Pope.....	417	480	635	914	917
Putnam.....	439	521	678	841	979
Richland.....	417	474	635	898	966
Schuyler.....	417	538	635	856	917

## ILLINOIS continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Scott.....	417	474	635	788	870	Shelby.....	417	474	635	788	997
Stephenson.....	426	474	635	799	870	Union.....	392	474	635	877	924
Wabash.....	417	474	635	848	870	Warren.....	421	479	641	874	879
Washington.....	429	488	653	810	895	Wayne.....	417	489	635	788	917
White.....	441	474	635	800	1016	Whiteside.....	518	521	654	827	932

## INDIANA

METROPOLITAN FMR AREAS						Counties of FMR AREA within STATE					
	0 BR	1 BR	2 BR	3 BR	4 BR						
Anderson, IN HMFA.....	433	524	702	919	1060	Madison					
Bloomington, IN HMFA.....	679	718	924	1256	1613	Monroe					
Carroll County, IN HMFA.....	511	514	650	888	891	Carroll					
Cincinnati, OH-KY-IN..HMFA.....	509	600	787	1102	1297	Dearborn, Ohio					
Columbus, IN MSA.....	525	659	787	992	1079	Bartholomew					
Elkhart-Goshen, IN MSA.....	482	585	781	971	1122	Elkhart					
Evansville, IN-KY MSA.....	544	581	752	933	1031	Posey, Vanderburgh, Warrick					
Fort Wayne, IN MSA.....	491	556	708	911	1013	Allen, Wells, Whitley					
Gary, IN HMFA.....	535	707	867	1107	1188	Lake, Newton, Porter					
Indianapolis-Carmel-Anderson, IN HMFA.....	552	651	809	1084	1230	Boone, Brown, Hamilton, Hancock, Hendricks, Johnson, Marion, Morgan, Shelby					
Jasper County, IN HMFA.....	561	562	752	933	1297	Jasper					
Kokomo, IN MSA.....	458	503	673	909	922	Howard					
Lafayette-West Lafayette, IN HMFA.....	610	678	832	1131	1453	Benton, Tippecanoe					
Louisville, KY-IN HMFA.....	551	644	817	1123	1275	Clark, Floyd, Harrison					
Michigan City-La Porte, IN MSA.....	468	567	759	985	1040	LaPorte					
Muncie, IN MSA.....	546	605	790	1040	1316	Delaware					
Owen County, IN HMFA.....	469	589	747	987	1304	Owen					
Putnam County, IN HMFA.....	531	534	650	947	1135	Putnam					
Scott County, IN HMFA.....	526	564	755	1040	1223	Scott					
South Bend-Mishawaka, IN HMFA.....	493	628	787	994	1079	St. Joseph					
Sullivan County, IN HMFA.....	435	591	705	875	966	Sullivan					
Terre Haute, IN HMFA.....	430	521	697	865	955	Clay, Vermillion, Vigo					
Union County, IN HMFA.....	535	562	650	807	1028	Union					
Washington County, IN HMFA.....	459	518	659	924	958	Washington					
NONMETROPOLITAN COUNTIES						NONMETROPOLITAN COUNTIES					
	0 BR	1 BR	2 BR	3 BR	4 BR		0 BR	1 BR	2 BR	3 BR	4 BR
Adams.....	457	487	650	865	1072	Blackford.....	457	486	650	882	1037
Cass.....	431	486	650	807	972	Clinton.....	415	511	673	888	1032
Crawford.....	457	486	650	807	922	Daviess.....	457	486	650	891	895
Decatur.....	455	564	737	915	1010	DeKalb.....	452	512	650	853	1034
Dubois.....	494	497	650	947	1135	Fayette.....	441	488	653	861	930
Fountain.....	476	554	678	863	929	Franklin.....	413	500	669	830	917
Fulton.....	457	497	650	807	891	Gibson.....	457	531	650	879	988
Grant.....	457	486	650	852	946	Greene.....	401	497	650	807	1073
Henry.....	481	486	650	835	893	Huntington.....	436	492	659	872	903
Jackson.....	459	538	654	940	1031	Jay.....	457	491	650	888	891

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## INDIANA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Jefferson.....	406	547	658	906	934	Jennings.....	501	533	713	895	977
Knox.....	491	494	661	877	906	Kosciusko.....	427	538	693	879	950
LaGrange.....	457	532	650	879	906	Lawrence.....	410	497	665	825	1095
Marshall.....	513	514	688	854	943	Martin.....	457	506	650	947	1135
Miami.....	457	562	650	911	1135	Montgomery.....	518	529	708	929	970
Noble.....	403	534	650	842	1076	Orange.....	457	486	650	848	1033
Parke.....	457	504	650	854	1135	Perry.....	457	486	650	888	891
Pike.....	457	486	650	848	1080	Pulaski.....	401	486	650	807	891
Randolph.....	457	526	650	937	1031	Ripley.....	425	501	671	873	1058
Rush.....	459	489	654	812	906	Spencer.....	401	486	650	843	891
Starke.....	417	505	676	847	1168	Steuben.....	502	534	715	907	980
Switzerland.....	530	564	755	1100	1174	Tipton.....	490	549	697	883	955
Wabash.....	476	488	650	807	891	Warren.....	458	520	652	890	894
Wayne.....	449	504	664	841	910	White.....	457	547	650	888	891

## IOWA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE	0 BR	1 BR	2 BR	3 BR	4 BR
Ames, IA MSA.....	509	634	778	1084	1231	Story					
Benton County, IA HMFA.....	478	481	619	847	993	Benton					
Bremer County, IA HMFA.....	450	493	649	886	890	Bremer					
Cedar Rapids, IA HMFA.....	451	546	731	1046	1122	Linn					
Davenport-Moline-Rock Island, IA-IL MSA.....	449	556	712	936	993	Scott					
Des Moines-West Des Moines, IA MSA.....	577	682	844	1149	1249	Dallas, Guthrie, Madison, Polk, Warren					
Dubuque, IA MSA.....	440	528	707	911	1043	Dubuque					
Iowa City, IA HMFA.....	552	665	863	1258	1507	Johnson					
Jones County, IA HMFA.....	409	495	663	894	990	Jones					
Omaha-Council Bluffs, NE-IA HMFA.....	516	666	836	1127	1233	Harrison, Mills, Pottawattamie					
Plymouth County, IA HMFA.....	387	474	628	779	872	Plymouth					
Sioux City, IA-NE-SD HMFA.....	439	531	711	886	1014	Woodbury					
Washington County, IA HMFA.....	444	522	698	947	1129	Washington					
Waterloo-Cedar Falls, IA HMFA.....	478	569	729	972	1199	Black Hawk, Grundy					
NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adair.....	438	462	619	768	848	Adams.....	438	462	619	902	1016
Allamakee.....	438	462	619	801	856	Appanoose.....	438	462	619	768	848
Audubon.....	438	471	619	878	1038	Boone.....	423	524	633	864	868
Buchanan.....	479	483	646	882	885	Buena Vista.....	471	483	624	869	955
Butler.....	491	495	619	874	877	Calhoun.....	438	535	619	831	848
Carroll.....	485	488	619	794	854	Cass.....	438	518	619	799	892
Cedar.....	455	481	644	853	892	Cerro Gordo.....	423	514	686	903	1029
Cherokee.....	438	462	619	782	852	Chickasaw.....	438	511	619	845	848
Clarke.....	426	516	690	861	1205	Clay.....	438	462	619	890	1081
Clayton.....	397	519	619	834	948	Clinton.....	427	504	674	880	1029



## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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IOWA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Crawford.....	438	535	619	768	848	Davis.....	446	471	631	783	865
Decatur.....	438	462	619	845	848	Delaware.....	476	479	619	856	1005
Des Moines.....	485	520	696	883	1018	Dickinson.....	442	478	625	799	957
Emmet.....	438	490	619	845	848	Fayette.....	438	462	619	786	848
Floyd.....	438	498	619	845	848	Franklin.....	464	467	619	845	848
Fremont.....	438	463	619	797	918	Greene.....	438	462	619	768	981
Hamilton.....	406	492	658	838	995	Hancock.....	438	531	619	813	962
Hardin.....	438	462	619	845	1022	Henry.....	502	505	619	845	848
Howard.....	438	494	619	768	848	Humboldt.....	438	462	619	818	901
Ida.....	438	477	619	841	903	Iowa.....	438	520	619	902	1080
Jackson.....	438	521	619	845	848	Jasper.....	405	499	656	830	970
Jefferson.....	441	534	715	887	980	Keokuk.....	438	462	619	845	848
Kossuth.....	438	462	619	902	986	Lee.....	393	491	637	822	896
Louisa.....	494	497	665	825	912	Lucas.....	438	462	619	839	848
Lyon.....	438	484	619	768	877	Mahaska.....	474	518	670	868	918
Marion.....	528	532	712	884	1204	Marshall.....	465	520	663	878	961
Mitchell.....	459	462	619	780	848	Monona.....	459	462	619	810	848
Monroe.....	445	476	630	782	864	Montgomery.....	438	492	619	845	848
Muscatine.....	531	561	751	975	1053	O'Brien.....	459	462	619	845	848
Osceola.....	438	462	619	805	848	Page.....	382	462	619	854	947
Palo Alto.....	438	474	619	845	848	Pocahontas.....	438	504	619	828	884
Poweshiek.....	456	520	645	843	915	Ringgold.....	438	494	619	768	848
Sac.....	438	489	619	869	872	Shelby.....	450	475	636	833	872
Sioux.....	438	500	619	791	848	Tama.....	452	477	639	814	884
Taylor.....	438	515	619	768	878	Union.....	438	490	619	809	848
Van Buren.....	438	463	619	902	1081	Wapello.....	424	514	688	905	943
Wayne.....	438	462	619	845	848	Webster.....	482	485	619	860	890
Winnebago.....	438	462	619	902	921	Winneshiek.....	454	463	620	779	1082
Worth.....	438	497	619	799	848	Wright.....	382	467	619	768	848

KANSAS

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
*Kansas City, MO-KS HMFA.....	562	721	893	1219	1385	Johnson, Leavenworth, Linn, Miami, Wyandotte
Kingman County, KS HMFA.....	415	492	659	858	903	Kingman
Lawrence, KS MSA.....	520	639	835	1217	1458	Douglas
Manhattan, KS MSA.....	688	692	912	1329	1590	Pottawatomie, Riley
St. Joseph, MO-KS MSA.....	480	522	699	875	1114	Doniphan
Sumner County, KS HMFA.....	414	492	658	817	971	Sumner
Topeka, KS MSA.....	448	544	727	994	1197	Jackson, Jefferson, Osage, Shawnee, Wabaunsee
Wichita, KS HMFA.....	458	557	742	1012	1144	Butler, Harvey, Sedgwick

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## KANSAS continued

NONMETROPOLITAN COUNTIES						NONMETROPOLITAN COUNTIES					
	0 BR	1 BR	2 BR	3 BR	4 BR		0 BR	1 BR	2 BR	3 BR	4 BR
Allen.....	474	546	658	955	959	Anderson.....	474	569	658	959	965
Atchison.....	486	504	674	912	988	Barber.....	474	492	658	826	965
Barton.....	406	511	658	842	1106	Bourbon.....	414	501	671	833	920
Brown.....	474	492	658	834	902	Chase.....	474	492	658	866	902
Chautauqua.....	504	523	700	869	1026	Cherokee.....	474	492	658	825	966
Cheyenne.....	474	569	658	817	902	Clark.....	474	492	658	866	1118
Clay.....	540	560	749	1045	1073	Cloud.....	474	492	658	817	902
Coffey.....	474	492	658	941	1058	Comanche.....	498	516	691	857	1013
Cowley.....	412	499	668	879	949	Crawford.....	534	537	703	994	1205
Decatur.....	474	492	658	892	965	Dickinson.....	406	503	658	874	1061
Edwards.....	474	492	658	957	1033	Elk.....	474	569	658	959	965
Ellis.....	478	527	658	946	1085	Ellsworth.....	474	492	658	817	902
Finney.....	451	565	732	908	1220	Ford.....	483	520	677	884	1024
Franklin.....	557	624	773	959	1162	Geary.....	657	661	856	1248	1494
Gove.....	474	492	658	819	902	Graham.....	474	492	658	817	965
Grant.....	474	492	658	817	965	Gray.....	474	546	658	838	902
Greeley.....	474	492	658	959	1086	Greenwood.....	474	492	658	871	1056
Hamilton.....	543	563	753	934	1104	Harper.....	474	492	658	943	1095
Haskell.....	606	628	841	1044	1153	Hodgeman.....	474	492	658	817	965
Jewell.....	474	549	658	817	902	Kearny.....	474	492	658	841	965
Kiowa.....	474	569	658	959	965	Labette.....	474	492	658	817	1065
Lane.....	474	492	658	817	965	Lincoln.....	474	492	658	817	902
Logan.....	474	492	658	824	1087	Lyon.....	406	492	658	899	902
McPherson.....	505	524	701	870	961	Marion.....	474	492	658	817	902
Marshall.....	488	492	658	882	994	Meade.....	474	492	658	817	902
Mitchell.....	474	492	658	899	902	Montgomery.....	488	492	658	907	1086
Morris.....	474	541	658	910	913	Morton.....	474	569	658	817	965
Nemaha.....	474	569	658	959	1039	Neosho.....	474	492	658	859	902
Ness.....	406	492	658	899	902	Norton.....	474	502	658	959	965
Osborne.....	474	569	658	882	965	Ottawa.....	497	515	689	863	1047
Pawnee.....	474	495	658	866	965	Phillips.....	474	499	658	851	965
Pratt.....	478	508	664	824	910	Rawlins.....	474	492	658	817	965
Reno.....	459	532	712	934	1054	Republic.....	474	496	658	817	902
Rice.....	474	492	658	959	1101	Rooks.....	474	542	658	850	902
Rush.....	474	569	658	866	902	Russell.....	515	533	714	886	979
Saline.....	540	548	734	939	1006	Scott.....	614	637	852	1057	1249
Seward.....	533	613	739	959	1117	Sheridan.....	474	514	658	817	965
Sherman.....	478	495	663	867	1130	Smith.....	474	569	658	959	965
Stafford.....	474	492	658	817	902	Stanton.....	474	492	658	827	978
Stevens.....	520	539	721	895	1057	Thomas.....	474	559	658	959	1022
Trego.....	500	600	694	861	1017	Wallace.....	474	492	658	959	965
Washington.....	474	492	658	817	902	Wichita.....	474	492	658	959	965

## KANSAS continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Wilson.....	474	492	658	842	1000	Woodson.....	474	492	658	817	965

## KENTUCKY

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Allen County, KY HMFA.....	441	484	622	895	898	Allen
Bowling Green, KY HMFA.....	547	565	725	972	1119	Edmonson, Warren
Butler County, KY HMFA.....	441	484	622	869	1086	Butler
Cincinnati, OH-KY-IN..HMFA.....	509	600	787	1102	1297	Boone, Bracken, Campbell, Gallatin, Kenton, Pendleton
Clarksville, TN-KY MSA.....	514	605	797	1077	1188	Christian, Trigg
Elizabethtown, KY HMFA.....	446	484	648	944	1131	Hardin, Larue
Evansville, IN-KY MSA.....	544	581	752	933	1031	Henderson
Grant County, KY HMFA.....	473	545	730	1024	1105	Grant
Huntington-Ashland, WV-KY-OH HMFA.....	406	524	658	889	1063	Boyd, Greenup
Lexington-Fayette, KY MSA.....	533	617	796	1143	1377	Bourbon, Clark, Fayette, Jessamine, Scott, Woodford
Louisville, KY-IN HMFA.....	551	644	817	1123	1275	Bullitt, Henry, Jefferson, Oldham, Spencer, Trimble
Meade County, KY HMFA.....	468	508	680	991	1187	Meade
Owensboro, KY MSA.....	492	495	663	832	975	Daviess, Hancock, McLean
Shelby County, KY HMFA.....	569	610	816	1120	1318	Shelby

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adair.....	384	465	622	849	853	Anderson.....	618	648	751	1042	1105
Ballard.....	446	465	622	867	882	Barren.....	458	477	639	824	1028
Bath.....	446	465	622	837	882	Bell.....	384	498	622	808	853
Boyle.....	517	520	696	934	1105	Breathitt.....	446	491	622	819	1086
Breckinridge.....	446	503	622	789	853	Caldwell.....	446	533	622	863	882
Calloway.....	468	536	683	895	936	Carlisle.....	466	486	650	807	922
Carroll.....	486	517	678	912	1053	Carter.....	446	522	622	795	941
Casey.....	446	499	622	879	882	Clay.....	446	506	622	772	882
Clinton.....	446	465	622	792	882	Crittenden.....	446	495	622	823	882
Cumberland.....	446	465	622	772	882	Elliott.....	446	499	622	879	882
Estill.....	512	531	622	869	905	Fleming.....	446	537	622	879	882
Floyd.....	446	505	622	820	882	Franklin.....	546	609	762	1103	1119
Fulton.....	446	465	622	849	853	Garrard.....	468	524	653	845	938
Graves.....	446	537	622	784	1060	Grayson.....	446	516	622	879	882
Green.....	446	499	622	772	853	Harlan.....	481	484	622	784	873
Harrison.....	393	537	622	792	965	Hart.....	488	491	622	849	853
Hickman.....	446	537	622	829	882	Hopkins.....	461	495	643	872	1021
Jackson.....	553	577	772	958	1058	Johnson.....	462	465	622	856	859
Knott.....	446	465	622	782	853	Knox.....	384	475	622	864	882
Laurel.....	446	527	622	811	969	Lawrence.....	446	537	622	860	1086
Lee.....	446	537	622	772	882	Leslie.....	518	581	723	936	1026
Letcher.....	446	465	622	788	887	Lewis.....	446	537	622	854	926
Lincoln.....	446	482	622	829	939	Livingston.....	450	543	628	858	861

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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KENTUCKY continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Logan.....	496	500	635	788	870	Lyon.....	446	465	622	836	853
McCracken.....	495	552	690	924	946	McCreary.....	446	531	622	879	882
Madison.....	511	514	688	992	1114	Magoffin.....	446	465	622	772	853
Marion.....	463	483	646	802	916	Marshall.....	540	563	754	936	1072
Martin.....	446	537	622	906	1086	Mason.....	472	492	659	908	935
Menifee.....	446	537	622	803	882	Mercer.....	449	471	626	835	1014
Metcalfe.....	453	472	632	784	896	Monroe.....	446	494	622	794	853
Montgomery.....	419	507	679	910	1185	Morgan.....	512	537	622	823	991
Muhlenberg.....	446	537	622	776	1086	Nelson.....	496	517	692	1009	1104
Nicholas.....	446	493	622	892	1086	Ohio.....	446	535	622	906	1086
Owen.....	448	467	625	795	887	Owsley.....	446	499	622	806	882
Perry.....	446	465	622	849	853	Pike.....	537	540	723	933	991
Powell.....	446	465	622	849	853	Pulaski.....	464	503	648	839	965
Robertson.....	503	529	702	871	996	Rockcastle.....	446	465	622	808	882
Rowan.....	449	575	728	903	1016	Russell.....	384	465	622	800	1086
Simpson.....	515	621	719	964	1020	Taylor.....	441	483	647	803	887
Todd.....	446	537	622	772	906	Union.....	512	517	622	776	882
Washington.....	459	532	641	795	879	Wayne.....	446	494	622	812	853
Webster.....	446	465	622	772	853	Whitley.....	476	496	664	824	1120
Wolfe.....	446	465	622	772	853						

LOUISIANA

METROPOLITAN FMR AREAS						0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE					
Acadia Parish, LA HMFA.....	415	435	582	795	798	Acadia										
Alexandria, LA MSA.....	553	580	726	981	1145	Grant, Rapides										
Baton Rouge, LA HMFA.....	594	728	842	1056	1331	Ascension, East Baton Rouge, East Feliciana, Livingston, Pointe Coupee, St. Helena, West Baton Rouge, West Feliciana										
Hammond, LA MSA.....	606	625	783	972	1129	Tangipahoa										
Houma-Thibodaux, LA MSA.....	639	643	857	1174	1494	Lafourche, Terrebonne										
Iberia Parish, LA HMFA.....	525	529	708	879	970	Iberia										
Iberville Parish, LA HMFA.....	459	474	635	815	1005	Iberville										
Lafayette, LA HMFA.....	605	758	877	1139	1344	Lafayette, St. Martin										
Lake Charles, LA MSA.....	470	604	762	992	1170	Calcasieu, Cameron										
Monroe, LA MSA.....	561	565	737	918	1010	Ouachita, Union										
New Orleans-Metairie, LA HMFA.....	669	787	963	1219	1464	Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. John the Baptist, St. Tammany										
Shreveport-Bossier City, LA HMFA.....	580	692	819	1033	1123	Bossier, Caddo, De Soto										
St. James Parish, LA HMFA.....	410	500	579	844	878	St. James										
Vermilion Parish, LA HMFA.....	401	548	634	895	995	Vermilion										
Webster Parish, LA HMFA.....	474	477	585	785	887	Webster										
NONMETROPOLITAN COUNTIES						0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Allen.....	477	493	579	791	794	Assumption.....	447	450	596	869	929					
Avoyelles.....	363	433	579	783	879	Beauregard.....	477	500	579	815	1011					

