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 [1] 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 de-concentrate 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;dct=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.

[1] 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.[2] 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.[3] 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.[4] 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

[2] 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.

[3] 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.

[4] 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.[5]

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

[5] 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 municipios; 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;dct=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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 1

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	NONMETROPOLITAN COUNTIES	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 PAGE 2

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
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
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 PAGE 3

ARKANSAS continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Arkansas	489	525	622	804	881
Baxter	477	480	643	884	1054
Bradley	450	485	649	807	890
Carroll	510	511	620	810	850
Clark	458	461	617	852	947
Cleburne	458	461	617	899	933
Conway	470	537	719	892	1175
Dallas	485	485	617	891	896
Drew	458	461	617	829	849
Fulton	458	461	617	820	896
Hempstead	487	502	620	838	861
Howard	385	461	617	798	979
Izard	381	499	617	816	935
Johnson	458	461	617	769	846
Lawrence	460	463	617	827	863
Logan	428	461	617	870	992
Mississippi	436	478	640	830	877
Montgomery	458	461	617	766	896
Newton	458	461	617	774	896
Phillips	458	461	617	899	1077
Polk	458	461	617	811	897
Prairie	475	478	617	899	1077
St. Francis	485	522	617	899	1077
Searcy	485	510	617	810	896
Sharp	381	461	617	859	896
Union	484	487	644	799	912
White	495	498	667	964	1119
Yell	458	461	617	899	1005

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Ashley	485	516	617	836	846
Boone	459	462	619	883	1081
Calhoun	490	491	623	784	905
Chicot	485	497	617	899	1077
Clay	458	461	617	899	977
Columbia	485	515	617	899	957
Cross	490	493	660	854	968
Desha	460	463	617	855	896
Franklin	465	468	627	778	910
Greene	401	530	650	837	1067
Hot Spring	487	536	620	809	926
Independence	462	465	623	783	941
Jackson	381	461	617	810	971
Lafayette	458	461	617	790	890
Lee	458	461	617	766	860
Marion	458	461	617	799	979
Monroe	458	461	617	803	1077
Nevada	458	461	617	809	878
Ouachita	508	533	617	826	1019
Pike	508	533	617	766	846
Pope	485	488	644	910	1124
Randolph	458	461	617	766	896
Scott	458	461	617	773	896
Sevier	458	461	617	766	846
Stone	458	461	617	771	896
Van Buren	458	461	617	883	886
Woodruff	432	461	617	766	916

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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 4

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 PAGE 5

COLORADO continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Alamosa	534	537	658	959	1019
Baca	542	569	658	959	1019
Chaffee	626	630	843	1229	1418
Conejos	542	569	658	911	961
Crowley	488	492	658	817	1112
Delta	612	616	824	1104	1370
Eagle	745	933	1208	1531	2109
Garfield	793	804	1076	1429	1877
Gunnison	521	631	844	1082	1366
Huerfano	514	517	677	948	1048
Kiowa	534	538	704	874	965
Lake	678	683	914	1134	1415
Las Animas	524	570	760	1078	1169
Logan	536	540	706	928	1047
Moffat	592	596	765	1063	1086
Montrose	610	614	822	1183	1338
Otero	542	546	731	907	1002
Phillips	499	502	672	834	921
Prowers	501	504	658	834	965
Rio Grande	542	569	658	868	1118
Saguache	496	499	668	861	1166
San Miguel	851	1031	1380	1712	2074
Summit	814	990	1320	1672	2044
Yuma	488	492	658	934	1067

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Archuleta	621	625	819	1121	1191
Bent	504	507	679	849	931
Cheyenne	488	492	658	817	994
Costilla	569	573	750	1050	1161
Custer	500	503	659	960	1151
Dolores	542	569	658	922	1019
Fremont	561	571	724	1029	1195
Grand	585	708	948	1277	1493
Hinsdale	556	560	733	1027	1135
Jackson	613	617	808	1003	1251
Kit Carson	542	569	658	817	1087
La Plata	740	800	997	1453	1678
Lincoln	558	565	678	841	1050
Mineral	499	503	658	823	1019
Montezuma	542	569	658	959	1149
Morgan	531	534	697	967	1038
Ouray	651	806	1055	1538	1634
Pitkin	1025	1242	1662	2062	2278
Rio Blanco	534	538	720	1049	1075
Routt	917	943	1114	1546	1555
San Juan	664	805	1077	1508	1668
Sedgwick	488	492	658	880	902
Washington	521	525	658	848	926