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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LOUISIANA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Bienville.....	477	500	579	791	794	Caldwell.....	477	500	579	844	1006
Catahoula.....	477	500	579	844	1011	Claiborne.....	456	458	579	844	1011
Concordia.....	430	433	579	844	879	East Carroll.....	443	446	579	735	879
Evangeline.....	357	433	579	731	879	Franklin.....	430	433	579	718	1011
Jackson.....	430	433	579	841	1011	Jefferson Davis.....	477	500	579	791	794
La Salle.....	430	433	579	831	879	Lincoln.....	558	561	683	866	1115
Madison.....	430	433	579	747	794	Morehouse.....	451	454	579	720	879
Natchitoches.....	488	491	651	824	892	Red River.....	434	437	585	853	888
Richland.....	430	433	579	731	1011	Sabine.....	454	500	579	744	1011
St. Landry.....	370	448	600	757	822	St. Mary.....	485	488	638	898	960
Tensas.....	430	433	579	772	879	Vernon.....	532	644	862	1070	1209
Washington.....	445	448	599	743	954	West Carroll.....	357	433	579	727	794
Winn.....	477	500	579	791	794						

MAINE

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
Bangor, ME HMFA.....	639	706	892	1115	1306	Penobscot County towns of Bangor city, Brewer city, Eddington town, Glenburn town, Hampden town, Hermon town, Holden town, Kenduskeag town, Milford town, Old Town city, Orono town, Orrington town, Penobscot Indian Island Reservation, Veazie town
Cumberland County, ME (part) HMFA.....	682	724	962	1402	1599	Cumberland County towns of Baldwin town, Bridgton town, Brunswick town, Harpswell town, Harrison town, Naples town, New Gloucester town, Pownal town, Sebago town
Lewiston-Auburn, ME MSA.....	523	616	777	987	1128	Androscoggin County towns of Auburn city, Durham town, Greene town, Leeds town, Lewiston city, Lisbon town, Livermore town, Livermore Falls town, Mechanic Falls town, Minot town, Poland town, Sabattus town, Turner town, Wales town
Penobscot County, ME (part) HMFA.....	514	612	760	984	1140	Penobscot County towns of Alton town, Argyle UT, Bradford town, Bradley town, Burlington town, Carmel town, Carroll plantation, Charleston town, Chester town, Clifton town, Corinna town, Corinth town, Dexter town, Dixmont town, Drew plantation, East Central Penobscot UT, East Millinocket town, Edinburg town, Enfield town, Etna town, Exeter town, Garland town, Greenbush town, Howland town, Hudson town, Kingman UT, Lagrange town, Lakeville town, Lee town, Levant town, Lincoln town, Lowell town, Mattawamkeag town, Maxfield town, Medway town, Millinocket town, Mount Chase town, Newburgh town, Newport town, North Penobscot UT, Passadumkeag town, Patten town, Plymouth town, Prentiss UT, Seboeis plantation, Springfield town, Stacyville town, Stetson town, Twombly UT, Webster plantation, Whitney UT, Winn town, Woodville town
Portland, ME HMFA.....	762	886	1109	1489	1561	Cumberland County towns of Chebeague Island town Cumberland County towns of Cape Elizabeth town, Casco town,

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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MAINE continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
						Cumberland town, Falmouth town, Freeport town, Frye Island town, Gorham town, Gray town, Long Island town, North Yarmouth town, Portland city, Raymond town, Scarborough town, South Portland city, Standish town, Westbrook city, Windham town, Yarmouth town
Sagadahoc County, ME HMFA.....	636	774	896	1184	1395	York County towns of Buxton town, Hollis town, Limington town, Old Orchard Beach town
						Sagadahoc County towns of Arrowsic town, Bath city, Bowdoin town, Bowdoinham town, Georgetown town, Perkins UT, Phippsburg town, Richmond town, Topsham town, West Bath town, Woolwich town
York County, ME (part) HMFA.....	667	782	968	1308	1327	York County towns of Acton town, Alfred town, Arundel town, Biddeford city, Cornish town, Dayton town, Kennebunk town, Kennebunkport town, Lebanon town, Limerick town, Lyman town, Newfield town, North Berwick town, Ogunquit town, Parsonsfield town, Saco city, Sanford town, Shapleigh town, Waterboro town, Wells town
York-Kittery-South Berwick, ME HMFA.....	848	919	1196	1539	1882	York County towns of Berwick town, Eliot town, Kittery town, South Berwick town, York town
NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
Aroostook County, ME.....	523	552	658	840	902	Allagash town, Amity town, Ashland town, Bancroft town, Blaine town, Bridgewater town, Caribou city, Cary plantation, Castle Hill town, Caswell town, Central Aroostook UT, Chapman town, Connor UT, Crystal town, Cyr plantation, Dyer Brook town, Eagle Lake town, Easton town, Fort Fairfield town, Fort Kent town, Frenchville town, Garfield plantation, Glenwood plantation, Grand Isle town, Hamlin town, Hammond town, Haynesville town, Hersey town, Hodgdon town, Houlton town, Island Falls town, Limestone town, Linneus town, Littleton town, Ludlow town, Macwahoc plantation, Madawaska town, Mapleton town, Mars Hill town, Masardis town, Merrill town, Monticello town, Moro plantation, Nashville plantation, New Canada town, New Limerick town, New Sweden town, Northwest Aroostook UT, Oakfield town, Orient town, Oxbow plantation, Penobscot Indian Island Reservation, Perham town, Portage Lake town, Presque Isle city, Reed plantation, St. Agatha town, St. Francis town, St. John plantation, Sherman town, Smyrna town, South Aroostook UT, Square Lake UT, Stockholm town, Van Buren town, Wade town, Wallagrass town, Washburn town, Westfield town, Westmanland town, Weston town, Winterville plantation, Woodland town
Franklin County, ME.....	523	580	671	833	1003	Avon town, Carrabassett Valley town, Carthage town, Chesterville town, Coplin plantation, Dallas plantation, East Central Franklin UT, Eustis town, Farmington town, Industry town, Jay town, Kingfield town, Madrid town,

MAINE continued

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR Towns within nonmetropolitan counties

						New Sharon town, New Vineyard town, North Franklin UT, Phillips town, Rangeley town, Rangeley plantation, Sandy River plantation, South Franklin UT, Strong town, Temple town, Weld town, West Central Franklin UT, Wilton town, Wyman UT
Hancock County, ME.....	564	658	847	1076	1161	Amherst town, Aurora town, Bar Harbor town, Blue Hill town, Brooklin town, Brooksville town, Bucksport town, Castine town, Central Hancock UT, Cranberry Isles town, Dedham town, Deer Isle town, Eastbrook town, East Hancock UT, Ellsworth city, Franklin town, Frenchboro town, Gouldsboro town, Great Pond town, Hancock town, Lamoine town, Mariaville town, Marshall Island UT, Mount Desert town, Northwest Hancock UT, Orland town, Osborn town, Otis town, Penobscot town, Sedgwick town, Sorrento town, Southwest Harbor town, Stonington town, Sullivan town, Surry town, Swans Island town, Tremont town, Trenton town, Verona Island town, Waltham town, Winter Harbor town
Kennebec County, ME.....	556	601	755	977	1037	Albion town, Augusta city, Belgrade town, Benton town, Chelsea town, China town, Clinton town, Farmingdale town, Fayette town, Gardiner city, Hallowell city, Litchfield town, Manchester town, Monmouth town, Mount Vernon town, Oakland town, Pittston town, Randolph town, Readfield town, Rome town, Sidney town, Unity UT, Vassalboro town, Vienna town, Waterville city, Wayne town, West Gardiner town, Windsor town, Winslow town, Winthrop town
Knox County, ME.....	664	669	883	1096	1244	Appleton town, Camden town, Criehaven UT, Cushing town, Friendship town, Hope town, Isle au Haut town, Matinicus Isle plantation, Muscle Ridge Island UT, North Haven town, Owls Head town, Rockland city, Rockport town, St. George town, South Thomaston town, Thomaston town, Union town, Vinalhaven town, Warren town, Washington town
Lincoln County, ME.....	551	674	834	1035	1254	Alna town, Boothbay town, Boothbay Harbor town, Bremen town, Bristol town, Damariscotta town, Dresden town, Edgecomb town, Hibberts gore, Jefferson town, Louds Island UT, Monhegan plantation, Newcastle town, Nobleboro town, Somerville town, South Bristol town, Southport town, Waldoboro town, Westport Island town, Whitefield town, Wiscasset town
Oxford County, ME.....	513	549	658	945	1149	Andover town, Bethel town, Brownfield town, Buckfield town, Byron town, Canton town, Denmark town, Dixfield town, Fryeburg town, Gilead town, Greenwood town, Hanover town, Hartford town, Hebron town, Hiram town, Lincoln plantation, Lovell town, Magalloway plantation, Mexico town, Milton UT, Newry town, North Oxford UT, Norway town, Otisfield town, Oxford town, Paris town, Peru town, Porter town, Roxbury town, Rumford town, South Oxford UT, Stoneham town, Stow town, Sumner town, Sweden town, Upton town, Waterford town, West Paris town, Woodstock town

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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MAINE continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
Piscataquis County, ME.....	513	569	658	899	946	Abbot town, Atkinson town, Beaver Cove town, Blanchard UT, Bowerbank town, Brownville town, Dover-Foxcroft town, Greenville town, Guilford town, Kingsbury plantation, Lake View plantation, Medford town, Milo town, Monson town, Northeast Piscataquis UT, Northwest Piscataquis UT, Parkman town, Sangerville town, Sebec town, Shirley town, Southeast Piscataquis UT, Wellington town, Willimantic town
Somerset County, ME.....	556	580	708	892	970	Anson town, Athens town, Bingham town, Brighton plantation, Cambridge town, Canaan town, Caratunk town, Central Somerset UT, Cornville town, Dennistown plantation, Detroit town, Embden town, Fairfield town, Harmony town, Hartland town, Highland plantation, Jackman town, Madison town, Mercer town, Moose River town, Moscow town, New Portland town, Norridgewock town, Northeast Somerset UT, Northwest Somerset UT, Palmyra town, Pittsfield town, Pleasant Ridge plantation, Ripley town, St. Albans town, Seboomook Lake UT, Skowhegan town, Smithfield town, Solon town, Starks town, The Forks plantation, West Forks plantation
Waldo County, ME.....	583	643	748	998	1044	Belfast city, Belmont town, Brooks town, Burnham town, Frankfort town, Freedom town, Islesboro town, Jackson town, Knox town, Liberty town, Lincolnville town, Monroe town, Montville town, Morrill town, Northport town, Palermo town, Prospect town, Searsmont town, Searsport town, Stockton Springs town, Swanville town, Thorndike town, Troy town, Unity town, Waldo town, Winterport town
Washington County, ME.....	531	545	658	848	996	Addison town, Alexander town, Baileyville town, Baring plantation, Beals town, Beddington town, Calais city, Centerville town, Charlotte town, Cherryfield town, Codyville plantation, Columbia town, Columbia Falls town, Cooper town, Crawford town, Cutler town, Danforth town, Deblois town, Dennysville town, East Central Washington UT, East Machias town, Eastport city, Grand Lake Stream plantation, Harrington town, Jonesboro town, Jonesport town, Lubec town, Machias town, Machiasport town, Marshfield town, Meddybemps town, Milbridge town, Northfield town, North Washington UT, Passamaquoddy Indian Township Reservation, Passamaquoddy Pleasant Point Reservation, Pembroke town, Perry town, Princeton town, Robbinston town, Roque Bluffs town, Steuben town, Talmadge town, Topsfield town, Vanceboro town, Waite town, Wesley town, Whiting town, Whitneyville town

MARYLAND

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
*Baltimore-Columbia-Towson, MD MSA.....	851	1033	1298	1663	1934	Anne Arundel, Baltimore, Carroll, Harford, Howard,



## MARYLAND continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
California-Lexington Park, MD MSA.....	816	994	1155	1574	2017	Queen Anne's, Baltimore city
Cumberland, MD-WV MSA.....	450	569	658	908	1111	St. Mary's
Hagerstown, MD HMFA.....	554	678	898	1224	1502	Allegany
*Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA..	830	1003	1210	1502	1659	Washington
Salisbury, MD HMFA.....	590	714	956	1196	1541	Cecil
Somerset County, MD HMFA.....	499	621	719	1028	1033	Wicomico
*Washington-Arlington-Alexandria, DC-VA-MD HMFA...	1307	1402	1623	2144	2726	Somerset
Worcester County, MD HMFA.....	610	676	873	1190	1524	Calvert, Charles, Frederick, Montgomery, Prince George's
						Worcester

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Caroline.....	620	624	835	1159	1257	Dorchester.....	644	648	814	1088	1116
Garrett.....	431	551	688	854	1153	Kent.....	640	645	863	1071	1507
Talbot.....	668	810	1083	1344	1564						

## MASSACHUSETTS

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
Barnstable Town, MA MSA.....	987	1089	1457	1833	1997	Barnstable County towns of Barnstable Town city, Bourne town, Brewster town, Chatham town, Dennis town, Eastham town, Falmouth town, Harwich town, Mashpee town, Orleans town, Provincetown town, Sandwich town, Truro town, Wellfleet town, Yarmouth town
Berkshire County, MA (part) HMFA.....	769	805	934	1159	1280	Berkshire County towns of Alford town, Becket town, Clarksburg town, Egremont town, Florida town, Great Barrington town, Hancock town, Monterey town, Mount Washington town, New Ashford town, New Marlborough town, North Adams city, Otis town, Peru town, Sandisfield town, Savoy town, Sheffield town, Tyringham town, Washington town, West Stockbridge town, Williamstown town, Windsor town
Boston-Cambridge-Quincy, MA-NH HMFA.....	1056	1261	1567	1945	2148	Essex County towns of Amesbury Town city, Beverly city, Danvers town, Essex town, Gloucester city, Hamilton town, Ipswich town, Lynn city, Lynnfield town, Manchester-by-the-Sea town, Marblehead town, Middleton town, Nahant town, Newbury town, Newburyport city, Peabody city, Rockport town, Rowley town, Salem city, Salisbury town, Saugus town, Swampscott town, Topsfield town, Wenham town Middlesex County towns of Acton town, Arlington town, Ashby town, Ashland town, Ayer town, Bedford town, Belmont town, Boxborough town, Burlington town, Cambridge city, Carlisle town, Concord town, Everett city, Framingham town, Holliston town, Hopkinton town, Hudson town, Lexington town, Lincoln town, Littleton town, Malden city, Marlborough city, Maynard town, Medford city, Melrose city, Natick town, Newton city, North Reading town, Reading town, Sherborn town, Shirley town, Somerville city, Stoneham town, Stow town, Sudbury town, Townsend town, Wakefield town,

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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MASSACHUSETTS continued

METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
						Waltham city, Watertown city, Wayland town, Weston town, Wilmington town, Winchester town, Woburn city
						Norfolk County towns of Bellingham town, Braintree Town city, Brookline town, Canton town, Cohasset town, Dedham town, Dover town, Foxborough town, Franklin Town city, Holbrook town, Medfield town, Medway town, Millis town, Milton town, Needham town, Norfolk town, Norwood town, Plainville town, Quincy city, Randolph town, Sharon town, Stoughton town, Walpole town, Wellesley town, Westwood town, Weymouth Town city, Wrentham town
						Plymouth County towns of Carver town, Duxbury town, Hanover town, Hingham town, Hull town, Kingston town, Marshfield town, Norwell town, Pembroke town, Plymouth town, Rockland town, Scituate town, Wareham town
						Suffolk County towns of Boston city, Chelsea city, Revere city, Winthrop Town city
Brockton, MA HMFA.....	835	922	1199	1573	1643	Norfolk County towns of Avon town
						Plymouth County towns of Abington town, Bridgewater town, Brockton city, East Bridgewater town, Halifax town, Hanson town, Lakeville town, Marion town, Mattapoisett town, Middleborough town, Plympton town, Rochester town, West Bridgewater town, Whitman town
Eastern Worcester County, MA HMFA.....	739	864	1093	1480	1676	Worcester County towns of Berlin town, Blackstone town, Bolton town, Harvard town, Hopedale town, Lancaster town, Mendon town, Milford town, Millville town, Southborough town, Upton town
Easton-Raynham, MA HMFA.....	950	974	1304	1900	1976	Bristol County towns of Easton town, Raynham town
Fitchburg-Leominster, MA HMFA.....	613	761	994	1233	1424	Worcester County towns of Ashburnham town, Fitchburg city, Gardner city, Leominster city, Lunenburg town, Templeton town, Westminster town, Winchendon town
Franklin County, MA (part) HMFA.....	693	741	919	1140	1375	Franklin County towns of Ashfield town, Bernardston town, Buckland town, Charlemont town, Colrain town, Conway town, Deerfield town, Erving town, Gill town, Greenfield Town city, Hawley town, Heath town, Leverett town, Leyden town, Monroe town, Montague town, New Salem town, Northfield town, Orange town, Rowe town, Shelburne town, Shutesbury town, Warwick town, Wendell town, Whately town
Lawrence, MA-NH HMFA.....	776	908	1173	1456	1608	Essex County towns of Andover town, Boxford town, Georgetown town, Groveland town, Haverhill city, Lawrence city, Merrimac town, Methuen city, North Andover town, West Newbury town
Lowell, MA HMFA.....	802	960	1213	1505	1678	Middlesex County towns of Billerica town, Chelmsford town, Dracut town, Dunstable town, Groton town, Lowell city, Pepperell town, Tewksbury town, Tyngsborough town, Westford town
New Bedford, MA HMFA.....	578	720	864	1072	1184	Bristol County towns of Acushnet town, Dartmouth town, Fairhaven town, Freetown town, New Bedford city
Pittsfield, MA HMFA.....	529	689	842	1045	1202	Berkshire County towns of Adams town, Cheshire town, Dalton town, Hinsdale town, Lanesborough town, Lee town, Lenox town, Pittsfield city, Richmond town, Stockbridge town

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## MASSACHUSETTS continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
Providence-Fall River, RI-MA HMFA.....	655	801	972	1206	1452	Bristol County towns of Attleboro city, Fall River city, North Attleborough town, Rehoboth town, Seekonk town, Somerset town, Swansea town, Westport town
Springfield, MA HMFA.....	633	803	1001	1242	1461	Franklin County towns of Sunderland town Hampden County towns of Agawam Town city, Blandford town, Brimfield town, Chester town, Chicopee city, East Longmeadow town, Granville town, Hampden town, Holland town, Holyoke city, Longmeadow town, Ludlow town, Monson town, Montgomery town, Palmer Town city, Russell town, Southwick town, Springfield city, Tolland town, Wales town, Westfield city, West Springfield Town city, Wilbraham town Hampshire County towns of Amherst town, Belchertown town, Chesterfield town, Cummington town, Easthampton Town city, Goshen town, Granby town, Hadley town, Hatfield town, Huntington town, Middlefield town, Northampton city, Pelham town, Plainfield town, Southampton town, South Hadley town, Ware town, Westhampton town, Williamsburg town, Worthington town
Taunton-Mansfield-Norton, MA HMFA.....	783	837	1074	1351	1490	Bristol County towns of Berkley town, Dighton town, Mansfield town, Norton town, Taunton city
Western Worcester County, MA HMFA.....	538	676	795	1072	1388	Worcester County towns of Athol town, Hardwick town, Hubbardston town, New Braintree town, Petersham town, Phillipston town, Royalston town, Warren town
Worcester, MA HMFA.....	708	841	1062	1318	1482	Worcester County towns of Auburn town, Barre town, Boylston town, Brookfield town, Charlton town, Clinton town, Douglas town, Dudley town, East Brookfield town, Grafton town, Holden town, Leicester town, Millbury town, Northborough town, Northbridge town, North Brookfield town, Oakham town, Oxford town, Paxton town, Princeton town, Rutland town, Shrewsbury town, Southbridge Town city, Spencer town, Sterling town, Sturbridge town, Sutton town, Uxbridge town, Webster town, Westborough town, West Boylston town, West Brookfield town, Worcester city

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
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Dukes County, MA.....	959	1006	1346	1838	1845	Aquinnah town, Chilmark town, Edgartown town, Gosnold town, Oak Bluffs town, Tisbury town, West Tisbury town
Nantucket County, MA.....	923	1261	1497	1905	2052	Nantucket town

## MICHIGAN

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Ann Arbor, MI MSA.....	769	851	1019	1396	1779	Washtenaw
Barry County, MI HMFA.....	468	535	684	997	1135	Barry
Battle Creek, MI MSA.....	443	574	718	935	1012	Calhoun
Bay City, MI MSA.....	424	517	687	922	942	Bay
Cass County, MI HMFA.....	539	542	726	991	995	Cass

## MICHIGAN continued

## METROPOLITAN FMR AREAS

0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

Detroit-Warren-Livonia, MI HMFA.....	532	658	863	1148	1234	Lapeer, Macomb, Oakland, St. Clair, Wayne
Flint, MI MSA.....	455	551	738	964	1092	Genesee
Grand Rapids-Wyoming, MI HMFA.....	521	627	776	1091	1228	Kent
Holland-Grand Haven, MI HMFA.....	512	647	749	1024	1028	Ottawa
Jackson, MI MSA.....	464	583	752	1017	1039	Jackson
Kalamazoo-Portage, MI MSA.....	503	612	769	1027	1234	Kalamazoo, Van Buren
Lansing-East Lansing, MI MSA.....	546	687	848	1134	1338	Clinton, Eaton, Ingham
Livingston County, MI HMFA.....	544	659	864	1218	1508	Livingston
Midland, MI MSA.....	506	598	778	1068	1192	Midland
Monroe, MI MSA.....	525	604	808	1105	1108	Monroe
Montcalm County, MI HMFA.....	496	514	658	921	1097	Montcalm
Muskegon, MI MSA.....	501	568	760	1059	1078	Muskegon
Niles-Benton Harbor, MI MSA.....	434	525	703	902	1064	Berrien
Saginaw, MI MSA.....	437	549	709	934	972	Saginaw

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

Alcona.....	473	494	658	817	1149
Allegan.....	597	600	729	985	999
Antrim.....	413	515	670	976	1167
Baraga.....	473	492	658	817	902
Branch.....	517	520	672	906	921
Cheboygan.....	473	519	658	934	962
Clare.....	473	497	658	847	902
Delta.....	473	509	658	949	1072
Emmet.....	527	575	770	959	1209
Gogebic.....	473	492	658	839	1016
Gratiot.....	473	492	658	851	1068
Houghton.....	435	492	658	817	998
Ionia.....	517	520	696	947	1049
Iron.....	469	492	658	817	1074
Kalkaska.....	488	507	679	891	991
Lake.....	473	492	658	873	1064
Lenawee.....	530	560	713	885	977
Mackinac.....	473	519	658	817	922
Marquette.....	454	548	722	896	990
Mecosta.....	473	556	658	899	902
Missaukee.....	473	569	658	899	902
Newaygo.....	473	521	658	864	902
Ogemaw.....	479	498	667	828	937
Osceola.....	473	493	658	891	987
Otsego.....	489	544	680	959	1042
Roscommon.....	473	492	658	935	951
Sanilac.....	425	492	658	926	986
Shiawassee.....	450	513	687	911	942

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

Alger.....	473	492	658	829	1149
Alpena.....	473	516	658	927	1149
Arenac.....	494	521	658	942	1149
Benzie.....	566	570	709	981	1120
Charlevoix.....	556	559	683	848	1132
Chippewa.....	458	503	673	835	922
Crawford.....	484	504	674	836	1177
Dickinson.....	473	492	658	817	1149
Gladwin.....	473	561	658	959	1149
Grand Traverse.....	571	665	878	1199	1203
Hillsdale.....	455	521	658	892	945
Huron.....	500	503	658	889	1023
Iosco.....	406	515	658	866	922
Isabella.....	483	583	702	939	1023
Keweenaw.....	473	492	658	919	922
Leelanau.....	576	667	802	1003	1099
Luce.....	473	492	658	907	910
Manistee.....	473	492	658	899	902
Mason.....	473	492	658	884	922
Menominee.....	473	522	658	909	916
Montmorency.....	487	507	678	946	950
Oceana.....	473	492	658	883	902
Ontonagon.....	473	536	658	919	922
Oscoda.....	502	522	699	867	958
Presque Isle.....	473	569	658	947	1149
St. Joseph.....	470	501	671	879	959
Schoolcraft.....	473	516	658	817	1099
Tuscola.....	406	507	658	918	1056

## MICHIGAN continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Wexford.....	523	544	728	979	998						

## MINNESOTA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE					
Duluth, MN-WI MSA.....	494	577	755	972	1124	Carlton, St. Louis					
Fargo, ND-MN MSA.....	489	600	771	1124	1238	Clay					
Fillmore County, MN HMFA.....	406	507	658	899	902	Fillmore					
Grand Forks, ND-MN MSA.....	523	627	833	1120	1356	Polk					
La Crosse-Onalaska, WI-MN MSA.....	511	619	828	1184	1446	Houston					
Le Sueur County, MN HMFA.....	438	530	710	953	1146	Le Sueur					
Mankato-North Mankato, MN MSA.....	587	666	815	1118	1423	Blue Earth, Nicollet					
Mille Lacs County, MN HMFA.....	490	623	795	1077	1313	Mille Lacs					
Minneapolis-St. Paul-Bloomington, MN-WI HMFA.....	656	813	1027	1444	1693	Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne, Washington, Wright					
Rochester, MN HMFA.....	572	681	908	1178	1555	Dodge, Olmsted					
Sibley County, MN HMFA.....	424	492	658	959	1028	Sibley					
St. Cloud, MN MSA.....	542	589	735	986	1283	Benton, Stearns					
Wabasha County, MN HMFA.....	439	550	694	1011	1212	Wabasha					
NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Aitkin.....	517	521	697	889	955	Becker.....	409	498	663	880	909
Beltrami.....	458	555	743	948	1018	Big Stone.....	418	543	658	847	902
Brown.....	418	498	658	817	902	Cass.....	538	542	725	900	1056
Chippewa.....	443	521	698	953	957	Clearwater.....	418	492	658	865	902
Cook.....	469	658	761	944	1305	Cottonwood.....	418	530	658	901	904
Crow Wing.....	492	595	797	1045	1092	Douglas.....	428	518	694	902	1212
Faribault.....	418	492	658	899	902	Freeborn.....	418	492	658	817	1002
Goodhue.....	521	584	782	1001	1198	Grant.....	418	569	658	959	1124
Hubbard.....	418	492	658	959	1149	Itasca.....	462	544	728	903	998
Jackson.....	418	515	658	878	902	Kanabec.....	492	578	774	960	1330
Kandiyohi.....	436	513	686	896	1053	Kittson.....	418	492	658	898	1024
Koochiching.....	418	492	658	899	902	Lac qui Parle.....	418	492	658	817	902
Lake.....	516	625	837	1039	1147	Lake of the Woods.....	418	492	658	847	902
Lincoln.....	418	492	658	817	902	Lyon.....	483	492	658	959	1149
McLeod.....	428	542	694	968	1088	Mahnomen.....	418	510	658	817	945
Marshall.....	500	503	658	921	1034	Martin.....	418	492	658	817	902
Meeker.....	461	602	747	927	1024	Morrison.....	419	492	659	849	1036
Mower.....	468	550	736	945	1009	Murray.....	418	537	658	817	1149
Nobles.....	513	516	691	901	965	Norman.....	418	492	658	899	902
Otter Tail.....	418	492	658	901	927	Pennington.....	406	492	658	829	902
Pine.....	492	578	774	960	1130	Pipestone.....	418	569	658	957	960
Pope.....	466	548	733	983	1005	Red Lake.....	418	523	658	860	902
Redwood.....	418	492	658	880	902	Renville.....	498	508	658	817	956

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## MINNESOTA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Rice.....	577	679	909	1239	1433
Roseau.....	418	492	658	817	902
Stevens.....	418	562	658	823	992
Todd.....	418	492	658	817	902
Wadena.....	418	492	658	817	986
Watsonwan.....	418	504	658	899	902
Winona.....	451	548	720	982	1088

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Rock.....	418	492	658	944	961
Steele.....	490	577	772	1038	1348
Swift.....	488	492	658	959	1149
Traverse.....	418	492	658	817	902
Waseca.....	418	492	658	910	913
Wilkin.....	418	492	658	899	902
Yellow Medicine.....	418	497	658	892	1039

## MISSISSIPPI

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Benton County, MS HMFA.....	484	544	638	905	1016	Benton
Gulfport-Biloxi, MS HMFA.....	659	681	801	1085	1275	Hancock, Harrison
Hattiesburg, MS MSA.....	538	611	731	1001	1021	Forrest, Lamar, Perry
Jackson, MS HMFA.....	529	686	831	1052	1187	Copiah, Hinds, Madison, Rankin
Marshall County, MS HMFA.....	473	477	638	849	1016	Marshall
Memphis, TN-MS-AR HMFA.....	602	700	827	1128	1309	DeSoto
Pascagoula, MS HMFA.....	632	652	768	1087	1308	Jackson
Simpson County, MS HMFA.....	458	551	638	821	944	Simpson
Tate County, MS HMFA.....	507	510	683	857	1090	Tate
Tunica County, MS HMFA.....	554	581	673	835	1072	Tunica
Yazoo County, MS HMFA.....	466	484	648	804	888	Yazoo

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adams.....	499	570	713	885	1002	Alcorn.....	449	524	641	888	917
Amite.....	446	517	638	838	905	Attala.....	446	519	638	856	875
Bolivar.....	497	500	638	837	940	Calhoun.....	446	477	638	854	1034
Carroll.....	456	528	652	841	907	Chickasaw.....	393	477	638	792	959
Choctaw.....	446	513	638	884	887	Claiborne.....	446	517	638	792	887
Clarke.....	465	574	664	883	910	Clay.....	448	501	640	805	956
Coahoma.....	404	566	655	813	928	Covington.....	446	477	638	884	887
Franklin.....	446	477	638	848	887	George.....	446	517	638	823	887
Greene.....	525	551	638	823	887	Grenada.....	446	542	638	869	875
Holmes.....	446	551	638	795	875	Humphreys.....	446	477	638	792	935
Issaquena.....	446	517	638	823	887	Itawamba.....	446	533	638	905	986
Jasper.....	446	517	638	823	887	Jefferson.....	446	477	638	878	887
Jefferson Davis.....	446	477	638	884	887	Jones.....	445	577	722	896	990
Kemper.....	456	527	651	808	905	Lafayette.....	606	714	866	1139	1187
Lauderdale.....	519	581	742	1009	1054	Lawrence.....	458	489	655	813	911
Leake.....	446	516	638	811	1109	Lee.....	496	551	709	912	1022
Leflore.....	418	488	651	832	892	Lincoln.....	473	477	638	792	906
Lowndes.....	481	592	688	960	963	Marion.....	446	524	638	816	925
Monroe.....	446	477	638	792	902	Montgomery.....	446	517	638	857	887
Neshoba.....	446	482	638	842	875	Newton.....	466	498	666	883	1137

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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MISSISSIPPI continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Noxubee.....	446	551	638	868	887	Oktibbeha.....	515	661	786	996	1093
Panola.....	446	551	638	854	927	Pearl River.....	471	559	673	981	1105
Pike.....	495	528	707	877	969	Pontotoc.....	446	517	638	917	962
Prentiss.....	446	551	638	837	1017	Quitman.....	393	490	638	792	887
Scott.....	446	502	638	817	887	Sharkey.....	446	482	638	792	875
Smith.....	409	477	638	876	887	Stone.....	509	589	727	902	1011
Sunflower.....	443	522	638	854	1114	Tallahatchie.....	408	551	638	835	924
Tippah.....	448	553	640	794	877	Tishomingo.....	446	544	638	930	1031
Union.....	446	551	638	860	901	Walthall.....	446	517	638	849	875
Warren.....	557	561	700	869	969	Washington.....	504	514	638	875	935
Wayne.....	393	517	638	814	1114	Webster.....	525	551	638	879	887
Wilkinson.....	554	591	791	982	1084	Winston.....	446	517	638	917	1114
Yalobusha.....	446	505	638	869	887						

MISSOURI

METROPOLITAN FMR AREAS						0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE					
Bates County, MO HMFA.....	403	471	630	880	981	Bates										
Callaway County, MO HMFA.....	468	471	630	887	1005	Callaway										
Cape Girardeau, MO-IL MSA.....	470	493	658	900	983	Bollinger, Cape Girardeau										
Columbia, MO MSA.....	587	655	825	1146	1440	Boone										
Dallas County, MO HMFA.....	452	471	630	782	926	Dallas										
Jefferson City, MO HMFA.....	470	476	630	918	944	Cole, Osage										
Joplin, MO MSA.....	486	506	667	917	931	Jasper, Newton										
*Kansas City, MO-KS HMFA.....	562	721	893	1219	1385	Caldwell, Cass, Clay, Clinton, Jackson, Lafayette, Platte, Ray										
McDonald County, MO HMFA.....	468	471	630	844	894	McDonald										
Moniteau County, MO HMFA.....	389	478	630	782	1005	Moniteau										
Polk County, MO HMFA.....	452	471	630	904	1100	Polk										
Springfield, MO HMFA.....	467	522	686	1000	1025	Christian, Greene, Webster										
St. Joseph, MO-KS MSA.....	480	522	699	875	1114	Andrew, Buchanan, DeKalb										
St. Louis, MO-IL HMFA.....	558	645	840	1109	1284	Sullivan city part of Crawford, Franklin, Jefferson, Lincoln, St. Charles, St. Louis, Warren, St. Louis city										
NONMETROPOLITAN COUNTIES						0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adair.....	448	471	630	905	1100	Atchison.....	429	471	630	860	864					
Audrain.....	479	526	704	874	1052	Barry.....	429	536	630	799	864					
Barton.....	403	494	630	798	864	Benton.....	440	483	647	884	887					
Butler.....	435	477	639	793	958	Camden.....	458	574	673	835	1137					
Carroll.....	429	471	630	782	941	Carter.....	498	550	637	897	928					
Cedar.....	440	483	646	802	985	Chariton.....	429	471	630	796	885					
Clark.....	389	471	630	918	941	Cooper.....	429	494	630	898	947					
Crawford.....	495	498	667	868	1047	Dade.....	429	471	630	782	864					
Daviss.....	429	522	630	918	941	Dent.....	443	486	651	820	892					
Douglas.....	429	471	630	903	941	Dunklin.....	457	471	630	893	1040					

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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MISSOURI continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Gasconade.....	429	471	630	918	1069	Gentry.....	429	471	630	785	864
Grundy.....	389	471	630	918	955	Harrison.....	443	486	651	808	892
Henry.....	466	512	685	955	1000	Hickory.....	446	471	630	782	963
Holt.....	429	471	630	816	987	Howard.....	429	500	630	860	864
Howell.....	426	471	630	797	1042	Iron.....	429	536	630	882	1100
Johnson.....	445	539	722	1051	1228	Knox.....	429	471	630	796	1088
Laclede.....	452	471	630	876	1014	Lawrence.....	448	471	630	878	1100
Lewis.....	415	471	630	844	941	Linn.....	429	471	630	782	864
Livingston.....	468	471	630	879	1035	Macon.....	389	471	630	902	920
Madison.....	471	518	693	860	950	Maries.....	429	544	630	916	1048
Marion.....	391	474	634	841	869	Mercer.....	433	475	636	907	950
Miller.....	446	520	656	841	899	Mississippi.....	458	503	673	835	1006
Monroe.....	429	471	630	798	1100	Montgomery.....	437	480	643	827	884
Morgan.....	404	489	655	813	898	New Madrid.....	429	471	630	813	910
Nodaway.....	443	486	651	832	951	Oregon.....	429	515	630	797	864
Ozark.....	429	544	630	814	941	Pemiscot.....	429	471	630	800	864
Perry.....	454	523	668	942	986	Pettis.....	527	530	710	987	1020
Phelps.....	430	521	698	926	1180	Pike.....	429	473	630	918	928
Pulaski.....	509	623	826	1204	1442	Putnam.....	429	471	630	918	941
Ralls.....	456	501	670	831	1170	Randolph.....	439	506	645	808	1095
Reynolds.....	429	471	630	782	941	Ripley.....	429	471	630	821	1100
St. Clair.....	429	492	630	782	864	Ste. Genevieve.....	441	556	648	890	893
St. Francois.....	468	471	630	855	936	Saline.....	433	471	630	865	957
Schuyler.....	389	471	630	783	864	Scotland.....	429	471	630	836	941
Scott.....	392	474	635	812	870	Shannon.....	389	471	630	782	941
Shelby.....	429	471	630	826	864	Stoddard.....	429	471	630	807	864
Stone.....	468	581	759	957	1074	Sullivan.....	481	528	707	877	1056
Taney.....	521	585	677	980	1182	Texas.....	389	471	630	918	1035
Vernon.....	433	524	702	893	962	Washington.....	474	477	630	782	941
Wayne.....	429	497	630	782	1096	Worth.....	429	471	630	782	941
Wright.....	429	471	630	821	1086						

MONTANA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Billings, MT HMFA.....	512	579	775	1080	1193	Carbon, Yellowstone
Golden Valley County, MT HMFA.....	428	494	658	926	1069	Golden Valley
Great Falls, MT MSA.....	517	559	738	1028	1239	Cascade
Missoula, MT MSA.....	646	722	885	1274	1545	Missoula



SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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MONTANA continued

NONMETROPOLITAN COUNTIES						NONMETROPOLITAN COUNTIES					
	0 BR	1 BR	2 BR	3 BR	4 BR		0 BR	1 BR	2 BR	3 BR	4 BR
Beaverhead.....	475	532	658	885	1149	Big Horn.....	475	531	658	861	1091
Blaine.....	475	540	658	817	902	Broadwater.....	576	596	798	990	1323
Carter.....	475	569	658	931	1091	Chouteau.....	475	569	658	846	964
Custer.....	506	569	658	959	1075	Daniels.....	475	523	658	931	1091
Dawson.....	475	569	658	855	1115	Deer Lodge.....	475	569	658	909	1149
Fallon.....	475	535	658	852	1091	Fergus.....	475	569	658	824	902
Flathead.....	490	589	755	1100	1252	Gallatin.....	531	639	788	1148	1376
Garfield.....	475	523	658	959	1091	Glacier.....	542	569	658	817	1091
Granite.....	531	549	735	912	1219	Hill.....	475	492	658	861	956
Jefferson.....	509	616	825	1024	1368	Judith Basin.....	475	569	658	817	1091
Lake.....	435	569	658	880	1112	Lewis and Clark.....	654	664	860	1253	1501
Liberty.....	475	523	658	817	1091	Lincoln.....	406	559	658	817	1149
McCone.....	475	568	658	890	1091	Madison.....	532	636	736	913	1009
Meagher.....	475	504	658	879	1091	Mineral.....	475	569	658	899	902
Musselshell.....	449	555	678	959	1124	Park.....	518	605	810	1009	1414
Petroleum.....	519	572	719	1017	1192	Phillips.....	535	569	658	817	1098
Pondera.....	475	569	658	959	1149	Powder River.....	485	502	672	834	1114
Powell.....	475	569	658	959	1091	Prairie.....	475	523	658	931	1091
Ravalli.....	544	548	733	972	1027	Richland.....	475	569	658	877	1091
Roosevelt.....	475	519	658	895	902	Rosebud.....	475	561	658	817	902
Sanders.....	481	543	658	858	1068	Sheridan.....	475	569	658	941	1091
Silver Bow.....	523	544	699	867	1220	Stillwater.....	485	542	700	971	1222
Sweet Grass.....	493	510	683	848	1132	Teton.....	435	516	690	856	1161
Toole.....	475	569	658	954	1149	Treasure.....	545	599	754	1067	1250
Valley.....	475	569	658	817	902	Wheatland.....	475	523	658	931	1091
Wibaux.....	475	523	658	931	1091						

NEBRASKA

METROPOLITAN FMR AREAS						0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE					
Hall County, NE HMFA.....	419	508	680	901	932	Hall										
Hamilton County, NE HMFA.....	389	471	631	888	1102	Hamilton										
Howard County, NE HMFA.....	389	471	631	783	865	Howard										
Lincoln, NE HMFA.....	470	569	762	1073	1285	Lancaster										
Merrick County, NE HMFA.....	389	545	631	920	928	Merrick										
Omaha-Council Bluffs, NE-IA HMFA.....	516	666	836	1127	1233	Cass, Douglas, Sarpy, Washington										
Saunders County, NE HMFA.....	459	538	720	937	1107	Saunders										
Seward County, NE HMFA.....	423	491	631	905	1102	Seward										
Sioux City, IA-NE-SD HMFA.....	439	531	711	886	1014	Dakota, Dixon										
NONMETROPOLITAN COUNTIES						0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES					
Adams.....	421	483	647	828	904	Antelope.....	411	481	631	791	865					
Arthur.....	509	584	782	979	1076	Banner.....	425	488	653	818	899					

## NEBRASKA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Blaine.....	431	495	662	829	911	Boone.....	411	545	631	783	865
Box Butte.....	411	541	631	853	927	Boyd.....	411	545	631	790	951
Brown.....	431	495	662	821	907	Buffalo.....	422	511	684	919	1072
Burt.....	423	486	650	891	895	Butler.....	411	471	631	920	950
Cedar.....	411	471	631	859	1037	Chase.....	411	471	631	790	865
Cherry.....	411	471	631	783	869	Cheyenne.....	411	510	631	862	865
Clay.....	411	511	631	783	865	Colfax.....	421	483	646	834	912
Cuming.....	411	471	631	783	875	Custer.....	411	471	631	783	865
Dawes.....	413	474	635	867	870	Dawson.....	447	482	645	800	902
Deuel.....	411	471	631	865	869	Dodge.....	443	536	718	897	984
Dundy.....	411	471	631	865	869	Fillmore.....	411	518	631	880	1056
Franklin.....	411	471	631	919	1102	Frontier.....	429	492	659	818	903
Furnas.....	411	471	631	783	869	Gage.....	437	483	647	823	890
Garden.....	411	471	631	783	903	Garfield.....	436	500	669	830	917
Gosper.....	411	471	631	783	918	Grant.....	411	471	631	790	869
Greeley.....	411	471	631	821	865	Harlan.....	411	471	631	783	865
Hayes.....	437	501	671	840	924	Hitchcock.....	411	471	631	783	865
Holt.....	411	505	631	783	900	Hooker.....	538	618	827	1036	1138
Jefferson.....	411	471	631	783	869	Johnson.....	411	471	631	862	865
Kearney.....	473	542	726	945	995	Keith.....	411	473	631	788	865
Keya Paha.....	411	471	631	790	869	Kimball.....	443	509	681	845	933
Knox.....	411	545	631	920	1102	Lincoln.....	423	513	686	851	940
Logan.....	411	471	631	783	869	Loup.....	411	471	631	790	869
McPherson.....	411	471	631	790	869	Madison.....	409	495	663	840	1113
Morrill.....	411	471	631	814	930	Nance.....	411	471	631	783	985
Nemaha.....	468	471	631	847	958	Nuckolls.....	411	545	631	862	865
Otoe.....	411	495	631	920	1102	Pawnee.....	411	471	631	862	865
Perkins.....	411	471	631	783	869	Phelps.....	411	471	631	862	1045
Pierce.....	411	545	631	783	1013	Platte.....	505	508	631	836	966
Polk.....	411	493	631	783	865	Red Willow.....	411	482	631	828	997
Richardson.....	411	545	631	920	953	Rock.....	411	471	631	865	869
Saline.....	473	542	726	901	1004	Scotts Bluff.....	424	508	680	844	968
Sheridan.....	411	545	631	800	865	Sherman.....	411	545	631	920	1102
Sioux.....	411	471	631	790	869	Stanton.....	411	518	631	920	982
Thayer.....	411	496	631	846	930	Thomas.....	411	471	631	783	869
Thurston.....	411	471	631	783	865	Valley.....	411	471	631	829	869
Wayne.....	411	471	631	906	1102	Webster.....	411	471	631	814	865
Wheeler.....	411	471	631	790	869	York.....	411	521	631	824	869