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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 6

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

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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 8

FLORIDA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Holmes	516	548	634	840	878
Lafayette	516	548	634	787	1107
Liberty	516	548	634	874	878
Monroe	999	1100	1473	1828	2039
Putnam	492	495	634	808	878
Taylor	516	548	634	874	878
Washington	471	474	634	836	878
Jackson	516	527	634	861	1006
Levy	522	543	634	879	1107
Madison	516	548	634	787	869
Okeechobee	520	524	701	873	1071
Suwannee	471	474	634	877	1013
Union	516	548	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	0 BR	1 BR	2 BR	3 BR	4 BR
Appling	500	503	645	800	1006
Bacon	500	503	645	800	949
Banks	500	504	657	906	1050
Berrien	479	482	645	800	1126
Bulloch	505	510	656	956	1145
Atkinson	479	482	645	847	1036
Baldwin	460	560	703	917	1176
Ben Hill	480	483	647	835	1040
Bleckley	531	537	645	940	1036
Calhoun	479	482	645	880	1036

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 9

GEORGIA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Camden	604	608	814	1130	1420
Charlton	479	482	645	938	1036
Clay	521	524	672	880	1080
Coffee	479	482	645	926	1086
Cook	531	557	645	940	1090
Decatur	519	522	651	838	892
Dooly	492	496	645	918	1036
Elbert	479	482	645	847	938
Evans	519	523	645	857	884
Franklin	487	490	656	851	1015
Glascock	479	482	645	905	1126
Grady	531	557	645	847	1069
Habersham	540	561	656	956	1054
Hart	479	482	645	840	884
Jackson	606	610	777	964	1192
Jefferson	479	482	645	800	1029
Johnson	481	484	645	868	884
Lumpkin	544	548	723	1038	1262
Miller	500	503	645	827	1036
Montgomery	531	557	645	800	1036
Polk	413	500	669	913	1012
Quitman	500	503	645	849	1036
Randolph	508	512	685	998	1101
Screven	479	482	645	860	884
Stephens	479	482	645	928	1126
Sumter	524	564	653	838	895
Taliaferro	634	638	818	1015	1314
Taylor	500	503	645	927	1036
Thomas	543	547	718	981	984
Toombs	479	482	645	874	1126
Treutlen	520	524	645	816	884
Turner	500	503	645	828	1126
Upson	531	557	645	940	1015
Warren	496	500	645	940	1126
Wayne	479	482	645	827	1126
Wheeler	398	503	645	940	1036
Wilcox	531	557	645	800	1036
Wilkinson	479	482	645	932	1105

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Candler	479	482	645	862	1126
Chattooga	479	482	645	856	1126
Clinch	479	482	645	821	1041
Colquitt	487	490	645	892	1048
Crisp	503	507	645	802	1033
Dodge	479	482	645	891	1095
Early	504	551	645	940	1036
Emanuel	479	482	645	827	900
Fannin	525	528	677	840	1088
Gilmer	521	524	702	871	1226
Gordon	458	552	694	979	1178
Greene	491	494	661	878	1062
Hancock	500	503	645	881	884
Irwin	500	503	645	821	1036
Jeff Davis	500	503	645	815	912
Jenkins	500	503	645	822	1036
Laurens	518	522	645	876	1030
Macon	486	489	645	800	884
Mitchell	511	515	689	855	944
Pierce	531	557	645	874	1126
Putnam	552	556	713	885	977
Rabun	468	606	749	949	1027
Schley	492	495	645	940	1126
Seminole	500	503	645	849	1036
Stewart	500	503	645	940	1036
Talbot	627	631	845	1049	1358
Tattnall	531	557	645	934	938
Telfair	398	482	645	800	1036
Tift	521	524	675	859	994
Towns	556	559	675	846	1178
Troup	572	576	732	1040	1091
Union	499	502	672	882	1018
Ware	421	482	645	873	884
Washington	531	557	645	888	1126
Webster	514	517	663	823	1065
White	582	586	740	1041	1189
Wilkes	486	490	645	940	1036

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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 10

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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 11