## NEVADA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Carson City, NV MSA.....	532	651	841	1226	1468	Carson

## NEVADA continued

## METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Las Vegas-Henderson-Paradise, NV MSA.....	632	781	968	1411	1690	Clark
Reno, NV MSA.....	574	711	931	1357	1625	Storey, Washoe

## NONMETROPOLITAN COUNTIES

	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Churchill.....	640	645	863	1071	1428	Douglas.....	592	711	942	1373	1645
Elko.....	528	640	856	1170	1416	Esmeralda.....	406	569	658	921	1089
Eureka.....	510	618	827	1157	1368	Humboldt.....	510	619	827	1079	1368
Lander.....	442	536	717	1010	1186	Lincoln.....	406	529	658	885	1089
Lyon.....	505	611	818	1187	1377	Mineral.....	406	492	658	921	1089
Nye.....	469	545	727	1047	1200	Pershing.....	406	492	658	959	1089
White Pine.....	485	679	786	1073	1077						

## NEW HAMPSHIRE

## METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
Boston-Cambridge-Quincy, MA-NH HMFA.....	1056	1261	1567	1945	2148	Rockingham County towns of Seabrook town, South Hampton town
Hillsborough County, NH (part) HMFA.....	657	861	1036	1286	1728	Hillsborough County towns of Antrim town, Bennington town, Deering town, Francestown town, Greenfield town, Hancock town, Hillsborough town, Lyndeborough town, New Boston town, Peterborough town, Sharon town, Temple town, Windsor town
Lawrence, MA-NH HMFA.....	776	908	1173	1456	1608	Rockingham County towns of Atkinson town, Chester town, Danville town, Derry town, Fremont town, Hampstead town, Kingston town, Newton town, Plaistow town, Raymond town, Salem town, Sandown town, Windham town
Manchester, NH HMFA.....	775	930	1161	1441	1638	Hillsborough County towns of Bedford town, Goffstown town, Manchester city, Weare town
Nashua, NH HMFA.....	759	935	1230	1688	1964	Hillsborough County towns of Amherst town, Brookline town, Greenville town, Hollis town, Hudson town, Litchfield town, Mason town, Merrimack town, Milford town, Mont Vernon town, Nashua city, New Ipswich town, Pelham town, Wilton town
Portsmouth-Rochester, NH HMFA.....	842	882	1107	1491	1680	Rockingham County towns of Brentwood town, East Kingston town, Epping town, Exeter town, Greenland town, Hampton town, Hampton Falls town, Kensington town, New Castle town, Newfields town, Newington town, Newmarket town, North Hampton town, Portsmouth city, Rye town, Stratham town
						Strafford County towns of Barrington town, Dover city, Durham town, Farmington town, Lee town, Madbury town, Middleton town, Milton town, New Durham town, Rochester city, Rollinsford town, Somersworth city, Strafford town
Western Rockingham County, NH HMFA.....	983	1013	1356	1683	1859	Rockingham County towns of Auburn town, Candia town, Deerfield town, Londonderry town, Northwood town, Nottingham town

## NEW HAMPSHIRE continued

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR Towns within nonmetropolitan counties

Belknap County, NH.....	668	728	975	1309	1336	Alton town, Barnstead town, Belmont town, Center Harbor town, Gilford town, Gilmanton town, Laconia city, Meredith town, New Hampton town, Sanbornton town, Tilton town
Carroll County, NH.....	685	736	960	1191	1316	Albany town, Bartlett town, Brookfield town, Chatham town, Conway town, Eaton town, Effingham town, Freedom town, Hale's location, Hart's Location town, Jackson town, Madison town, Moultonborough town, Ossipee town, Sandwich town, Tamworth town, Tuftonboro town, Wakefield town, Wolfeboro town
Cheshire County, NH.....	670	814	1051	1340	1508	Alstead town, Chesterfield town, Dublin town, Fitzwilliam town, Gilsum town, Harrisville town, Hinsdale town, Jaffrey town, Keene city, Marlborough town, Marlow town, Nelson town, Richmond town, Rindge town, Roxbury town, Stoddard town, Sullivan town, Surry town, Swanzey town, Troy town, Walpole town, Westmoreland town, Winchester town
Coos County, NH.....	468	591	684	889	1090	Atkinson and Gilmanton Academy grant, Beans grant, Beans purchase, Berlin city, Cambridge township, Carroll town, Chandler's purchase, Clarksville town, Colebrook town, Columbia town, Crawford's purchase, Cutts grant, Dalton town, Dix's grant, Dixville township, Dummer town, Errol town, Erving's location, Gorham town, Greens grant, Hadley's purchase, Jefferson town, Kilkenny township, Lancaster town, Low and Burbanks grant, Martins location, Milan town, Millsfield township, Northumberland town, Odell township, Pinkhams grant, Pittsburg town, Randolph town, Sargents purchase, Second College grant, Shelburne town, Stark town, Stewartstown town, Stratford town, Success township, Thompson and Meserves purchase, Wentworth location, Whitefield town
Grafton County, NH.....	703	750	965	1216	1361	Alexandria town, Ashland town, Bath town, Benton town, Bethlehem town, Bridgewater town, Bristol town, Campton town, Canaan town, Dorchester town, Easton town, Ellsworth town, Enfield town, Franconia town, Grafton town, Groton town, Hanover town, Haverhill town, Hebron town, Holderness town, Landaff town, Lebanon city, Lincoln town, Lisbon town, Littleton town, Livermore town, Lyman town, Lyme town, Monroe town, Orange town, Orford town, Piermont town, Plymouth town, Rumney town, Sugar Hill town, Thornton town, Warren town, Waterville Valley town, Wentworth town, Woodstock town
Merrimack County, NH.....	678	817	1019	1362	1590	Allenstown town, Andover town, Boscawen town, Bow town, Bradford town, Canterbury town, Chichester town, Concord city, Danbury town, Dunbarton town, Epsom town, Franklin city, Henniker town, Hill town, Hooksett town, Hopkinton town, Loudon town, Newbury town, New London town, Northfield town, Pembroke town, Pittsfield town, Salisbury town, Sutton town, Warner town, Webster town,

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## NEW HAMPSHIRE continued

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR Towns within nonmetropolitan counties

Sullivan County, NH.....	656	729	958	1288	1330	Wilmot town Acworth town, Charlestown town, Claremont city, Cornish town, Croydon town, Goshen town, Grantham town, Langdon town, Lempster town, Newport town, Plainfield town, Springfield town, Sunapee town, Unity town, Washington town
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## NEW JERSEY

## METROPOLITAN FMR AREAS

0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

Atlantic City-Hammonton, NJ MSA.....	797	900	1152	1599	1821	Atlantic
Bergen-Passaic, NJ HMFA.....	1088	1228	1440	1859	2209	Bergen, Passaic
Jersey City, NJ HMFA.....	1076	1235	1460	1876	2032	Hudson
Middlesex-Somerset-Hunterdon, NJ HMFA.....	992	1254	1578	2025	2512	Hunterdon, Middlesex, Somerset
Monmouth-Ocean, NJ HMFA.....	904	1124	1417	1928	2245	Monmouth, Ocean
Newark, NJ HMFA.....	1044	1099	1324	1695	1922	Essex, Morris, Sussex, Union
Ocean City, NJ MSA.....	648	854	1051	1464	1673	Cape May
*Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA..	830	1003	1210	1502	1659	Burlington, Camden, Gloucester, Salem
Trenton, NJ MSA.....	863	1087	1328	1746	2023	Mercer
Vineland-Bridgeton, NJ MSA.....	712	896	1129	1442	1659	Cumberland
Warren County, NJ HMFA.....	812	1012	1223	1518	1825	Warren

## NEW MEXICO

## METROPOLITAN FMR AREAS

0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

*Albuquerque, NM MSA.....	591	767	941	1352	1643	Bernalillo, Sandoval, Torrance, Valencia
Farmington, NM MSA.....	610	617	787	977	1079	San Juan
Las Cruces, NM MSA.....	466	541	660	938	1130	Dona Ana
Santa Fe, NM MSA.....	723	782	943	1252	1314	Santa Fe

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

Catron.....	482	502	658	959	1054	Chaves.....	439	505	676	896	1180
Cibola.....	482	492	658	904	1139	Colfax.....	482	492	658	817	902
Curry.....	513	516	682	994	1191	De Baca.....	482	502	658	878	1054
Eddy.....	599	603	783	1005	1164	Grant.....	482	569	658	942	1125
Guadalupe.....	482	569	658	959	1054	Harding.....	482	502	658	878	1054
Hidalgo.....	482	569	658	878	1054	Lea.....	548	552	739	944	1030
Lincoln.....	540	654	875	1113	1401	Los Alamos.....	642	778	1041	1319	1817
Luna.....	481	528	658	959	990	McKinley.....	476	569	658	817	902
Mora.....	482	569	658	857	1054	Otero.....	542	569	658	959	1149
Quay.....	482	492	658	817	902	Rio Arriba.....	501	527	658	817	1040
Roosevelt.....	516	549	705	887	1149	San Miguel.....	432	569	701	899	1123
Sierra.....	414	502	672	926	1076	Socorro.....	501	523	658	879	1149
Taos.....	583	740	879	1091	1205	Union.....	482	492	658	927	1054

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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NEW YORK

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Albany-Schenectady-Troy, NY MSA.....	685	823	1005	1247	1378	Albany, Rensselaer, Saratoga, Schenectady, Schoharie
Binghamton, NY MSA.....	500	575	729	987	1126	Broome, Tioga
Buffalo-Cheektowaga-Niagara Falls, NY MSA.....	589	626	755	959	1098	Erie, Niagara
Elmira, NY MSA.....	568	712	895	1126	1227	Chemung
Glens Falls, NY MSA.....	562	714	872	1089	1290	Warren, Washington
Ithaca, NY MSA.....	817	937	1084	1406	1607	Tompkins
Kingston, NY MSA.....	707	904	1146	1493	1571	Ulster
Nassau-Suffolk, NY HMFA.....	1003	1324	1608	2089	2350	Nassau, Suffolk
New York, NY HMFA.....	1293	1357	1571	2021	2224	Bronx, Kings, New York, Putnam, Queens, Richmond, Rockland
Poughkeepsie-Newburgh-Middletown, NY HMFA.....	842	1036	1271	1615	1853	Dutchess, Orange
Rochester, NY HMFA.....	575	702	863	1071	1183	Livingston, Monroe, Ontario, Orleans, Wayne
Syracuse, NY MSA.....	545	637	809	1060	1153	Madison, Onondaga, Oswego
Utica-Rome, NY MSA.....	556	588	741	953	1016	Herkimer, Oneida
Watertown-Fort Drum, NY MSA.....	672	812	1087	1349	1642	Jefferson
Westchester County, NY Statutory Exception Area...	1036	1245	1510	1942	2229	Westchester
Yates County, NY HMFA.....	432	579	691	898	1001	Yates

  

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Allegany.....	511	552	658	833	1030	Cattaraugus.....	484	566	693	911	1034
Cayuga.....	535	576	761	998	1152	Chautauqua.....	536	540	674	902	958
Chenango.....	560	584	680	971	1069	Clinton.....	482	656	782	988	1072
Columbia.....	695	711	923	1165	1359	Cortland.....	582	609	741	959	1016
Delaware.....	576	580	729	906	1025	Essex.....	532	681	844	1047	1157
Franklin.....	547	573	747	966	1024	Fulton.....	548	604	726	933	1052
Genesee.....	494	626	750	1003	1090	Greene.....	641	762	882	1179	1398
Hamilton.....	522	569	658	903	944	Lewis.....	541	579	683	891	1058
Montgomery.....	583	590	735	912	1007	Otsego.....	648	652	823	1072	1198
St. Lawrence.....	555	617	763	996	1078	Schuyler.....	522	549	658	914	1149
Seneca.....	507	612	716	1014	1250	Steuben.....	542	631	771	981	1090
Sullivan.....	712	746	898	1203	1492	Wyoming.....	474	523	675	922	925

NORTH CAROLINA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Asheville, NC HMFA.....	588	664	819	1073	1360	Buncombe, Henderson, Madison
Brunswick County, NC HMFA.....	671	675	825	1052	1232	Brunswick
Burlington, NC MSA.....	635	642	809	1101	1208	Alamance
Charlotte-Concord-Gastonia, NC-SC HMFA.....	653	745	864	1173	1469	Cabarrus, Gaston, Mecklenburg, Union
Craven County, NC HMFA.....	680	684	916	1281	1495	Craven
Davidson County, NC HMFA.....	517	527	648	923	962	Davidson
Durham-Chapel Hill, NC HMFA.....	639	796	937	1262	1405	Chatham, Durham, Orange
Fayetteville, NC HMFA.....	661	665	835	1143	1417	Cumberland
Gates County, NC HMFA.....	534	537	648	944	1131	Gates
Goldsboro, NC MSA.....	554	557	746	1001	1150	Wayne
Greensboro-High Point, NC HMFA.....	538	637	741	1003	1185	Guilford, Randolph
Greenville, NC MSA.....	579	583	742	1034	1261	Pitt

## NORTH CAROLINA continued

## METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Haywood County, NC HMFA.....	534	541	724	928	1264	Haywood
Hickory-Lenoir-Morganton, NC MSA.....	548	553	665	852	1015	Alexander, Burke, Caldwell, Catawba
Hoke County, NC HMFA.....	498	501	671	978	1112	Hoke
Iredell County, NC HMFA.....	703	738	854	1082	1491	Iredell
Jacksonville, NC MSA.....	652	656	792	1154	1383	Onslow
Jones County, NC HMFA.....	481	484	648	845	1024	Jones
Lincoln County, NC HMFA.....	610	667	772	1050	1348	Lincoln
Pamlico County, NC HMFA.....	518	521	676	985	1180	Pamlico
Pender County, NC HMFA.....	565	593	686	915	1198	Pender
Person County, NC HMFA.....	457	499	648	804	914	Person
Raleigh, NC MSA.....	644	818	947	1228	1513	Franklin, Johnston, Wake
Rockingham County, NC HMFA.....	481	484	648	827	888	Rockingham
Rocky Mount, NC MSA.....	536	540	671	908	1010	Edgecombe, Nash
Rowan County, NC HMFA.....	527	531	684	885	1007	Rowan
*Virginia Beach-Norfolk-Newport News, VA-NC HMFA..	947	953	1150	1601	2008	Currituck
Wilmington, NC HMFA.....	686	690	897	1260	1514	New Hanover
Winston-Salem, NC HMFA.....	556	569	698	974	1105	Davie, Forsyth, Stokes, Yadkin

## NONMETROPOLITAN COUNTIES

	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Alleghany.....	534	538	648	885	888	Anson.....	534	560	648	908	1131
Ashe.....	477	484	648	910	961	Avery.....	587	591	713	965	1122
Beaufort.....	501	504	648	926	982	Bertie.....	481	484	648	842	888
Bladen.....	481	484	648	804	888	Camden.....	665	669	819	1055	1430
Carteret.....	665	669	818	1091	1419	Caswell.....	481	484	648	944	1131
Cherokee.....	455	484	648	939	1037	Chowan.....	546	573	663	950	1043
Clay.....	534	560	648	828	1020	Cleveland.....	527	531	648	870	1088
Columbus.....	467	519	648	823	948	Dare.....	639	678	908	1277	1502
Duplin.....	522	526	648	841	1024	Graham.....	506	509	648	895	1131
Granville.....	545	548	734	911	1049	Greene.....	526	529	648	804	888
Halifax.....	534	548	648	846	989	Harnett.....	506	524	702	941	1226
Hertford.....	476	532	670	834	1054	Hyde.....	649	653	799	991	1257
Jackson.....	509	512	648	804	984	Lee.....	571	574	703	872	964
Lenoir.....	468	496	650	823	1000	McDowell.....	491	528	648	813	962
Macon.....	522	552	704	883	1044	Martin.....	481	484	648	822	888
Mitchell.....	481	484	648	820	1020	Montgomery.....	523	526	648	888	1036
Moore.....	642	674	780	1065	1069	Northampton.....	481	484	648	888	1131
Pasquotank.....	621	625	837	1158	1415	Perquimans.....	588	592	792	1094	1246
Polk.....	547	551	737	915	1088	Richmond.....	534	536	648	871	967
Robeson.....	481	484	648	812	962	Rutherford.....	603	629	733	983	1140
Sampson.....	400	552	648	891	960	Scotland.....	489	492	659	853	975
Stanly.....	406	484	648	885	1131	Surry.....	564	583	685	978	1196
Swain.....	530	533	648	804	1049	Transylvania.....	540	546	656	920	1032
Tyrrell.....	526	529	648	944	1020	Vance.....	400	495	649	828	1016
Warren.....	400	484	648	944	1131	Washington.....	541	544	666	826	1163

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## NORTH CAROLINA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Watauga.....	538	675	872	1191	1195	Wilkes.....	479	560	648	847	1094
Wilson.....	537	540	723	984	991	Yancey.....	524	527	671	958	1056

## NORTH DAKOTA

## METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Bismarck, ND HMFA.....	570	625	821	1133	1433	Burleigh, Morton
Fargo, ND-MN MSA.....	489	600	771	1124	1238	Cass
Grand Forks, ND-MN MSA.....	523	627	833	1120	1356	Grand Forks
Oliver County, ND HMFA.....	457	499	653	909	1135	Oliver
Sioux County, ND HMFA.....	457	546	653	863	917	Sioux

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adams.....	526	530	653	947	951	Barnes.....	517	520	696	873	1029
Benson.....	531	564	653	923	937	Billings.....	530	533	687	955	1000
Bottineau.....	495	498	653	902	905	Bowman.....	563	598	692	859	949
Burke.....	531	564	653	867	895	Cavalier.....	531	564	653	856	1026
Dickey.....	531	564	653	902	951	Divide.....	504	507	653	908	951
Dunn.....	504	507	653	908	951	Eddy.....	531	564	653	947	951
Emmons.....	531	564	653	947	951	Foster.....	504	507	653	952	1140
Golden Valley.....	504	507	653	908	951	Grant.....	531	564	653	947	951
Griggs.....	531	536	653	952	1140	Hettinger.....	531	564	653	947	951
Kidder.....	503	506	653	852	951	LaMoure.....	485	488	653	810	895
Logan.....	568	571	736	1023	1198	McHenry.....	531	564	653	864	1082
McIntosh.....	485	488	653	810	967	McKenzie.....	549	553	740	968	1077
McLean.....	531	564	653	952	1140	Mercer.....	494	498	653	810	1140
Mountrail.....	833	839	1123	1394	1635	Nelson.....	531	564	653	883	951
Pembina.....	531	552	653	810	1133	Pierce.....	504	507	653	908	951
Ramsey.....	488	491	653	930	951	Ransom.....	527	530	710	945	1034
Renville.....	504	507	653	952	1140	Richland.....	531	550	653	952	1100
Rolette.....	504	507	653	952	1063	Sargent.....	506	509	653	899	999
Sheridan.....	504	507	653	908	951	Slope.....	530	533	687	955	1000
Stark.....	647	651	851	1078	1239	Steele.....	516	519	653	832	951
Stutsman.....	508	512	685	909	1020	Towner.....	493	497	653	908	951
Traill.....	498	502	653	852	951	Walsh.....	531	564	653	841	989
Ward.....	796	876	1173	1697	1999	Wells.....	516	519	653	952	1010
Williams.....	800	955	1107	1512	1517						

## OHIO

## METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Akron, OH MSA.....	505	587	786	1017	1077	Portage, Summit
Brown County, OH HMFA.....	439	492	658	959	978	Brown