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	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Adams	405	491	657	889	913	Brown	458	521	697	865	1007
Bureau	429	519	695	920	953	Carroll	471	474	635	788	917
Cass	521	526	635	864	957	Christian	447	484	648	804	941
Clark	417	474	635	788	1050	Clay	417	549	635	795	917
Coles	505	508	650	947	948	Crawford	417	544	635	788	877
Cumberland	417	520	635	812	917	Douglas	444	505	676	839	927
Edgar	417	474	635	795	917	Edwards	392	520	635	788	932
Effingham	418	474	635	925	952	Fayette	455	474	635	831	972
Franklin	417	474	635	788	998	Fulton	417	519	635	842	1081
Gallatin	417	514	635	914	917	Greene	417	535	635	788	1002
Hamilton	417	474	635	788	917	Hancock	419	496	635	788	917
Hardin	417	474	635	788	917	Henderson	417	480	635	788	1008
Iroquois	482	487	635	841	1076	Jasper	417	544	635	914	917
Jefferson	423	478	635	795	969	Jo Daviess	417	549	635	867	929
Johnson	417	498	635	788	1014	Knox	392	474	635	788	870
La Salle	434	526	704	995	1017	Lawrence	471	474	635	867	870
Lee	526	529	662	908	950	Livingston	408	494	661	878	906
Logan	417	474	635	841	870	McDonough	458	598	743	922	1047
Marion	393	477	638	870	912	Mason	417	474	635	788	917
Massac	443	501	670	831	1170	Montgomery	430	559	697	865	977
Morgan	411	489	655	849	898	Moultrie	417	529	635	867	948
Ogle	432	480	642	887	1058	Perry	516	525	635	824	952
Pike	446	474	635	870	993	Pope	417	480	635	914	917
Pulaski	417	479	635	788	917	Putnam	439	521	678	841	979
Randolph	402	489	644	869	1010	Richland	417	474	635	898	966
Saline	471	474	635	903	911	Schuyler	417	538	635	856	917

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 12

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	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
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	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	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 PAGE 13

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
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 PAGE 14

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 PAGE 15

KANSAS continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Allen	474	546	658	955	959
Atchison	486	504	674	912	988
Barton	406	511	658	842	1106
Brown	474	492	658	834	902
Chautauqua	504	523	700	869	1026
Cheyenne	474	569	658	817	902
Clay	540	560	749	1045	1073
Coffey	474	492	658	941	1058
Cowley	412	499	668	879	949
Decatur	474	492	658	892	965
Edwards	474	492	658	957	1033
Ellis	478	527	658	946	1085
Finney	451	565	732	908	1220
Franklin	557	624	773	959	1162
Gove	474	492	658	819	902
Grant	474	492	658	817	965
Greeley	474	492	658	959	1086
Hamilton	543	563	753	934	1104
Haskell	606	628	841	1044	1153
Jewell	474	549	658	817	902
Kiowa	474	569	658	959	965
Lane	474	492	658	817	965
Logan	474	492	658	824	1087
McPherson	505	524	701	870	961
Marshall	488	492	658	882	994
Mitchell	474	492	658	899	902
Morris	474	541	658	910	913
Nemaha	474	569	658	959	1039
Ness	406	492	658	899	902
Osborne	474	569	658	882	965
Pawnee	474	495	658	866	965
Pratt	478	508	664	824	910
Reno	459	532	712	934	1054
Rice	474	492	658	959	1101
Rush	474	569	658	866	902
Saline	540	548	734	939	1006
Seward	533	613	739	959	1117
Sherman	478	495	663	867	1130
Stafford	474	492	658	817	902
Stevens	520	539	721	895	1057
Trego	500	600	694	861	1017
Washington	474	492	658	817	902