OHIO continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3BR	4 BR	Counties of FMR AREA within STATE					
Canton-Massillon, OH MSA.....	422	516	684	873	938	Carroll, Stark					
Cincinnati, OH-KY-IN..HMFA.....	509	600	787	1102	1297	Butler, Clermont, Hamilton, Warren					
Cleveland-Elyria, OH MSA.....	499	614	773	1017	1073	Cuyahoga, Geauga, Lake, Lorain, Medina					
Columbus, OH HMFA.....	532	638	831	1065	1243	Delaware, Fairfield, Franklin, Licking, Madison, Morrow, Pickaway					
Dayton, OH MSA.....	506	569	743	1001	1180	Greene, Miami, Montgomery					
Hocking County, OH HMFA.....	523	527	658	899	902	Hocking					
Huntington-Ashland, WV-KY-OH HMFA.....	406	524	658	889	1063	Lawrence					
Lima, OH MSA.....	505	509	678	872	929	Allen					
Mansfield, OH MSA.....	484	492	658	910	950	Richland					
Perry County, OH HMFA.....	497	513	658	921	924	Perry					
Springfield, OH MSA.....	495	523	681	882	1009	Clark					
Toledo, OH MSA.....	435	531	695	949	1036	Fulton, Lucas, Wood					
Union County, OH HMFA.....	528	618	809	1080	1109	Union					
Weirton-Steubenville, WV-OH MSA.....	459	531	658	866	937	Jefferson					
Wheeling, WV-OH MSA.....	518	546	658	826	902	Belmont					
Youngstown-Warren-Boardman, OH HMFA.....	454	530	660	868	950	Mahoning, Trumbull					
NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adams.....	467	510	658	817	902	Ashland.....	453	496	664	944	1033
Ashtabula.....	474	534	712	986	989	Athens.....	550	628	727	902	996
Auglaize.....	482	507	679	932	1120	Champaign.....	406	518	658	959	1070
Clinton.....	493	566	714	931	1111	Columbiana.....	433	513	659	856	983
Coshocton.....	467	511	658	828	987	Crawford.....	484	492	658	943	1007
Darke.....	537	540	658	948	974	Defiance.....	488	492	658	859	1097
Erie.....	481	577	759	997	1040	Fayette.....	526	554	742	921	1170
Gallia.....	467	569	658	891	932	Guernsey.....	522	523	658	817	990
Hancock.....	464	533	697	1005	1059	Hardin.....	439	504	674	917	1070
Harrison.....	406	492	658	899	902	Henry.....	467	524	658	918	969
Highland.....	426	523	658	876	902	Holmes.....	521	524	658	826	902
Huron.....	411	505	658	892	1002	Jackson.....	467	565	658	899	902
Knox.....	476	508	667	923	1012	Logan.....	504	531	711	897	1109
Marion.....	447	541	724	898	992	Meigs.....	467	492	658	837	943
Mercer.....	490	493	660	856	905	Monroe.....	467	495	658	817	916
Morgan.....	542	569	658	899	902	Muskingum.....	420	547	681	933	1023
Noble.....	542	553	658	817	902	Ottawa.....	487	534	687	908	1091
Paulding.....	467	537	658	819	902	Pike.....	488	492	658	959	1048
Preble.....	450	505	676	923	927	Putnam.....	477	522	672	834	921
Ross.....	465	492	658	817	1009	Sandusky.....	468	541	658	895	1096
Scioto.....	426	569	658	842	999	Seneca.....	514	517	658	899	902
Shelby.....	492	540	694	891	951	Tuscarawas.....	461	548	734	933	1006
Van Wert.....	467	492	658	817	921	Vinton.....	467	569	658	959	1006
Washington.....	470	524	658	912	1028	Wayne.....	467	542	685	850	939
Williams.....	467	540	658	851	1072	Wyandot.....	542	569	658	941	1074

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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OKLAHOMA

METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Cotton County, OK HMFA.....	504	569	658	817	975	Cotton
Fort Smith, AR-OK HMFA.....	489	492	658	878	1058	Sequoyah
Grady County, OK HMFA.....	468	517	658	895	992	Grady
Lawton, OK HMFA.....	551	554	742	1046	1167	Comanche
Le Flore County, OK HMFA.....	503	506	658	860	1020	Le Flore
Lincoln County, OK HMFA.....	468	547	658	825	924	Lincoln
Oklahoma City, OK HMFA.....	542	614	791	1087	1305	Canadian, Cleveland, Logan, McClain, Oklahoma
Okmulgee County, OK HMFA.....	406	569	658	819	902	Okmulgee
Pawnee County, OK HMFA.....	439	560	658	818	961	Pawnee
Tulsa, OK HMFA.....	493	602	783	1061	1153	Creek, Osage, Rogers, Tulsa, Wagoner

NONMETROPOLITAN COUNTIES

	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adair.....	462	492	658	887	902	Alfalfa.....	462	499	658	918	1105
Atoka.....	462	492	658	817	902	Beaver.....	462	512	658	817	982
Beckham.....	614	618	827	1026	1235	Blaine.....	406	492	658	817	902
Bryan.....	537	541	692	908	1001	Caddo.....	411	502	658	817	1127
Carter.....	435	523	684	863	938	Cherokee.....	431	505	658	875	1102
Choctaw.....	490	493	658	959	980	Cimarron.....	462	512	658	817	982
Coal.....	462	492	658	959	1112	Craig.....	542	556	658	914	950
Custer.....	496	500	658	959	1086	Delaware.....	504	507	658	926	1011
Dewey.....	476	507	678	841	1012	Ellis.....	512	567	729	905	1013
Garfield.....	468	558	693	966	1210	Garvin.....	522	560	658	850	945
Grant.....	462	569	658	817	982	Greer.....	503	534	715	887	1068
Harmon.....	462	512	658	817	982	Harper.....	462	524	658	876	982
Haskell.....	462	492	658	886	902	Hughes.....	462	549	658	827	982
Jackson.....	498	507	678	969	1184	Jefferson.....	462	492	658	817	1025
Johnston.....	462	492	658	854	902	Kay.....	474	504	674	900	1010
Kingfisher.....	467	516	664	925	1070	Kiowa.....	462	492	658	886	1013
Latimer.....	462	549	658	905	1002	Love.....	462	569	658	959	1001
McCurtain.....	434	492	658	845	1147	McIntosh.....	414	492	658	855	1046
Major.....	462	492	658	876	1149	Marshall.....	424	513	687	857	1016
Mayes.....	407	494	660	881	985	Murray.....	466	495	663	872	909
Muskogee.....	416	504	675	924	927	Noble.....	462	569	658	959	1077
Nowata.....	495	547	705	875	1053	Okfuskee.....	462	530	658	902	942
Ottawa.....	464	506	677	907	1091	Payne.....	474	557	722	1052	1261
Pittsburg.....	440	533	713	890	1245	Pontotoc.....	478	569	682	931	1073
Pottawatomie.....	517	520	696	885	987	Pushmataha.....	470	492	658	959	1054
Roger Mills.....	462	512	658	899	902	Seminole.....	406	522	658	876	968
Stephens.....	446	496	664	905	1047	Texas.....	479	589	682	869	1191
Tillman.....	462	492	658	882	982	Washington.....	486	576	691	921	1187
Washita.....	406	569	658	959	1149	Woods.....	462	569	658	817	982
Woodward.....	518	588	681	903	1189						

## OREGON

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Albany, OR MSA.....	517	620	830	1210	1419	Linn
Bend-Redmond, OR MSA.....	666	702	827	1183	1444	Deschutes
Corvallis, OR MSA.....	530	661	838	1221	1463	Benton
Eugene-Springfield, OR MSA.....	561	679	909	1308	1563	Lane
Grants Pass, OR MSA.....	549	674	879	1281	1412	Josephine
Medford, OR MSA.....	615	641	858	1250	1364	Jackson
Portland-Vancouver-Hillsboro, OR-WA MSA.....	753	867	1026	1492	1791	Clackamas, Columbia, Multnomah, Washington, Yamhill
Salem, OR MSA.....	535	595	797	1162	1391	Marion, Polk

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Baker.....	491	494	661	867	1081	Clatsop.....	621	631	814	1186	1421
Coos.....	456	609	740	1078	1260	Crook.....	447	514	688	1003	1145
Curry.....	552	634	849	1198	1322	Douglas.....	457	535	716	1043	1250
Gilliam.....	428	499	659	891	1106	Grant.....	427	569	658	959	1149
Harney.....	427	525	658	841	992	Hood River.....	572	735	880	1282	1496
Jefferson.....	501	569	658	959	1149	Klamath.....	467	539	721	1031	1145
Lake.....	427	492	658	817	1149	Lincoln.....	531	637	817	1176	1275
Malheur.....	470	492	658	863	994	Morrow.....	515	518	658	959	1048
Sherman.....	493	656	759	942	1040	Tillamook.....	472	585	766	1074	1235
Umatilla.....	459	573	744	980	1149	Union.....	416	504	674	948	1116
Wallowa.....	427	565	658	959	1072	Wasco.....	519	580	776	1073	1284
Wheeler.....	427	499	658	825	1104						

## PENNSYLVANIA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Allentown-Bethlehem-Easton, PA HMFA.....	616	781	998	1271	1381	Carbon, Lehigh, Northampton
Altoona, PA MSA.....	550	652	811	1019	1182	Blair
Armstrong County, PA HMFA.....	413	490	650	807	891	Armstrong
Chambersburg-Waynesboro, PA MSA.....	540	654	875	1135	1304	Franklin
Columbia County, PA HMFA.....	541	607	743	963	1289	Columbia
East Stroudsburg, PA MSA.....	703	759	947	1316	1393	Monroe
Erie, PA MSA.....	553	584	742	943	1056	Erie
Gettysburg, PA MSA.....	684	691	892	1202	1297	Adams
Harrisburg-Carlisle, PA MSA.....	596	704	886	1132	1214	Cumberland, Dauphin, Perry
Johnstown, PA MSA.....	457	529	638	825	875	Cambria
Lancaster, PA MSA.....	597	707	897	1150	1230	Lancaster
Lebanon, PA MSA.....	582	620	783	1015	1208	Lebanon
Montour County, PA HMFA.....	611	708	839	1041	1150	Montour
*Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA..	830	1003	1210	1502	1659	Bucks, Chester, Delaware, Montgomery, Philadelphia
Pike County, PA HMFA.....	863	869	1163	1564	1817	Pike
Pittsburgh, PA HMFA.....	556	657	827	1026	1134	Allegheny, Beaver, Butler, Fayette, Washington, Westmoreland
Reading, PA MSA.....	550	672	892	1107	1223	Berks
Scranton--Wilkes-Barre, PA MSA.....	437	576	707	909	1061	Lackawanna, Luzerne, Wyoming
Sharon, PA HMFA.....	483	521	686	851	940	Mercer
State College, PA MSA.....	707	721	886	1193	1214	Centre

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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PENNSYLVANIA continued

METROPOLITAN FMR AREAS

0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

Williamsport, PA MSA..... 609 610 754 1009 1034 Lycoming  
York-Hanover, PA MSA..... 560 684 893 1156 1249 York

NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

Bedford..... 525 540 638 792 885  
Cameron..... 488 551 638 930 1114  
Clearfield..... 433 517 638 855 882  
Crawford..... 478 511 648 804 937  
Forest..... 473 477 638 792 1114  
  
Greene..... 525 549 638 796 878  
Indiana..... 550 577 668 868 916  
Juniata..... 451 505 638 805 875  
McKean..... 398 509 645 800 884  
Northumberland..... 487 524 671 849 920  
  
Schuylkill..... 416 512 638 868 877  
Somerset..... 460 498 638 828 877  
Susquehanna..... 550 553 676 886 984  
Union..... 549 553 740 1049 1112  
Warren..... 525 535 638 830 947

NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

Bradford..... 482 486 650 893 896  
Clarion..... 488 543 638 792 875  
Clinton..... 537 540 723 897 1097  
Elk..... 483 486 638 792 875  
Fulton..... 488 551 638 805 924  
  
Huntingdon..... 519 522 638 861 875  
Jefferson..... 474 517 638 794 875  
Lawrence..... 417 521 676 881 927  
Mifflin..... 495 498 638 817 875  
Potter..... 488 540 638 792 970  
  
Snyder..... 521 558 682 846 935  
Sullivan..... 475 510 638 930 1044  
Tioga..... 409 573 663 885 1070  
Venango..... 496 522 638 792 875  
Wayne..... 431 604 699 1019 1019

RHODE ISLAND

METROPOLITAN FMR AREAS

0 BR 1 BR 2 BR 3 BR 4 BR Components of FMR AREA within STATE

Newport-Middleton-Portsmouth, RI HMFA..... 752 962 1219 1777 2128 Newport County towns of Middletown town, Newport city, Portsmouth town  
Providence-Fall River, RI-MA HMFA..... 655 801 972 1206 1452 Bristol County towns of Barrington town, Bristol town, Warren town  
Kent County towns of Coventry town, East Greenwich town, Warwick city, West Greenwich town, West Warwick town  
Newport County towns of Jamestown town, Little Compton town, Tiverton town  
Providence County towns of Burrillville town, Central Falls city, Cranston city, Cumberland town, East Providence city, Foster town, Glocester town, Johnston town, Lincoln town, North Providence town, North Smithfield town, Pawtucket city, Providence city, Scituate town, Smithfield town, Woonsocket city  
Washington County towns of Charlestown town, Exeter town, Narragansett town, North Kingstown town, Richmond town, South Kingstown town  
Westerly-Hopkinton-New Shoreham, RI HMFA..... 659 799 1069 1419 1866 Washington County towns of Hopkinton town, New Shoreham town, Westerly town

## SOUTH CAROLINA

## METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Anderson, SC HMFA.....	529	532	663	894	958	Anderson
Augusta-Richmond County, GA-SC HMFA.....	533	612	735	997	1269	Aiken, Edgefield
Beaufort County, SC HMFA.....	781	820	949	1245	1657	Beaufort
Charleston-North Charleston, SC MSA.....	734	772	927	1213	1566	Berkeley, Charleston, Dorchester
Charlotte-Concord-Gastonia, NC-SC HMFA.....	653	745	864	1173	1469	York
Chester County, SC HMFA.....	469	472	632	825	897	Chester
Columbia, SC HMFA.....	541	689	806	1063	1305	Calhoun, Fairfield, Lexington, Richland, Saluda
Darlington County, SC HMFA.....	505	546	632	864	924	Darlington
Florence, SC HMFA.....	486	489	650	820	891	Florence
Greenville-Mauldin-Easley, SC HMFA.....	501	613	729	963	1196	Greenville, Pickens
Jasper County, SC HMFA.....	607	611	758	988	1039	Jasper
Kershaw County, SC HMFA.....	511	514	643	819	1123	Kershaw
Lancaster County, SC HMFA.....	390	495	632	856	866	Lancaster
Laurens County, SC HMFA.....	477	480	643	803	881	Laurens
Myrtle Beach-North Myrtle Beach-Conway, SC HMFA...	656	665	797	1044	1189	Horry
Spartanburg, SC HMFA.....	420	560	677	905	1013	Spartanburg
Sumter, SC MSA.....	642	646	821	1046	1150	Sumter
Union County, SC HMFA.....	413	472	632	813	866	Union

## NONMETROPOLITAN COUNTIES

	0 BR	1 BR	2 BR	3 BR	4 BR		0 BR	1 BR	2 BR	3 BR	4 BR
Abbeville.....	424	472	632	921	1103	Allendale.....	390	472	632	905	1038
Bamberg.....	457	510	682	846	987	Barnwell.....	430	479	641	845	879
Cherokee.....	514	517	632	858	883	Chesterfield.....	424	546	632	802	916
Clarendon.....	424	472	632	819	907	Colleton.....	467	570	696	864	954
Dillon.....	424	472	632	863	866	Georgetown.....	547	551	737	994	1112
Greenwood.....	431	480	642	868	880	Hampton.....	424	472	632	816	866
Lee.....	424	546	632	916	1072	McCormick.....	424	472	632	784	866
Marion.....	520	546	632	885	923	Marlboro.....	431	480	643	801	881
Newberry.....	455	507	679	843	1110	Oconee.....	424	516	632	793	1103
Orangeburg.....	535	539	721	919	1105	Williamsburg.....	390	546	632	909	963

## SOUTH DAKOTA

## METROPOLITAN FMR AREAS

	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Custer County, SD HMFA.....	492	569	762	1025	1141	Custer
Meade County, SD HMFA.....	457	584	708	1014	1017	Meade
Rapid City, SD HMFA.....	540	616	825	1128	1376	Pennington
Sioux City, IA-NE-SD HMFA.....	439	531	711	886	1014	Union
Sioux Falls, SD MSA.....	465	593	745	1015	1219	Lincoln, McCook, Minnehaha, Turner

## NONMETROPOLITAN COUNTIES

	0 BR	1 BR	2 BR	3 BR	4 BR		0 BR	1 BR	2 BR	3 BR	4 BR
Aurora.....	457	507	679	843	931	Beadle.....	434	481	644	880	883
Bennett.....	434	556	644	939	941	Bon Homme.....	434	556	644	939	1124
Brookings.....	464	550	723	987	991	Brown.....	416	504	674	957	988
Brule.....	434	483	644	880	883	Buffalo.....	516	662	766	951	1050

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## SOUTH DAKOTA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Butte.....	434	507	644	880	883	Campbell.....	434	483	644	875	1124
Charles Mix.....	434	556	644	799	883	Clark.....	434	483	644	880	883
Clay.....	484	554	718	1013	1254	Codington.....	427	517	692	922	1208
Corson.....	434	483	644	872	883	Davison.....	432	523	700	884	1102
Day.....	434	481	644	861	921	Deuel.....	434	556	644	880	883
Dewey.....	567	588	689	941	944	Douglas.....	550	610	816	1013	1118
Edmunds.....	451	500	669	909	1031	Fall River.....	537	595	797	1005	1092
Faulk.....	434	481	644	875	883	Grant.....	434	527	644	914	1124
Gregory.....	434	556	644	865	950	Haakon.....	487	542	723	897	991
Hamlin.....	491	495	644	880	883	Hand.....	434	521	644	875	883
Hanson.....	434	483	644	875	883	Harding.....	434	483	644	875	883
Hughes.....	455	520	676	985	1180	Hutchinson.....	437	484	648	804	888
Hyde.....	434	483	644	875	883	Jackson.....	434	504	644	880	883
Jerauld.....	434	534	644	880	883	Jones.....	434	483	644	875	883
Kingsbury.....	403	481	644	939	1105	Lake.....	434	556	644	939	1124
Lawrence.....	469	528	668	912	916	Lyman.....	434	541	644	806	883
McPherson.....	437	486	648	881	888	Marshall.....	449	498	667	898	914
Mellette.....	434	483	644	939	1124	Miner.....	434	490	644	932	935
Moody.....	434	541	644	880	883	Perkins.....	464	514	688	854	943
Potter.....	434	483	644	799	883	Roberts.....	434	540	644	876	883
Sanborn.....	434	556	644	939	1124	Shannon.....	434	483	644	843	883
Spink.....	530	531	644	880	883	Stanley.....	470	521	697	952	955
Sully.....	434	483	644	880	883	Todd.....	434	556	644	799	889
Tripp.....	434	481	644	799	883	Walworth.....	434	556	644	875	883
Yankton.....	446	481	644	905	1124	Ziebach.....	434	483	644	906	1040

## TENNESSEE

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Campbell County, TN HMFA.....	377	438	586	750	1023	Campbell
Chattanooga, TN-GA MSA.....	515	616	767	1019	1247	Hamilton, Marion, Sequatchie
Clarksville, TN-KY MSA.....	514	605	797	1077	1188	Montgomery
Cleveland, TN MSA.....	472	572	765	966	1233	Bradley, Polk
Crockett County, TN HMFA.....	507	525	671	836	1136	Crockett
Hickman County, TN HMFA.....	482	498	666	910	913	Hickman
Jackson, TN HMFA.....	455	612	738	1015	1148	Chester, Madison
Johnson City, TN MSA.....	452	517	658	857	1079	Carter, Unicoi, Washington
Kingsport-Bristol-Bristol, TN-VA MSA.....	431	499	660	860	946	Hawkins, Sullivan
Knoxville, TN HMFA.....	498	663	807	1051	1353	Anderson, Blount, Knox, Loudon, Union
Macon County, TN HMFA.....	424	438	586	727	909	Macon
Maury County, TN HMFA.....	553	580	692	994	1128	Maury
Memphis, TN-MS-AR HMFA.....	602	700	827	1128	1309	Fayette, Shelby, Tipton
Morgan County, TN HMFA.....	405	537	621	826	973	Morgan
Morristown, TN HMFA.....	377	438	586	854	885	Grainger

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## TENNESSEE continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE					
Morristown, TN MSA.....	454	470	629	901	923	Hamblen, Jefferson					
Nashville-Davidson--Murfreesboro--Franklin, TN HMF	661	756	925	1228	1433	Cannon, Cheatham, Davidson, Dickson, Robertson, Rutherford, Sumner, Trousdale, Williamson, Wilson					
Roane County, TN HMFA.....	447	519	695	907	986	Roane					
Smith County, TN HMFA.....	443	457	612	770	852	Smith					
NONMETROPOLITAN COUNTIES											
	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Bedford.....	474	563	652	950	1109	Benton.....	426	438	586	854	867
Bledsoe.....	426	498	586	727	852	Carroll.....	426	438	586	727	909
Claiborne.....	426	494	586	727	1023	Clay.....	426	438	586	727	803
Cocke.....	426	438	586	849	852	Coffee.....	407	493	660	883	905
Cumberland.....	466	479	641	795	879	Decatur.....	482	506	586	799	954
DeKalb.....	426	438	586	800	803	Dyer.....	447	451	603	824	827
Fentress.....	426	438	586	727	826	Franklin.....	426	438	586	808	881
Gibson.....	458	461	586	807	873	Giles.....	433	512	595	799	865
Greene.....	442	445	586	757	842	Grundy.....	426	472	586	779	852
Hancock.....	426	449	586	773	1015	Hardeman.....	426	456	586	748	844
Hardin.....	458	471	630	782	1100	Haywood.....	396	485	642	814	933
Henderson.....	455	468	626	777	858	Henry.....	434	445	596	740	866
Houston.....	361	438	586	752	880	Humphreys.....	452	474	621	771	851
Jackson.....	426	486	586	849	852	Johnson.....	426	506	586	727	1023
Lake.....	426	490	586	849	852	Lauderdale.....	426	445	586	794	944
Lawrence.....	361	478	586	733	872	Lewis.....	426	506	586	854	1023
Lincoln.....	431	453	593	805	813	McMinn.....	374	503	606	784	912
McNairy.....	426	438	586	747	803	Marshall.....	502	516	690	856	946
Meigs.....	426	487	586	849	852	Monroe.....	449	452	605	857	898
Moore.....	426	454	586	784	852	Obion.....	426	438	586	775	912
Overton.....	431	443	593	736	963	Perry.....	367	493	586	727	852
Pickett.....	426	454	586	770	852	Putnam.....	523	526	658	899	902
Rhea.....	492	517	598	764	869	Scott.....	426	438	586	854	1023
Sevier.....	556	563	696	934	954	Stewart.....	426	491	586	854	894
Van Buren.....	440	452	605	751	829	Warren.....	426	438	586	816	1023
Wayne.....	426	506	586	727	954	Weakley.....	361	455	586	783	839
White.....	426	438	586	775	803						

## TEXAS

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Abilene, TX MSA.....	524	590	786	975	1333	Callahan, Jones, Taylor
Amarillo, TX HMFA.....	507	622	814	1076	1281	Armstrong, Carson, Potter, Randall
Aransas County, TX HMFA.....	578	667	838	1221	1463	Aransas
Atascosa County, TX HMFA.....	470	551	728	943	1130	Atascosa
Austin County, TX HMFA.....	589	614	817	1070	1422	Austin

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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TEXAS continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE					
Austin-Round Rock, TX MSA.....	740	902	1126	1523	1845	Bastrop, Caldwell, Hays, Travis, Williamson					
Beaumont-Port Arthur, TX HMFA.....	506	661	805	1036	1103	Hardin, Jefferson, Orange					
Brazoria County, TX HMFA.....	703	707	870	1149	1519	Brazoria					
Brownsville-Harlingen, TX MSA.....	482	523	678	878	1024	Cameron					
College Station-Bryan, TX MSA.....	654	703	862	1250	1449	Brazos, Burleson, Robertson					
Corpus Christi, TX HMFA.....	737	792	996	1311	1487	Nueces, San Patricio					
Dallas, TX HMFA.....	667	796	986	1337	1692	Collin, Dallas, Denton, Ellis, Hunt, Kaufman, Rockwall					
El Paso, TX HMFA.....	552	669	817	1164	1386	El Paso					
Falls County, TX HMFA.....	468	492	658	825	1092	Falls					
Fort Worth-Arlington, TX HMFA.....	624	718	913	1249	1562	Johnson, Parker, Tarrant					
Hood County, TX HMFA.....	610	614	822	1096	1435	Hood					
Houston-The Woodlands-Sugar Land, TX HMFA.....	684	773	948	1291	1650	Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, Waller					
Hudspeth County, TX HMFA.....	470	618	725	900	1257	Hudspeth					
Kendall County, TX HMFA.....	661	855	1025	1494	1790	Kendall					
Killeen-Temple, TX HMFA.....	581	585	783	1117	1367	Bell, Coryell					
Lampasas County, TX HMFA.....	542	556	658	959	1068	Lampasas					
Laredo, TX MSA.....	539	585	756	996	1109	Webb					
Longview, TX HMFA.....	643	651	781	988	1279	Gregg, Upshur					
Lubbock, TX HMFA.....	543	627	798	1163	1393	Crosby, Lubbock					
Lynn County, TX HMFA.....	449	533	658	899	902	Lynn					
Martin County, TX HMFA.....	406	525	658	883	902	Martin					
McAllen-Edinburg-Mission, TX MSA.....	528	561	729	905	1099	Hidalgo					
Medina County, TX HMFA.....	425	492	658	955	1061	Medina					
Midland, TX HMFA.....	775	982	1256	1559	1722	Midland					
Newton County, TX HMFA.....	430	569	658	899	902	Newton					
Odessa, TX MSA.....	645	844	1024	1271	1550	Ector					
Oldham County, TX HMFA.....	453	549	735	954	1283	Oldham					
Rusk County, TX HMFA.....	460	495	662	877	907	Rusk					
San Angelo, TX MSA.....	546	681	881	1246	1375	Irion, Tom Green					
San Antonio-New Braunfels, TX HMFA.....	597	739	929	1222	1430	Bandera, Bexar, Comal, Guadalupe, Wilson					
Sherman-Denison, TX MSA.....	503	625	788	1072	1211	Grayson					
Somervell County, TX HMFA.....	445	531	658	959	1129	Somervell					
Texarkana, TX-Texarkana, AR HMFA.....	446	563	712	893	976	Bowie					
Tyler, TX MSA.....	598	692	846	1111	1160	Smith					
Victoria, TX MSA.....	681	685	856	1140	1298	Goliad, Victoria					
Waco, TX HMFA.....	490	584	779	1055	1247	McLennan					
Wichita Falls, TX MSA.....	474	608	769	1072	1343	Archer, Clay, Wichita					
Wise County, TX HMFA.....	556	674	902	1119	1236	Wise					
NONMETROPOLITAN COUNTIES											
Anderson.....	527	596	700	896	1222	Andrews.....	613	627	814	1172	1291
Angelina.....	553	627	726	953	1040	Bailey.....	495	521	658	865	1044
Baylor.....	488	492	658	865	1044	Bee.....	576	579	733	1068	1145
Blanco.....	594	595	789	1104	1378	Borden.....	520	548	691	908	1096
Bosque.....	495	548	658	885	951	Brewster.....	561	565	756	938	1199
Briscoe.....	495	521	658	830	1044	Brooks.....	495	521	658	842	1044
Brown.....	435	551	689	915	1195	Burnet.....	556	605	755	1100	1318



SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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TEXAS continued

NONMETROPOLITAN COUNTIES						NONMETROPOLITAN COUNTIES					
	0 BR	1 BR	2 BR	3 BR	4 BR		0 BR	1 BR	2 BR	3 BR	4 BR
Calhoun.....	590	628	784	994	1237	Camp.....	484	569	658	932	986
Cass.....	418	492	658	899	1149	Castro.....	563	593	748	928	1186
Cherokee.....	513	516	691	942	1003	Childress.....	508	583	675	984	1071
Cochran.....	488	492	658	959	1044	Coke.....	488	492	658	817	1044
Coleman.....	488	492	658	959	1149	Collingsworth.....	541	570	719	945	1140
Colorado.....	477	504	658	959	1149	Comanche.....	488	492	658	880	902
Concho.....	811	853	1077	1416	1708	Cooke.....	610	614	822	1023	1127
Cottle.....	495	521	658	865	1044	Crane.....	495	521	658	817	1044
Crockett.....	495	569	658	865	1044	Culberson.....	495	521	658	865	1044
Dallam.....	495	569	658	959	1044	Dawson.....	495	509	658	959	1044
Deaf Smith.....	526	550	699	948	1067	Delta.....	495	521	658	958	1149
DeWitt.....	533	536	658	932	1044	Dickens.....	488	492	658	865	1044
Dimmit.....	495	569	658	886	902	Donley.....	488	492	658	825	1044
Duval.....	562	592	747	927	1185	Eastland.....	440	492	658	817	945
Edwards.....	495	521	658	865	1044	Erath.....	614	618	756	961	1066
Fannin.....	437	529	708	990	1136	Fayette.....	505	509	681	992	1080
Fisher.....	488	492	658	859	1044	Floyd.....	495	569	658	959	1149
Foard.....	495	521	658	959	1044	Franklin.....	488	492	658	898	1149
Freestone.....	488	492	658	868	1044	Frio.....	495	498	667	936	1058
Gaines.....	495	521	658	959	1044	Garza.....	495	521	658	959	1044
Gillespie.....	699	715	928	1193	1472	Glasscock.....	520	548	691	908	1096
Gonzales.....	488	492	658	936	1044	Gray.....	495	569	658	854	1044
Grimes.....	488	492	658	914	1044	Hale.....	450	519	658	917	1044
Hall.....	457	534	658	959	1044	Hamilton.....	519	522	699	934	1164
Hansford.....	501	527	665	838	931	Hardeman.....	552	581	733	910	1163
Harrison.....	512	558	680	900	1041	Hartley.....	567	597	753	990	1194
Haskell.....	495	521	658	937	1044	Hemphill.....	495	569	658	865	1044
Henderson.....	618	683	849	1143	1322	Hill.....	532	536	717	910	1059
Hockley.....	588	592	793	984	1087	Hopkins.....	542	545	729	906	1182
Houston.....	408	495	662	900	917	Howard.....	566	603	752	968	1085
Hutchinson.....	519	523	700	869	1222	Jack.....	638	732	847	1051	1237
Jackson.....	541	545	729	981	1273	Jasper.....	571	575	770	956	1055
Jeff Davis.....	748	788	994	1307	1577	Jim Hogg.....	495	533	658	864	1044
Jim Wells.....	593	597	777	964	1065	Karnes.....	520	523	658	959	1111
Kenedy.....	596	627	791	1040	1255	Kent.....	520	548	691	908	1096
Kerr.....	584	684	817	1088	1296	Kimble.....	506	533	672	834	921
King.....	708	745	940	1236	1491	Kinney.....	488	492	658	865	1044
Kleberg.....	568	572	753	1097	1315	Knox.....	495	521	658	899	1044
Lamar.....	547	570	664	952	1159	Lamb.....	495	524	658	876	1031
La Salle.....	537	565	713	1039	1131	Lavaca.....	406	494	658	939	1149
Lee.....	495	569	658	899	902	Leon.....	488	492	658	852	1063
Limestone.....	476	577	772	958	1225	Lipscomb.....	507	581	673	835	922

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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TEXAS continued

NONMETROPOLITAN COUNTIES						NONMETROPOLITAN COUNTIES					
	0 BR	1 BR	2 BR	3 BR	4 BR		0 BR	1 BR	2 BR	3 BR	4 BR
Live Oak.....	518	521	658	938	1044	Llano.....	562	619	747	1089	1185
Loving.....	520	548	691	908	1096	McCulloch.....	495	521	658	865	1044
McMullen.....	520	548	691	908	1096	Madison.....	488	492	658	959	1044
Marion.....	495	521	658	817	1044	Mason.....	754	794	1002	1317	1589
Matagorda.....	530	536	704	874	1217	Maverick.....	510	569	658	829	1044
Menard.....	495	521	658	903	1044	Milam.....	504	513	669	923	1061
Mills.....	495	528	658	875	1044	Mitchell.....	488	492	658	817	1044
Montague.....	532	610	706	964	968	Moore.....	509	513	676	839	1150
Morris.....	406	492	658	959	1149	Motley.....	495	521	658	865	1044
Nacogdoches.....	625	629	774	960	1266	Navarro.....	563	571	748	928	1059
Nolan.....	495	569	658	846	1044	Ochiltree.....	559	631	743	944	1297
Palo Pinto.....	570	574	768	1036	1218	Panola.....	489	492	659	822	1148
Parmer.....	495	569	658	860	1044	Pecos.....	459	569	700	869	1110
Polk.....	448	524	702	963	1226	Presidio.....	495	569	658	959	1044
Rains.....	488	492	658	959	1044	Reagan.....	495	521	658	940	1044
Real.....	495	521	658	959	1044	Red River.....	488	492	658	903	1090
Reeves.....	495	522	658	840	1044	Refugio.....	495	538	658	872	1044
Roberts.....	520	548	691	908	1096	Runnels.....	495	499	658	893	1044
Sabine.....	501	528	666	826	1056	San Augustine.....	488	492	658	857	1123
San Jacinto.....	488	492	658	901	902	San Saba.....	495	521	658	959	1044
Schleicher.....	488	492	658	959	1044	Scurry.....	591	595	796	1050	1390
Shackelford.....	495	569	658	959	1149	Shelby.....	488	492	658	829	996
Sherman.....	495	521	658	866	1044	Starr.....	495	512	658	848	1009
Stephens.....	488	492	658	872	902	Sterling.....	526	603	698	866	1107
Stonewall.....	495	521	658	865	1044	Sutton.....	495	561	658	832	1044
Swisher.....	495	521	658	875	1044	Terrell.....	495	521	658	925	1044
Terry.....	489	492	659	939	1045	Throckmorton.....	520	548	691	908	1096
Titus.....	488	492	658	839	1149	Trinity.....	492	495	662	905	1156
Tyler.....	495	551	658	959	963	Upton.....	495	521	658	959	1044
Uvalde.....	542	569	658	904	1044	Val Verde.....	507	525	674	982	1069
Van Zandt.....	546	550	736	972	1039	Walker.....	617	717	830	1118	1138
Ward.....	495	569	658	823	1044	Washington.....	584	631	730	934	1242
Wharton.....	494	578	749	929	1027	Wheeler.....	528	531	707	877	1121
Wilbarger.....	495	497	658	959	1149	Willacy.....	488	492	658	959	1149
Winkler.....	488	492	658	817	1044	Wood.....	528	531	711	950	1241
Yoakum.....	495	521	658	817	1044	Young.....	512	516	690	856	946
Zapata.....	495	521	658	959	1044	Zavala.....	442	554	658	817	902

UTAH

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Box Elder County, UT HMFA.....	421	520	661	933	1154	Box Elder

## METROPOLITAN FMR AREAS

NONMETROPOLITAN COUNTIESNONMETROPOLITAN COUNTIESVERMONT

0	BR	1	BR	2	BR	3	BR	4	BR	Components of FMR AREA within STATE
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NONMETROPOLITAN COUNTIES

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
Addison County, VT.....	730	817	946	1298	1574	Addison town, Bridport town, Bristol town, Cornwall town, Ferrisburgh town, Goshen town, Granville town, Hancock town, Leicester town, Lincoln town, Middlebury town, Monkton town, New Haven town, Orwell town, Pantown town, Ripton town, Salisbury town, Shoreham town, Starksboro town, Vergennes city, Waltham town, Weybridge town, Whiting town
Bennington County, VT.....	751	806	973	1348	1409	Arlington town, Bennington town, Dorset town, Glastenbury town, Landgrove town, Manchester town, Peru town,

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## VERMONT continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
Caledonia County, VT.....	662	666	847	1051	1209	Pownal town, Readsboro town, Rupert town, Sandgate town, Searsburg town, Shaftsbury town, Stamford town, Sunderland town, Winhall town, Woodford town Barnet town, Burke town, Danville town, Groton town, Hardwick town, Kirby town, Lyndon town, Newark town, Peacham town, Ryegate town, St. Johnsbury town, Sheffield town, Stannard town, Sutton town, Walden town, Waterford town, Wheelock town
Essex County, VT.....	587	612	760	943	1042	Averill town, Avery's gore, Bloomfield town, Brighton town, Brunswick town, Canaan town, Concord town, East Haven town, Ferdinand town, Granby town, Guildhall town, Lemington town, Lewis town, Lunenburg town, Maidstone town, Norton town, Victory town, Warner's grant, Warren's gore
Lamoille County, VT.....	589	768	955	1310	1619	Belvidere town, Cambridge town, Eden town, Elmore town, Hyde Park town, Johnson town, Morristown town, Stowe town, Waterville town, Wolcott town
Orange County, VT.....	685	728	920	1176	1444	Bradford town, Braintree town, Brookfield town, Chelsea town Corinth town, Fairlee town, Newbury town, Orange town, Randolph town, Strafford town, Thetford town, Topsham town, Tunbridge town, Vershire town, Washington town, West Fairlee town, Williamstown town
Orleans County, VT.....	592	623	767	952	1051	Albany town, Barton town, Brownington town, Charleston town, Coventry town, Craftsbury town, Derby town, Glover town, Greensboro town, Holland town, Irasburg town, Jay town, Lowell town, Morgan town, Newport city, Newport town, Troy town, Westfield town, Westmore town
Rutland County, VT.....	667	709	895	1111	1313	Benson town, Brandon town, Castleton town, Chittenden town, Clarendon town, Danby town, Fair Haven town, Hubbardton town Ira town, Killington town, Mendon town, Middletown Springs town, Mount Holly town, Mount Tabor town, Pawlet town, Pittsfield town, Pittsford town, Poultney town, Proctor town, Rutland city, Rutland town, Shrewsbury town, Sudbury town, Tinmouth town, Wallingford town, Wells town, West Haven town, West Rutland town
Washington County, VT.....	732	737	986	1224	1479	Barre city, Barre town, Berlin town, Cabot town, Calais town Duxbury town, East Montpelier town, Fayston town, Marshfield town, Middlesex town, Montpelier city, Moretown town, Northfield town, Plainfield town, Roxbury town, Waitsfield town, Warren town, Waterbury town, Woodbury town, Worcester town
Windham County, VT.....	775	811	1019	1328	1569	Athens town, Brattleboro town, Brookline town, Dover town, Dummerston town, Grafton town, Guilford town, Halifax town, Jamaica town, Londonderry town, Marlboro town, Newfane town, Putney town, Rockingham town, Somerset town, Stratton town, Townshend town, Vernon town, Wardsboro town, Westminster town, Whitingham town, Wilmington town, Windham town
Windsor County, VT.....	812	848	1041	1420	1671	Andover town, Baltimore town, Barnard town, Bethel town, Bridgewater town, Cavendish town, Chester town,

VERMONT continued

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR Towns within nonmetropolitan counties

Hartford town, Hartland town, Ludlow town, Norwich town,  
Plymouth town, Pomfret town, Reading town, Rochester town,  
Royalton town, Sharon town, Springfield town,  
Stockbridge town, Weathersfield town, Weston town,  
West Windsor town, Windsor town, Woodstock town

## VIRGINIA

## METROPOLITAN FMR AREAS

0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

Blacksburg-Christiansburg-Radford, VA HMFA.....	560	687	795	1135	1388	Montgomery, Radford city
Buckingham County, VA HMFA.....	449	629	728	1032	1271	Buckingham
Charlottesville, VA HMFA.....	722	1010	1171	1453	1678	Albemarle, Fluvanna, Greene, Nelson, Charlottesville city
Culpeper County, VA HMFA.....	596	836	967	1402	1688	Culpeper
Floyd County, VA HMFA.....	406	569	658	817	1149	Floyd
Franklin County, VA HMFA.....	462	521	691	955	1095	Franklin
Giles County, VA HMFA.....	443	526	658	862	1144	Giles
Harrisonburg, VA MSA.....	637	638	808	1072	1411	Rockingham, Harrisonburg city
Kingsport-Bristol-Bristol, TN-VA MSA.....	431	499	660	860	946	Scott, Washington, Bristol city
Lynchburg, VA MSA.....	571	608	750	1004	1136	Amherst, Appomattox, Bedford, Campbell, Bedford city, Lynchburg city
Pulaski County, VA HMFA.....	542	569	658	817	1149	Pulaski
Rappahannock County, VA HMFA.....	861	867	1046	1318	1826	Rappahannock
Richmond, VA MSA.....	795	835	966	1276	1557	Amelia, Caroline, Charles, Chesterfield, Dinwiddie, Goochland, Hanover, Henrico, King William, New Kent, Powhatan, Prince George, Sussex, Colonial Heights city, Hopewell city, Petersburg city, Richmond city
Roanoke, VA HMFA.....	546	669	845	1129	1310	Botetourt, Craig, Roanoke, Roanoke city, Salem city
Staunton-Waynesboro, VA MSA.....	550	597	753	1018	1032	Augusta, Staunton city, Waynesboro city
*Virginia Beach-Norfolk-Newport News, VA-NC HMFA..	947	953	1150	1601	2008	Gloucester, Isle of Wight, James, Mathews, York, Chesapeake city, Hampton city, Newport News city, Norfolk city, Poquoson city, Portsmouth city, Suffolk city, Virginia Beach city, Williamsburg city
Warren County, VA HMFA.....	709	714	956	1316	1321	Warren
*Washington-Arlington-Alexandria, DC-VA-MD HMFA...	1307	1402	1623	2144	2726	Arlington, Clarke, Fairfax, Fauquier, Loudoun, Prince William, Spotsylvania, Stafford, Alexandria city, Fairfax city, Falls Church city, Fredericksburg city, Manassas city, Manassas Park city
Winchester, VA-WV MSA.....	689	693	928	1324	1620	Frederick, Winchester city

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

Accomack.....	614	645	746	926	1238
Bath.....	542	544	658	871	1018
Brunswick.....	521	524	702	871	1176
Carroll.....	542	569	658	945	1018
Cumberland.....	644	646	782	1140	1210
Essex.....	573	705	816	1033	1262

## NONMETROPOLITAN COUNTIES

0 BR 1 BR 2 BR 3 BR 4 BR

Alleghany.....	533	537	658	899	902
Bland.....	488	492	658	829	1018
Buchanan.....	542	569	658	823	902
Charlotte.....	488	492	658	817	930
Dickenson.....	542	569	658	817	1018
Grayson.....	406	569	658	889	1077

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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VIRGINIA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Greensville.....	521	525	664	919	1027	Halifax.....	542	547	658	817	902
Henry.....	542	569	658	878	941	Highland.....	542	544	658	871	1018
King and Queen.....	748	750	908	1127	1405	King George.....	798	803	1028	1353	1662
Lancaster.....	580	583	781	1131	1208	Lee.....	542	569	658	845	1018
Louisa.....	678	693	823	1199	1207	Lunenburg.....	557	559	676	879	1040
Madison.....	694	728	843	1151	1156	Mecklenburg.....	548	575	665	825	1018
Middlesex.....	741	746	999	1311	1715	Northampton.....	560	564	755	937	1035
Northumberland.....	542	544	658	959	1018	Nottoway.....	563	567	724	1012	1264
Orange.....	608	612	789	1150	1378	Page.....	558	586	678	956	1069
Patrick.....	542	569	658	934	1018	Pittsylvania.....	538	541	684	948	1076
Prince Edward.....	599	603	807	1023	1106	Richmond.....	545	549	735	986	1007
Rockbridge.....	526	610	706	876	1233	Russell.....	542	567	658	882	1018
Shenandoah.....	489	599	784	1121	1197	Smyth.....	542	554	658	825	905
Southampton.....	569	572	761	944	1177	Surry.....	542	544	658	871	1018
Tazewell.....	519	522	658	817	1018	Westmoreland.....	539	542	726	1058	1123
Wise.....	523	527	658	817	940	Wythe.....	488	492	658	817	1121
Buena Vista city.....	526	610	706	876	1233	Clifton Forge city.....	533	537	658	899	902
Covington city.....	533	537	658	899	902	Danville city.....	538	541	684	948	1076
Emporia city.....	521	525	664	919	1027	Franklin city.....	569	572	761	944	1177
Galax city.....	542	569	658	945	1018	Lexington city.....	526	610	706	876	1233
Martinsville city.....	542	569	658	878	941	Norton city.....	523	527	658	817	940