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Anderson	474	569	658	959	965
Barber	474	492	658	826	965
Bourbon	414	501	671	833	920
Chase	474	492	658	866	902
Cherokee	474	492	658	825	966
Clark	474	492	658	866	1118
Cloud	474	492	658	817	902
Comanche	498	516	691	857	1013
Crawford	534	537	703	994	1205
Dickinson	406	503	658	874	1061
Elk	474	569	658	959	965
Ellsworth	474	492	658	817	902
Ford	483	520	677	884	1024
Geary	657	661	856	1248	1494
Graham	474	492	658	817	965
Gray	474	546	658	838	902
Greenwood	474	492	658	871	1056
Harper	474	492	658	943	1095
Hodgeman	474	492	658	817	965
Kearny	474	492	658	841	965
Labette	474	492	658	817	1065
Lincoln	474	492	658	817	902
Lyon	406	492	658	899	902
Marion	474	492	658	817	902
Meade	474	492	658	817	902
Montgomery	488	492	658	907	1086
Morton	474	569	658	817	965
Neosho	474	492	658	859	902
Norton	474	502	658	959	965
Ottawa	497	515	689	863	1047
Phillips	474	499	658	851	965
Rawlins	474	492	658	817	965
Republic	474	496	658	817	902
Rooks	474	542	658	850	902
Russell	515	533	714	886	979
Scott	614	637	852	1057	1249
Sheridan	474	514	658	817	965
Smith	474	569	658	959	965
Stanton	474	492	658	827	978
Thomas	474	559	658	959	1022
Wallace	474	492	658	959	965
Wichita	474	492	658	959	965

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 16

KANSAS continued

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 PAGE 17

KENTUCKY continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Logan	496	500	635	788	870
McCracken	495	552	690	924	946
Madison	511	514	688	992	1114
Marion	463	483	646	802	916
Martin	446	537	622	906	1086
Menifee	446	537	622	803	882
Metcalfe	453	472	632	784	896
Montgomery	419	507	679	910	1185
Muhlenberg	446	537	622	776	1086
Nicholas	446	493	622	892	1086
Owen	448	467	625	795	887
Perry	446	465	622	849	853
Powell	446	465	622	849	853
Robertson	503	529	702	871	996
Rowan	449	575	728	903	1016
Simpson	515	621	719	964	1020
Todd	446	537	622	772	906
Washington	459	532	641	795	879
Webster	446	465	622	772	853
Wolfe	446	465	622	772	853

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Lyon	446	465	622	836	853
McCreary	446	531	622	879	882
Magoffin	446	465	622	772	853
Marshall	540	563	754	936	1072
Mason	472	492	659	908	935
Mercer	449	471	626	835	1014
Monroe	446	494	622	794	853
Morgan	512	537	622	823	991
Nelson	496	517	692	1009	1104
Ohio	446	535	622	906	1086
Owsley	446	499	622	806	882
Pike	537	540	723	933	991
Pulaski	464	503	648	839	965
Rockcastle	446	465	622	808	882
Russell	384	465	622	800	1086
Taylor	441	483	647	803	887
Union	512	517	622	776	882
Wayne	446	494	622	812	853
Whitley	476	496	664	824	1120

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
Allen	477	493	579	791	794
Avoyelles	363	433	579	783	879

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Assumption	447	450	596	869	929
Beauregard	477	500	579	815	1011

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 18

LOUISIANA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Bienville	477	500	579	791	794
Catahoula	477	500	579	844	1011
Concordia	430	433	579	844	879
Evangeline	357	433	579	731	879
Jackson	430	433	579	841	1011
La Salle	430	433	579	831	879
Madison	430	433	579	747	794
Natchitoches	488	491	651	824	892
Richland	430	433	579	731	1011
St. Landry	370	448	600	757	822
Tensas	430	433	579	772	879
Washington	445	448	599	743	954
Winn	477	500	579	791	794

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Caldwell	477	500	579	844	1006
Claiborne	456	458	579	844	1011
East Carroll	443	446	579	735	879
Franklin	430	433	579	718	1011
Jefferson Davis	477	500	579	791	794
Lincoln	558	561	683	866	1115
Morehouse	451	454	579	720	879
Red River	434	437	585	853	888
Sabine	454	500	579	744	1011
St. Mary	485	488	638	898	960
Vernon	532	644	862	1070	1209
West Carroll	357	433	579	727	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 PAGE 19

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 York County towns of Buxton town, Hollis town, Limington town, Old Orchard Beach town
Sagadahoc County, ME HMFA	636	774	896	1184	1395	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,

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 20

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 PAGE 21

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,

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 22

MARYLAND continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
						Queen Anne's, Baltimore city
California-Lexington Park, MD MSA	816	994	1155	1574	2017	St. Mary's
Cumberland, MD-WV MSA	450	569	658	908	1111	Allegany
Hagerstown, MD HMFA	554	678	898	1224	1502	Washington
*Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	830	1003	1210	1502	1659	Cecil
Salisbury, MD HMFA	590	714	956	1196	1541	Wicomico
Somerset County, MD HMFA	499	621	719	1028	1033	Somerset
*Washington-Arlington-Alexandria, DC-VA-MD HMFA	1307	1402	1623	2144	2726	Calvert, Charles, Frederick, Montgomery, Prince George's
Worcester County, MD HMFA	610	676	873	1190	1524	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 PAGE 23

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 PAGE 24

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
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	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Alcona	473	494	658	817	1149	Alger	473	492	658	829	1149
Allegan	597	600	729	985	999	Alpena	473	516	658	927	1149
Antrim	413	515	670	976	1167	Arenac	494	521	658	942	1149
Baraga	473	492	658	817	902	Benzie	566	570	709	981	1120
Branch	517	520	672	906	921	Charlevoix	556	559	683	848	1132
Cheboygan	473	519	658	934	962	Chippewa	458	503	673	835	922
Clare	473	497	658	847	902	Crawford	484	504	674	836	1177
Delta	473	509	658	949	1072	Dickinson	473	492	658	817	1149
Emmet	527	575	770	959	1209	Gladwin	473	561	658	959	1149
Gogebic	473	492	658	839	1016	Grand Traverse	571	665	878	1199	1203
Gratiot	473	492	658	851	1068	Hillsdale	455	521	658	892	945
Houghton	435	492	658	817	998	Huron	500	503	658	889	1023
Ionia	517	520	696	947	1049	Iosco	406	515	658	866	922
Iron	469	492	658	817	1074	Isabella	483	583	702	939	1023
Kalkaska	488	507	679	891	991	Keweenaw	473	492	658	919	922
Lake	473	492	658	873	1064	Leelanau	576	667	802	1003	1099
Lenawee	530	560	713	885	977	Luce	473	492	658	907	910
Mackinac	473	519	658	817	922	Manistee	473	492	658	899	902
Marquette	454	548	722	896	990	Mason	473	492	658	884	922
Mecosta	473	556	658	899	902	Menominee	473	522	658	909	916
Missaukee	473	569	658	899	902	Montmorency	487	507	678	946	950
Newaygo	473	521	658	864	902	Oceana	473	492	658	883	902
Ogemaw	479	498	667	828	937	Ontonagon	473	536	658	919	922
Osceola	473	493	658	891	987	Oscoda	502	522	699	867	958
Otsego	489	544	680	959	1042	Presque Isle	473	569	658	947	1149
Roscommon	473	492	658	935	951	St. Joseph	470	501	671	879	959
Sanilac	425	492	658	926	986	Schoolcraft	473	516	658	817	1099
Shiawassee	450	513	687	911	942	Tuscola	406	507	658	918	1056

MICHIGAN continued

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

MINNESOTA 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
Rice	577	679	909	1239	1433	Rock	418	492	658	944	961
Roseau	418	492	658	817	902	Steele	490	577	772	1038	1348
Stevens	418	562	658	823	992	Swift	488	492	658	959	1149
Todd	418	492	658	817	902	Traverse	418	492	658	817	902
Wadena	418	492	658	817	986	Waseca	418	492	658	910	913
Watonwan	418	504	658	899	902	Wilkin	418	492	658	899	902
Winona	451	548	720	982	1088	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 PAGE 28

MISSISSIPPI continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Noxubee	446	551	638	868	887
Panola	446	551	638	854	927
Pike	495	528	707	877	969
Prentiss	446	551	638	837	1017
Scott	446	502	638	817	887
Smith	409	477	638	876	887
Sunflower	443	522	638	854	1114
Tippah	448	553	640	794	877
Union	446	551	638	860	901
Warren	557	561	700	869	969
Wayne	393	517	638	814	1114
Wilkinson	554	591	791	982	1084
Yalobusha	446	505	638	869	887

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Oktibbeha	515	661	786	996	1093
Pearl River	471	559	673	981	1105
Pontotoc	446	517	638	917	962
Quitman	393	490	638	792	887
Sharkey	446	482	638	792	875
Stone	509	589	727	902	1011
Tallahatchie	408	551	638	835	924
Tishomingo	446	544	638	930	1031
Walthall	446	517	638	849	875
Washington	504	514	638	875	935
Webster	525	551	638	879	887
Winston	446	517	638	917	1114