WASHINGTON

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Bellingham, WA MSA.....	604	699	910	1326	1589	Whatcom
Bremerton-Silverdale, WA MSA.....	626	779	1015	1454	1678	Kitsap
Columbia County, WA HMFA.....	548	598	800	1166	1303	Columbia
Kennewick-Richland, WA MSA.....	547	669	841	1127	1468	Benton, Franklin
Lewiston, ID-WA MSA.....	458	544	728	933	1184	Asotin
Longview, WA MSA.....	482	606	748	1090	1306	Cowlitz
Mount Vernon-Anacortes, WA MSA.....	663	719	962	1331	1420	Skagit
Olympia-Tumwater, WA MSA.....	751	827	1021	1488	1783	Thurston
Pend Oreille County, WA HMFA.....	449	520	696	1014	1121	Pend Oreille
Portland-Vancouver-Hillsboro, OR-WA MSA.....	753	867	1026	1492	1791	Clark, Skamania
Seattle-Bellevue, WA HMFA.....	1049	1225	1523	2220	2617	King, Snohomish
Spokane, WA HMFA.....	488	589	789	1143	1263	Spokane
Stevens County, WA HMFA.....	494	497	658	897	1065	Stevens
*Tacoma, WA HMFA.....	742	873	1126	1641	1966	Pierce
Walla Walla County, WA HMFA.....	624	661	885	1221	1545	Walla Walla
Wenatchee, WA MSA.....	529	591	791	1052	1260	Chelan, Douglas
Yakima, WA MSA.....	492	588	759	1039	1187	Yakima

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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WASHINGTON continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adams.....	430	569	658	936	940	Clallam.....	486	589	788	1143	1147
Ferry.....	548	551	738	959	1201	Garfield.....	430	569	658	959	1070
Grant.....	481	545	701	956	1033	Grays Harbor.....	549	629	831	1183	1328
Island.....	684	802	984	1434	1530	Jefferson.....	613	713	954	1253	1666
Kittitas.....	642	657	880	1282	1536	Klickitat.....	673	706	817	1125	1423
Lewis.....	567	653	860	1139	1309	Lincoln.....	430	492	658	827	1149
Mason.....	592	717	960	1293	1316	Okanogan.....	474	596	726	952	1258
Pacific.....	525	637	852	1128	1168	San Juan.....	793	824	1010	1379	1384
Wahkiakum.....	430	563	658	959	1070	Whitman.....	553	608	786	1146	1372

WEST VIRGINIA

METROPOLITAN FMR AREAS 0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

Boone County, WV HMFA.....	369	435	582	741	1016	Boone
Charleston, WV HMFA.....	497	637	784	973	1075	Clay, Kanawha
Cumberland, MD-WV MSA.....	450	569	658	908	1111	Mineral
Fayette County, WV HMFA.....	368	461	596	785	1041	Fayette
Huntington-Ashland, WV-KY-OH HMFA.....	406	524	658	889	1063	Cabell, Wayne
Jefferson County, WV HMFA.....	647	651	872	1268	1425	Jefferson
Lincoln County, WV HMFA.....	424	443	593	758	813	Lincoln
Martinsburg, WV HMFA.....	572	645	793	1126	1384	Berkeley
Morgantown, WV MSA.....	524	626	725	943	994	Monongalia, Preston
Parkersburg-Vienna, WV MSA.....	538	569	689	993	1072	Wirt, Wood
Putnam County, WV HMFA.....	608	612	743	980	1048	Putnam
Raleigh County, WV HMFA.....	488	613	712	884	976	Raleigh
Weirton-Steubenville, WV-OH MSA.....	459	531	658	866	937	Brooke, Hancock
Wheeling, WV-OH MSA.....	518	546	658	826	902	Marshall, Ohio
Winchester, VA-WV MSA.....	689	693	928	1324	1620	Hampshire

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Barbour.....	386	435	582	732	851	Braxton.....	472	496	582	794	817
Calhoun.....	462	474	582	734	851	Doddridge.....	432	435	582	743	851
Gilmer.....	462	470	582	742	849	Grant.....	468	471	630	782	1100
Greenbrier.....	408	554	661	820	949	Hardy.....	435	437	582	722	851
Harrison.....	523	526	657	832	901	Jackson.....	465	503	595	829	1039
Lewis.....	401	451	603	748	827	Logan.....	479	493	582	733	798
McDowell.....	462	503	582	722	1016	Marion.....	542	545	680	950	995
Mason.....	462	466	582	816	819	Mercer.....	410	473	584	775	883
Mingo.....	359	466	582	732	851	Monroe.....	474	508	597	741	866
Morgan.....	435	575	665	931	973	Nicholas.....	462	477	582	746	844
Pendleton.....	445	448	582	848	912	Pleasants.....	475	478	640	794	877
Pocahontas.....	448	451	593	804	868	Randolph.....	453	483	582	722	876
Ritchie.....	462	476	582	801	851	Roane.....	462	476	582	744	798
Summers.....	462	503	582	795	798	Taylor.....	359	503	582	816	819
Tucker.....	437	440	582	749	900	Tyler.....	462	503	582	722	1016

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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WEST VIRGINIA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Upshur.....	445	448	599	778	935	Webster.....	432	435	582	722	798
Wetzel.....	462	492	582	722	1016	Wyoming.....	479	495	582	778	1016

WISCONSIN

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE	0 BR	1 BR	2 BR	3 BR	4 BR
Appleton, WI MSA.....	443	563	718	1035	1038	Calumet, Outagamie					
Columbia County, WI HMFA.....	474	575	769	1116	1134	Columbia					
Duluth, MN-WI MSA.....	494	577	755	972	1124	Douglas					
Eau Claire, WI MSA.....	466	559	735	1048	1201	Chippewa, Eau Claire					
Fond du Lac, WI MSA.....	465	532	709	922	1065	Fond du Lac					
Green Bay, WI HMFA.....	466	569	756	1037	1041	Brown, Kewaunee					
Green County, WI HMFA.....	471	505	671	914	978	Green					
Iowa County, WI HMFA.....	520	548	734	911	1006	Iowa					
Janesville-Beloit, WI MSA.....	508	588	770	1001	1055	Rock					
Kenosha County, WI HMFA.....	567	693	919	1284	1520	Kenosha					
La Crosse-Onalaska, WI-MN MSA.....	511	619	828	1184	1446	La Crosse					
Madison, WI HMFA.....	655	780	936	1294	1479	Dane					
*Milwaukee-Waukesha-West Allis, WI MSA.....	596	723	907	1146	1266	Milwaukee, Ozaukee, Washington, Waukesha					
Minneapolis-St. Paul-Bloomington, MN-WI HMFA.....	656	813	1027	1444	1693	Pierce, St. Croix					
Oconto County, WI HMFA.....	491	537	658	923	942	Oconto					
Oshkosh-Neenah, WI MSA.....	525	547	704	938	1178	Winnebago					
Racine, WI MSA.....	653	663	888	1203	1217	Racine					
Sheboygan, WI MSA.....	422	525	684	854	949	Sheboygan					
Wausau, WI MSA.....	492	563	733	965	1109	Marathon					
NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adams.....	449	558	658	887	1082	Ashland.....	449	492	658	817	912
Barron.....	518	520	696	864	1007	Bayfield.....	449	492	658	872	1126
Buffalo.....	473	518	694	871	987	Burnett.....	449	492	658	899	902
Clark.....	448	492	658	817	902	Crawford.....	488	492	658	841	1007
Dodge.....	559	563	753	1012	1032	Door.....	500	622	733	992	1005
Dunn.....	484	536	709	968	972	Florence.....	466	510	683	910	941
Forest.....	457	506	658	894	906	Grant.....	497	517	658	836	1145
Green Lake.....	449	492	658	850	1019	Iron.....	406	492	658	913	1105
Jackson.....	449	492	658	817	902	Jefferson.....	551	668	894	1224	1228
Juneau.....	436	528	683	929	1051	Lafayette.....	449	505	658	869	1017
Langlade.....	509	522	699	959	963	Lincoln.....	449	492	658	920	1017
Manitowoc.....	442	536	717	890	1011	Marinette.....	449	492	658	863	1149
Marquette.....	499	546	731	917	1002	Menominee.....	449	492	658	817	902
Monroe.....	479	581	777	980	1221	Oneida.....	504	567	729	905	1208
Pepin.....	406	569	658	959	1027	Polk.....	478	579	775	1014	1062
Portage.....	436	522	698	867	994	Price.....	449	492	658	817	902
Richland.....	416	504	674	912	978	Rusk.....	451	504	674	836	924
Sauk.....	593	629	802	1048	1099	Sawyer.....	468	548	733	910	1005



SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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WISCONSIN continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Shawano.....	497	500	665	863	989	Taylor.....	406	492	658	817	902
Trempealeau.....	449	492	658	879	1017	Vernon.....	483	504	674	836	924
Vilas.....	486	541	712	884	986	Walworth.....	530	625	837	1135	1200
Washburn.....	499	546	731	907	1002	Waupaca.....	508	511	684	934	938
Waushara.....	469	514	688	854	943	Wood.....	493	522	699	953	958

WYOMING

METROPOLITAN FMR AREAS 0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

Casper, WY MSA.....	533	657	822	1166	1412	Natrona
Cheyenne, WY MSA.....	521	578	774	1100	1262	Laramie

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Albany.....	545	605	804	1167	1404	Big Horn.....	453	508	658	860	1031
Campbell.....	647	708	940	1254	1288	Carbon.....	514	591	747	1039	1082
Converse.....	493	603	717	979	983	Crook.....	491	617	714	942	1069
Fremont.....	478	540	723	897	991	Goshen.....	453	537	658	838	985
Hot Springs.....	463	525	658	959	1149	Johnson.....	534	631	776	1131	1162
Lincoln.....	581	631	845	1094	1178	Niobrara.....	462	501	671	833	1005
Park.....	477	576	693	984	1151	Platte.....	463	569	658	889	1011
Sheridan.....	605	657	879	1091	1535	Sublette.....	579	728	842	1227	1470
Sweetwater.....	642	697	933	1163	1629	Teton.....	962	974	1169	1682	1750
Uinta.....	489	535	711	965	1217	Washakie.....	453	569	658	959	1149
Weston.....	523	657	760	1022	1138						

AMERICAN SAMOA

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
American Samoa.....	485	488	653	952	1001

GUAM

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Guam.....	657	708	948	1382	1655

NORTHERN MARIANA ISL

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Northern Mariana Islands.....	396	480	642	927	1116

## SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

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## PUERTO RICO

METROPOLITAN FMR AREAS		0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE						
Aguadilla-Isabela, PR HMFA.....		320	336	389	515	563	Aguada, Aguadilla, Añasco, Isabela, Lares, Moca, Rincón, San Sebastián						
Arecibo, PR HMFA.....		398	410	484	648	682	Arecibo, Camuy, Hatillo						
Barranquitas-Aibonito, PR HMFA.....		304	318	380	510	615	Aibonito, Barranquitas, Ciales, Maunabo, Orocovis						
Caguas, PR HMFA.....		424	426	532	767	866	Caguas, Cayey, Cidra, Gurabo, San Lorenzo						
Fajardo, PR HMFA.....		372	403	513	748	891	Ceiba, Fajardo, Luquillo						
Guayama, PR MSA.....		342	346	415	530	575	Arroyo, Guayama, Patillas						
Mayagüez, PR MSA.....		374	392	454	574	791	Hormigueros, Mayagüez						
Ponce, PR HMFA.....		403	423	490	714	855	Juana Díaz, Ponce, Villalba						
Quebradillas Municipio, PR HMFA.....		331	347	402	544	577	Quebradillas						
San German, PR MSA.....		318	331	386	518	655	Cabo Rojo, Lajas, Sabana Grande, San Germán						
San Juan-Guaynabo, PR HMFA.....		407	456	548	736	895	Aguas Buenas, Barceloneta, Bayamón, Canóvanas, Carolina, Cataño, Comerío, Corozal, Dorado, Florida, Guaynabo, Humacao, Juncos, Las Piedras, Loíza, Manatí, Morovis, Naguabo, Naranjito, Río Grande, San Juan, Toa Alta, Toa Baja, Trujillo Alto, Vega Alta, Vega Baja, Yabucoa						
Utua Municipio, PR HMFA.....		347	365	422	544	578	Utua						
Yauco, PR HMFA.....		338	338	410	528	716	Guánica, Guayanilla, Peñuelas, Yauco						
NONMETROPOLITAN COUNTIES		0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES		0 BR	1 BR	2 BR	3 BR	4 BR
Adjuntas.....		291	293	376	515	631	Coamo.....		291	293	376	515	631
Culebra.....		291	293	376	515	631	Jayuya.....		291	293	376	515	631
Las Marías.....		291	293	376	515	631	Maricao.....		291	293	376	515	631
Salinas.....		291	293	376	515	631	Santa Isabel.....		291	293	376	515	631
Vieques.....		291	293	376	515	631							
VIRGIN ISLANDS													
NONMETROPOLITAN COUNTIES		0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES		0 BR	1 BR	2 BR	3 BR	4 BR
St. Croix.....		711	726	886	1099	1214	St. John.....		945	1119	1391	1726	1907
St. Thomas.....		680	820	1026	1273	1406							

Note1: The FMRs for unit sizes larger than 4 BRs are calculated by adding 15% to the 4 BR FMR for each extra bedroom.

Note2: 50th percentile FMRs are indicated by an \* before the FMR Area name.

Note3: PHAs participating in the Small Area Demonstration Program and the PHAs serving Dallas, TX using small area FMRs will use the FMRs found on Schedule B Addendum.

11/24/2015

SCHEDULE B Addendum - FINAL FY 2016 SMALL AREA FAIR MARKET RENTS FOR DEMONSTRATION PARTICIPANTS AND THE DALLAS, TX HUD METRO FMR AREA

All Housing Authorities within the Dallas, TX HMFA -- ZIP Codes

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
75001.....	780	940	1160	1570	1990	75002 .....	840	1000	1240	1680	2130
75006.....	640	760	940	1270	1610	75007 .....	710	850	1050	1420	1800
75009.....	620	730	910	1230	1560	75010 .....	890	1060	1310	1780	2250
75011.....	630	750	930	1260	1600	75013 .....	920	1100	1360	1840	2330
75014.....	630	750	930	1260	1600	75015 .....	630	750	930	1260	1600
75016.....	630	750	930	1260	1600	75017 .....	630	750	930	1260	1600
75019.....	880	1050	1300	1760	2230	75022 .....	970	1150	1430	1940	2450
75023.....	770	920	1140	1550	1960	75024 .....	970	1160	1440	1950	2470
75025.....	830	990	1230	1670	2110	75026 .....	760	900	1120	1520	1920
75027.....	670	800	990	1340	1700	75028 .....	970	1150	1430	1940	2450
75029.....	670	800	990	1340	1700	75030 .....	630	750	930	1260	1600
75032.....	970	1150	1430	1940	2450	75033 .....	690	820	1020	1380	1750
75034.....	830	990	1220	1650	2090	75035 .....	950	1140	1410	1910	2420
75038.....	620	740	920	1250	1580	75039 .....	820	980	1210	1640	2080
75040.....	620	740	920	1250	1580	75041 .....	620	730	910	1230	1560
75042.....	570	680	840	1140	1440	75043 .....	670	800	990	1340	1700
75044.....	790	940	1170	1590	2010	75045 .....	630	750	930	1260	1600
75046.....	630	750	930	1260	1600	75047 .....	630	750	930	1260	1600
75048.....	840	1000	1240	1680	2130	75049 .....	630	750	930	1260	1600
75050.....	580	690	860	1170	1480	75051 .....	570	690	850	1150	1460
75052.....	700	830	1030	1400	1770	75053 .....	630	750	930	1260	1600
75054.....	630	750	930	1260	1600	75056 .....	800	950	1180	1600	2020
75057.....	650	780	960	1300	1650	75058 .....	760	900	1120	1520	1920
75060.....	590	700	870	1180	1490	75061 .....	540	650	800	1080	1370
75062.....	600	710	880	1190	1510	75063 .....	720	860	1060	1440	1820
75065.....	660	780	970	1320	1660	75067 .....	700	840	1040	1410	1780
75068.....	890	1070	1320	1790	2270	75069 .....	650	780	960	1300	1650
75070.....	910	1090	1350	1830	2320	75071 .....	770	920	1140	1550	1960
75074.....	700	840	1040	1410	1780	75075 .....	710	850	1050	1420	1800
75077.....	860	1030	1270	1720	2180	75078 .....	870	1040	1290	1750	2210
75080.....	730	870	1080	1460	1850	75081 .....	770	920	1140	1550	1960
75082.....	940	1120	1390	1890	2390	75083 .....	630	750	930	1260	1600
75085.....	630	750	930	1260	1600	75086 .....	760	900	1120	1520	1920
75087.....	820	980	1210	1640	2080	75088 .....	950	1140	1410	1910	2420
75089.....	970	1150	1430	1940	2450	75093 .....	850	1020	1260	1710	2160
75094.....	970	1150	1430	1940	2450	75098 .....	760	910	1130	1530	1940
75101.....	640	760	940	1270	1610	75104 .....	720	860	1070	1450	1840
75106.....	630	750	930	1260	1600	75114 .....	840	1000	1240	1680	2130
75115.....	660	790	980	1330	1680	75116 .....	640	770	950	1290	1630
75119.....	610	730	900	1220	1540	75123 .....	630	750	930	1260	1600
75125.....	590	700	870	1180	1490	75126 .....	970	1150	1430	1940	2450
75132.....	880	1050	1300	1760	2230	75134 .....	560	670	830	1130	1420

All Housing Authorities within the Dallas, TX HMFA -- ZIP Codes continued

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
75135.....	550	660	820	1110	1410	75137 .....	720	860	1060	1440	1820
75138.....	630	750	930	1260	1600	75141 .....	570	690	850	1150	1460
75142.....	600	720	890	1210	1530	75143 .....	550	660	820	1110	1410
75146.....	620	730	910	1230	1560	75147 .....	510	610	760	1030	1300
75149.....	620	740	920	1250	1580	75150 .....	660	790	980	1330	1680
75152.....	570	680	840	1140	1440	75154 .....	820	980	1210	1640	2080
75156.....	640	760	940	1270	1610	75157 .....	640	760	940	1270	1610
75158.....	560	670	830	1130	1420	75159 .....	650	780	960	1300	1650
75160.....	540	650	800	1080	1370	75161 .....	640	760	940	1270	1610
75164.....	700	830	1030	1400	1770	75165 .....	640	760	940	1270	1610
75166.....	970	1150	1430	1940	2450	75167 .....	910	1080	1340	1820	2300
75168.....	640	760	940	1270	1610	75169 .....	550	660	820	1110	1410
75172.....	490	590	730	990	1250	75173 .....	780	930	1150	1560	1970
75180.....	590	700	870	1180	1490	75181 .....	970	1150	1430	1940	2450
75182.....	500	600	740	1000	1270	75185 .....	630	750	930	1260	1600
75187.....	630	750	930	1260	1600	75189 .....	720	860	1060	1440	1820
75201 .....	1180	1410	1740	2360	2990	75202 .....	1060	1270	1570	2130	2690
75203.....	500	600	740	1000	1270	75204 .....	980	1170	1450	1970	2490
75205.....	1090	1300	1610	2180	2760	75206 .....	830	990	1230	1670	2110
75207.....	970	1150	1430	1940	2450	75208 .....	550	650	810	1100	1390
75209.....	810	970	1200	1630	2060	75210 .....	440	520	650	880	1120
75211 .....	540	650	800	1080	1370	75212 .....	490	590	730	990	1250
75214.....	660	780	970	1320	1660	75215 .....	510	610	760	1030	1300
75216.....	510	610	750	1020	1290	75217 .....	530	640	790	1070	1360
75218.....	740	880	1090	1480	1870	75219 .....	860	1030	1270	1720	2180
75220.....	510	610	760	1030	1300	75221 .....	630	750	930	1260	1600
75222.....	630	750	930	1260	1600	75223 .....	550	660	820	1110	1410
75224.....	520	620	770	1040	1320	75225 .....	970	1150	1430	1940	2450
75226.....	740	880	1090	1480	1870	75227 .....	550	660	820	1110	1410
75228.....	520	620	770	1040	1320	75229 .....	620	740	920	1250	1580
75230.....	660	780	970	1320	1660	75231 .....	490	590	730	990	1250
75232.....	490	590	730	990	1250	75233 .....	550	650	810	1100	1390
75234.....	650	780	960	1300	1650	75235 .....	630	750	930	1260	1600
75236.....	590	700	870	1180	1490	75237 .....	550	650	810	1100	1390
75238.....	590	700	870	1180	1490	75240 .....	570	680	840	1140	1440
75241.....	570	690	850	1150	1460	75242 .....	630	750	930	1260	1600
75243.....	530	630	780	1060	1340	75244 .....	810	970	1200	1630	2060
75246.....	470	570	700	950	1200	75247 .....	600	720	890	1210	1530
75248.....	800	950	1180	1600	2020	75249 .....	610	730	900	1220	1540
75250.....	630	750	930	1260	1600	75251 .....	1010	1200	1490	2020	2560
75252.....	760	910	1130	1530	1940	75253 .....	500	600	740	1000	1270

SCHEDULE B Addendum - FINAL FY 2016 SMALL AREA FAIR MARKET RENTS FOR DEMONSTRATION PARTICIPANTS AND THE DALLAS, TX HUD METRO FMR AREA

All Housing Authorities within the Dallas, TX HMFA -- ZIP Codes continued

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
75254.....	620	740	920	1250	1580	75270 .....	630	750	930	1260	1600
75287.....	730	870	1080	1460	1850	75313 .....	630	750	930	1260	1600
75315.....	630	750	930	1260	1600	75336 .....	630	750	930	1260	1600
75339.....	630	750	930	1260	1600	75342 .....	630	750	930	1260	1600
75354.....	630	750	930	1260	1600	75355 .....	630	750	930	1260	1600
75356.....	630	750	930	1260	1600	75357 .....	630	750	930	1260	1600
75360.....	630	750	930	1260	1600	75367 .....	630	750	930	1260	1600
75370.....	760	900	1120	1520	1920	75371 .....	630	750	930	1260	1600
75372.....	630	750	930	1260	1600	75374 .....	630	750	930	1260	1600
75376.....	630	750	930	1260	1600	75378 .....	630	750	930	1260	1600
75379.....	630	750	930	1260	1600	75380 .....	630	750	930	1260	1600
75381.....	630	750	930	1260	1600	75382 .....	630	750	930	1260	1600
75390.....	630	750	930	1260	1600	75401 .....	510	610	760	1030	1300
75402.....	560	670	830	1130	1420	75403 .....	530	640	790	1070	1360
75404.....	530	640	790	1070	1360	75407 .....	620	730	910	1230	1560
75409.....	720	860	1070	1450	1840	75422 .....	590	700	870	1180	1490
75423.....	600	720	890	1210	1530	75424 .....	670	800	990	1340	1700
75428.....	500	600	740	1000	1270	75442 .....	620	730	910	1230	1560
75448.....	530	640	790	1070	1360	75449 .....	450	530	660	900	1130
75452.....	460	550	680	920	1170	75453 .....	690	820	1020	1380	1750
75454.....	690	820	1020	1380	1750	75469 .....	530	640	790	1070	1360
75474.....	480	570	710	960	1220	75491 .....	760	900	1120	1520	1920
75495.....	600	720	890	1210	1530	75496 .....	490	590	730	990	1250
76041.....	640	760	940	1270	1610	76050 .....	510	610	760	1030	1300
76052.....	970	1150	1430	1940	2450	76055 .....	640	760	940	1270	1610
76064.....	510	610	750	1020	1290	76065 .....	710	850	1050	1420	1800
76078.....	650	780	960	1300	1650	76084 .....	520	620	770	1040	1320
76092.....	630	750	930	1260	1600	76177 .....	910	1090	1350	1830	2320
76201.....	640	760	940	1270	1610	76202 .....	670	800	990	1340	1700
76204.....	670	800	990	1340	1700	76205 .....	680	810	1000	1360	1720
76206.....	670	800	990	1340	1700	76207 .....	660	780	970	1320	1660
76208.....	670	800	990	1340	1700	76209 .....	600	710	880	1190	1510
76210.....	830	990	1220	1650	2090	76226 .....	970	1150	1430	1940	2450
76227.....	930	1110	1370	1860	2350	76234 .....	570	690	850	1150	1460
76247.....	740	880	1090	1480	1870	76249 .....	830	990	1220	1650	2090
76258.....	620	740	920	1250	1580	76259 .....	700	830	1030	1400	1770
76262.....	740	890	1100	1490	1890	76266 .....	690	820	1020	1380	1750
76272.....	530	630	780	1060	1340	76623 .....	640	760	940	1270	1610
76626.....	640	760	940	1270	1610	76641 .....	640	760	940	1270	1610
76651.....	550	650	810	1100	1390	76670 .....	520	620	770	1040	1320

## SCHEDULE B Addendum - FINAL FY 2016 SMALL AREA FAIR MARKET RENTS FOR DEMONSTRATION PARTICIPANTS AND THE DALLAS, TX HUD METRO FMR AREA

## Chattanooga Housing Authority ZIP Codes

-- ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
37302.....	580	710	880	1160	1440	37308 .....	430	530	650	860	1060
37311.....	470	580	720	950	1180	37315 .....	520	640	790	1040	1290
37336.....	570	700	870	1150	1420	37338 .....	430	530	650	860	1060
37341.....	610	750	930	1230	1520	37343 .....	530	650	810	1070	1320
37350.....	610	750	930	1230	1520	37351 .....	520	640	790	1040	1290
37353.....	480	590	730	960	1190	37363 .....	560	700	860	1140	1410
37373.....	430	530	650	860	1060	37377 .....	610	750	930	1230	1520
37379.....	530	650	800	1060	1310	37384 .....	520	640	790	1040	1290
37401.....	520	640	790	1040	1290	37402 .....	430	530	650	860	1060
37403.....	450	560	690	910	1130	37404 .....	470	580	720	950	1180
37405.....	550	670	830	1100	1360	37406 .....	430	530	660	870	1080
37407.....	510	630	780	1030	1280	37408 .....	430	530	650	860	1060
37409.....	430	530	650	860	1060	37410 .....	430	530	650	860	1060
37411.....	450	560	690	910	1130	37412 .....	510	620	770	1020	1260
37414.....	520	640	790	1040	1290	37415 .....	500	610	760	1000	1240
37416.....	550	670	830	1100	1360	37419 .....	460	570	700	920	1140
37421.....	580	720	890	1180	1460	37422 .....	520	640	790	1040	1290
37424.....	520	640	790	1040	1290	37450 .....	520	640	790	1040	1290

## The Housing Authority of the City of Laredo -- ZIP Codes

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
78040.....	480	520	660	870	1000	78041 .....	570	620	780	1030	1180
78043.....	520	560	710	940	1080	78045 .....	730	800	1010	1340	1530
78046.....	550	600	760	1000	1150						

## The Housing Authority of the City of Long Beach -- ZIP Codes

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
90802.....	780	940	1240	1680	1880	90803 .....	1000	1220	1600	2160	2420
90804.....	840	1030	1350	1820	2040	90805 .....	790	970	1270	1720	1920
90806.....	780	950	1250	1690	1890	90807 .....	890	1090	1430	1930	2170
90808.....	1080	1320	1730	2340	2620	90810 .....	790	960	1260	1700	1910
90813.....	730	880	1160	1570	1760	90815 .....	1160	1410	1850	2500	2800
90822.....	910	1110	1460	1970	2210						

## The Housing Authority of the County of Cook -- ZIP Codes

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
60004.....	930	1070	1250	1590	1880	60005 .....	850	980	1140	1450	1710
60006.....	790	910	1060	1350	1590	60007 .....	810	930	1080	1380	1620
60008.....	890	1020	1190	1520	1790	60009 .....	790	910	1060	1350	1590
60010.....	1180	1360	1580	2010	2370	60011 .....	790	910	1060	1350	1590

## SCHEDULE B Addendum - FINAL FY 2016 SMALL AREA FAIR MARKET RENTS FOR DEMONSTRATION PARTICIPANTS AND THE DALLAS, TX HUD METRO FMR AREA

The Housing Authority of the County of Cook -- ZIP Codes continued

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
60015.....	1190	1370	1590	2030	2390	60016 .....	810	940	1090	139C	1640
60017.....	790	910	1060	1350	1590	60018 .....	720	830	970	124C	1460
60022.....	1190	1370	1590	2030	2390	60025 .....	930	1070	1240	158C	1860
60026.....	1050	1210	1410	1800	2120	60029 .....	790	910	1060	135C	1590
60043.....	1190	1370	1590	2030	2390	60053 .....	1160	1340	1560	199C	2340
60056.....	790	910	1060	1350	1590	60062 .....	1160	1340	1560	199C	2340
60065.....	790	910	1060	1350	1590	60067 .....	940	1080	1260	161C	1890
60068.....	920	1060	1230	1570	1850	60070 .....	810	930	1080	138C	1620
60074.....	860	990	1150	1470	1730	60076 .....	930	1070	1240	158C	1860
60077.....	870	1010	1170	1490	1760	60078 .....	790	910	1060	135C	1590
60089.....	990	1140	1330	1700	2000	60090 .....	830	950	1110	142C	1670
60091 .....	1190	1370	1590	2030	2390	60093 .....	1160	1340	1560	199C	2340
60103.....	1030	1190	1380	1760	2070	60104 .....	790	910	1060	135C	1590
60107.....	1190	1370	1590	2030	2390	60120 .....	760	880	1020	130C	1530
60126.....	960	1110	1290	1640	1940	60130 .....	770	880	1030	131C	1550
60131.....	680	780	910	1160	1370	60133 .....	860	990	1150	147C	1730
60141.....	790	910	1060	1350	1590	60153 .....	730	840	980	125C	1470
60154.....	1150	1320	1540	1960	2310	60155 .....	670	770	900	115C	1350
60159.....	790	910	1060	1350	1590	60160 .....	700	810	940	120C	1410
60161.....	790	910	1060	1350	1590	60162 .....	720	820	960	122C	1440
60163.....	780	890	1040	1330	1560	60164 .....	670	770	900	115C	1350
60165.....	720	830	970	1240	1460	60168 .....	790	910	1060	135C	1590
60169.....	840	960	1120	1430	1680	60171 .....	700	810	940	120C	1410
60172.....	060	990	1150	1470	1730	60173 .....	990	1140	1330	170C	2000
60176.....	700	810	940	1200	1410	60192 .....	1190	1370	1590	203C	2390
60193.....	960	1100	1280	1630	1920	60194 .....	1000	1150	1340	171C	2010
60195.....	970	1120	1300	1660	1950	60201 .....	1010	1170	1360	173C	2040
60202.....	880	1010	1180	1500	1770	60203 .....	1120	1290	1500	191C	2250
60204.....	790	910	1060	1350	1590	60301 .....	1110	1280	1490	190C	2240
60302.....	810	930	1080	1380	1620	60303 .....	790	910	1060	135C	1590
60304.....	810	930	1080	1380	1620	60305 .....	820	950	1100	140C	1650
60402.....	740	850	990	1260	1490	60406 .....	670	770	900	115C	1350
60409.....	730	840	980	1250	1470	60411 .....	770	880	1030	131C	1550
60412.....	790	910	1060	1350	1590	60415 .....	710	820	950	121C	1430
60419.....	880	1010	1180	1500	1770	60422 .....	990	1130	1320	168C	1980
60423.....	830	950	1110	1420	1670	60425 .....	780	900	1050	134C	1580
60426.....	760	880	1020	1300	1530	60428 .....	1040	1190	1390	177C	2090
60429.....	1050	1210	1410	1800	2120	60430 .....	810	930	1080	138C	1620
60438.....	750	870	1010	1290	1520	60439 .....	750	870	1010	129C	1520
60443.....	930	1070	1240	1580	1860	60445 .....	740	850	990	126C	1490
60452.....	770	880	1030	1310	1550	60453 .....	780	890	1040	133C	1560

SCHEDULE B Addendum - FINAL FY 2016 SMALL AREA FAIR MARKET RENTS FOR DEMONSTRATION PARTICIPANTS AND THE DALLAS, TX HUD METRO FMR AREA

The Housing Authority of the County of Cook -- ZIP Codes continued

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
60454.....	790	910	1060	1350	1590	60455.....	720	820	960	1220	1440
60456.....	490	570	660	840	990	60457.....	710	820	950	1210	1430
60458.....	740	850	990	1260	1490	60459.....	820	950	1100	1400	1650
60461.....	790	910	1060	1350	1590	60462.....	820	950	1100	1400	1650
60463.....	1190	1370	1590	2030	2390	60464.....	1190	1370	1590	2030	2390
60465.....	780	890	1040	1330	1560	60466.....	780	900	1050	1340	1580
60467.....	1190	1370	1590	2030	2390	60469.....	840	960	1120	1430	1680
60471.....	800	920	1070	1360	1610	60472.....	690	790	920	1170	1380
60473.....	1130	1300	1510	1930	2270	60475.....	690	790	920	1170	1380
60476.....	620	710	830	1060	1250	60477.....	800	920	1070	1360	1610
60478.....	1180	1360	1580	2010	2370	60480.....	690	800	930	1190	1400
60482.....	720	820	960	1220	1440	60487.....	920	1060	1230	1570	1850
60499.....	790	910	1060	1350	1590	60501.....	700	810	940	1200	1410
60513.....	790	910	1060	1350	1590	60521.....	1160	1340	1560	1990	2340
60525.....	790	910	1060	1350	1590	60526.....	800	920	1070	1360	1610
60527.....	900	1030	1200	1530	1800	60534.....	760	880	1020	1300	1530
60546.....	710	820	950	1210	1430	60558.....	1190	1370	1590	2030	2390
60601.....	1190	1370	1590	2030	2390	60602.....	1190	1370	1590	2030	2390
60603.....	1190	1370	1590	2030	2390	60604.....	1190	1370	1590	2030	2390
60605.....	1190	1370	1590	2030	2390	60606.....	1190	1370	1590	2030	2390
60607.....	1160	1340	1560	1990	2340	60608.....	650	750	870	1110	1310
60609.....	660	760	880	1120	1320	60610.....	1070	1230	1430	1820	2150
60611.....	1190	1370	1590	2030	2390	60612.....	790	910	1060	1350	1590
60613.....	930	1070	1240	1580	1860	60614.....	1070	1240	1440	1840	2160
60615.....	780	890	1040	1330	1560	60616.....	750	870	1010	1290	1520
60617.....	680	780	910	1160	1370	60618.....	810	940	1090	1390	1640
60619.....	690	800	930	1190	1400	60620.....	730	840	980	1250	1470
60621.....	720	820	960	1220	1440	60622.....	930	1070	1250	1590	1880
60623.....	650	750	870	1110	1310	60624.....	780	890	1040	1330	1560
60625.....	780	890	1040	1330	1560	60626.....	710	820	950	1210	1430
60628.....	800	920	1070	1360	1610	60629.....	720	830	970	1240	1460
60630.....	780	900	1050	1340	1580	60631.....	870	1010	1170	1490	1760
60632.....	670	770	900	1150	1350	60633.....	730	840	980	1250	1470
60634.....	760	880	1020	1300	1530	60636.....	740	850	990	1260	1490
60637.....	740	850	990	1260	1490	60638.....	740	850	990	1260	1490
60639.....	750	870	1010	1290	1520	60640.....	720	820	960	1220	1440
60641.....	730	840	980	1250	1470	60642.....	970	1120	1300	1660	1950
60643.....	750	860	1000	1280	1500	60644.....	720	820	960	1220	1440
60645.....	810	940	1090	1390	1640	60646.....	740	850	990	1260	1490
60647.....	810	940	1090	1390	1640	60649.....	680	780	910	1160	1370
60651.....	770	880	1030	1310	1550	60652.....	830	950	1110	1420	1670



The Housing Authority of the County of Cook -- ZIP Codes continued

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
60653.....	630	730	850	1080	1280	60654 .....	1190	1370	1590	2030	2390
60655.....	790	910	1060	1350	1590	60656 .....	840	970	1130	1440	1700
60657.....	970	1120	1300	1660	1950	60659 .....	810	930	1080	1380	1620
60660.....	690	800	930	1190	1400	60661 .....	1190	1370	1590	2030	2390
60666.....	790	910	1060	1350	1590	60677 .....	790	910	1060	1350	1590
60681.....	790	910	1060	1350	1590	60682 .....	790	910	1060	1350	1590
60690.....	790	910	1060	1350	1590	60693 .....	790	910	1060	1350	1590
60694.....	790	910	1060	1350	1590	60706 .....	750	870	1010	1290	1520
60707.....	720	830	970	1240	1460	60712 .....	1190	1370	1590	2030	2390
60714.....	780	900	1050	1340	1580	60803 .....	720	820	960	1220	1440
60804.....	680	780	910	1160	1370	60805 .....	780	890	1040	1330	1560
60827.....	750	860	1000	1280	1500						

Town of Mamaroneck Public Housing Agency -- ZIP Codes

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
10501 .....	1310	1380	1600	2070	2340	10502 .....	1710	1800	2080	2690	3040
10503.....	1310	1380	1600	2070	2340	10504 .....	1700	1790	2070	2670	3030
10505.....	1310	1380	1600	2070	2340	10506 .....	1330	1400	1620	2090	2370
10507.....	1400	1470	1700	2200	2480	10509 .....	1310	1370	1590	2050	2320
10510.....	1740	1830	2120	2740	3100	10511 .....	1450	1530	1770	2290	2590
10514.....	1520	1600	1850	2390	2700	10517 .....	1640	1730	2000	2580	2920
10518.....	1420	1490	1730	2230	2530	10519 .....	1310	1380	1600	2070	2340
10520.....	1210	1270	1470	1900	2150	10522 .....	1370	1440	1670	2160	2440
10523.....	1750	1840	2130	2750	3110	10526 .....	1310	1380	1600	2070	2340
10527.....	1310	1380	1600	2070	2340	10528 .....	1740	1830	2120	2740	3100
10530.....	1500	1580	1830	2360	2670	10532 .....	1780	1870	2170	2800	3170
10533.....	1360	1430	1650	2130	2410	10535 .....	1570	1650	1910	2470	2790
10536.....	1420	1490	1730	2230	2530	10537 .....	1080	1140	1320	1700	1930
10538.....	1500	1570	1820	2350	2660	10540 .....	1310	1380	1600	2070	2340
10541 .....	1290	1360	1570	2030	2290	10543 .....	1520	1600	1850	2390	2700
10545.....	1310	1380	1600	2070	2340	10546 .....	1310	1380	1600	2070	2340
10547.....	1220	1290	1490	1920	2180	10548 .....	1420	1490	1730	2230	2530
10549.....	1330	1400	1620	2090	2370	10550 .....	1130	1180	1370	1770	2000
10551 .....	1310	1380	1600	2070	2340	10552 .....	1170	1240	1430	1850	2090
10553.....	1170	1240	1430	1850	2090	10560 .....	1850	1940	2250	2910	3290
10562.....	1340	1410	1630	2100	2380	10566 .....	1250	1310	1520	1960	2220
10567.....	1440	1510	1750	2260	2560	10570 .....	1500	1580	1830	2360	2670
10573.....	1420	1490	1730	2230	2530	10576 .....	1850	1940	2250	2910	3290
10577.....	1310	1380	1600	2070	2340	10578 .....	1310	1380	1600	2070	2340
10580.....	1760	1850	2140	2760	3130	10583 .....	1850	1940	2250	2910	3290

## SCHEDULE B Addendum - FINAL FY 2016 SMALL AREA FAIR MARKET RENTS FOR DEMONSTRATION PARTICIPANTS AND THE DALLAS, TX HUD METRO FMR AREA

Town of Mamaroneck Public Housing Agency -- ZIP Codes continued

ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR	ZIP Codes	0 BR	1 BR	2 BR	3 BR	4 BR
10587 .....	1310	1380	1600	2070	2340	10588 .....	990	1050	1210	1560	1770
10589 .....	1850	1940	2250	2910	3290	10590 .....	1850	1940	2250	2910	3290
10591 .....	1400	1480	1710	2210	2500	10594 .....	1580	1660	1920	2480	2810
10595 .....	1460	1540	1780	2300	2600	10596 .....	1060	1110	1290	1670	1890
10597 .....	1310	1380	1600	2070	2340	10598 .....	1280	1350	1560	2010	2280
10601 .....	1360	1430	1650	2130	2410	10602 .....	1310	1380	1600	2070	2340
10603 .....	1430	1500	1740	2250	2540	10604 .....	1510	1590	1840	2380	2690
10605 .....	1320	1390	1610	2080	2350	10606 .....	1450	1520	1760	2270	2570
10607 .....	1740	1830	2120	2740	3100	10701 .....	1140	1200	1390	1790	2030
10702 .....	1310	1380	1600	2070	2340	10703 .....	1230	1300	1500	1940	2190
10704 .....	1240	1300	1510	1950	2210	10705 .....	1100	1160	1340	1730	1960
10706 .....	1440	1510	1750	2260	2560	10707 .....	1530	1610	1860	2400	2720
10708 .....	1400	1470	1700	2200	2480	10709 .....	1450	1520	1760	2270	2570
10710 .....	1230	1300	1500	1940	2190	10801 .....	1260	1320	1530	1980	2240
10802 .....	1310	1380	1600	2070	2340	10803 .....	1410	1490	1720	2220	2510
10804 .....	1400	1470	1700	2200	2480	10805 .....	1310	1370	1590	2050	2320

**SCHEDULE D—FY 2016 EXCEPTION FAIR MARKET RENTS FOR MANUFACTURED HOME SPACES IN THE SECTION 8  
HOUSING CHOICE VOUCHER PROGRAM**

State	Area name	Space rent
California .....	Los Angeles-Long Beach, CA HMFA .....	\$714
	Santa Ana-Anaheim-Irvine, CA HMFA .....	867
	* Riverside-San Bernardino-Ontario, CA MSA .....	565
	San Diego-Carlsbad, CA MSA .....	859
	Santa Rosa, CA MSA .....	814
	Vallejo-Fairfield, CA MSA .....	655
Maryland .....	California-Lexington Park, MD MSA .....	536
Oregon .....	Bend-Redmond, OR MSA .....	371
	Salem, OR MSA .....	548
Pennsylvania .....	Gettysburg, PA MSA .....	589
Washington .....	Olympia-Tumwater, WA MSA .....	659
	Seattle-Bellevue, WA HMFA .....	728
West Virginia .....	Logan County .....	485
	McDowell County .....	485
	Mercer County .....	485
	Mingo County .....	485
	Wyoming County .....	485

\* 50th percentile FMR area.

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**BILLING CODE 4210-67-P**