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
Adair	448	471	630	905	1100
Audrain	479	526	704	874	1052
Barton	403	494	630	798	864
Butler	435	477	639	793	958
Carroll	429	471	630	782	941
Cedar	440	483	646	802	985
Clark	389	471	630	918	941
Crawford	495	498	667	868	1047
Daviess	429	522	630	918	941
Douglas	429	471	630	903	941

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Atchison	429	471	630	860	864
Barry	429	536	630	799	864
Benton	440	483	647	884	887
Camden	458	574	673	835	1137
Carter	498	550	637	897	928
Chariton	429	471	630	796	885
Cooper	429	494	630	898	947
Dade	429	471	630	782	864
Dent	443	486	651	820	892
Dunklin	457	471	630	893	1040

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 29

MISSOURI continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Gasconade	429	471	630	918	1069
Grundy	389	471	630	918	955
Henry	466	512	685	955	1000
Holt	429	471	630	816	987
Howell	426	471	630	797	1042
Johnson	445	539	722	1051	1228
Laclede	452	471	630	876	1014
Lewis	415	471	630	844	941
Livingston	468	471	630	879	1035
Madison	471	518	693	860	950
Marion	391	474	634	841	869
Miller	446	520	656	841	899
Monroe	429	471	630	798	1100
Morgan	404	489	655	813	898
Nodaway	443	486	651	832	951
Ozark	429	544	630	814	941
Perry	454	523	668	942	986
Phelps	430	521	698	926	1180
Pulaski	509	623	826	1204	1442
Ralls	456	501	670	831	1170
Reynolds	429	471	630	782	941
St. Clair	429	492	630	782	864
St. Francois	468	471	630	855	936
Schuyler	389	471	630	783	864
Scott	392	474	635	812	870
Shelby	429	471	630	826	864
Stone	468	581	759	957	1074
Taney	521	585	677	980	1182
Vernon	433	524	702	893	962
Wayne	429	497	630	782	1096
Wright	429	471	630	821	1086

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Gentry	429	471	630	785	864
Harrison	443	486	651	808	892
Hickory	446	471	630	782	963
Howard	429	500	630	860	864
Iron	429	536	630	882	1100
Knox	429	471	630	796	1088
Lawrence	448	471	630	878	1100
Linn	429	471	630	782	864
Macon	389	471	630	902	920
Maries	429	544	630	916	1048
Mercer	433	475	636	907	950
Mississippi	458	503	673	835	1006
Montgomery	437	480	643	827	884
New Madrid	429	471	630	813	910
Oregon	429	515	630	797	864
Pemiscot	429	471	630	800	864
Pettis	527	530	710	987	1020
Pike	429	473	630	918	928
Putnam	429	471	630	918	941
Randolph	439	506	645	808	1095
Ripley	429	471	630	821	1100
Ste. Genevieve	441	556	648	890	893
Saline	433	471	630	865	957
Scotland	429	471	630	836	941
Shannon	389	471	630	782	941
Stoddard	429	471	630	807	864
Sullivan	481	528	707	877	1056
Texas	389	471	630	918	1035
Washington	474	477	630	782	941
Worth	429	471	630	782	941

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 PAGE 30

MONTANA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Beaverhead	475	532	658	885	1149
Blaine	475	540	658	817	902
Carter	475	569	658	931	1091
Custer	506	569	658	959	1075
Dawson	475	569	658	855	1115
Fallon	475	535	658	852	1091
Flathead	490	589	755	1100	1252
Garfield	475	523	658	959	1091
Granite	531	549	735	912	1219
Jefferson	509	616	825	1024	1368
Lake	435	569	658	880	1112
Liberty	475	523	658	817	1091
McCone	475	568	658	890	1091
Meagher	475	504	658	879	1091
Musselshell	449	555	678	959	1124
Petroleum	519	572	719	1017	1192
Pondera	475	569	658	959	1149
Powell	475	569	658	959	1091
Ravalli	544	548	733	972	1027
Roosevelt	475	519	658	895	902
Sanders	481	543	658	858	1068
Silver Bow	523	544	699	867	1220
Sweet Grass	493	510	683	848	1132
Toole	475	569	658	954	1149
Valley	475	569	658	817	902
Wibaux	475	523	658	931	1091

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Big Horn	475	531	658	861	1091
Broadwater	576	596	798	990	1323
Chouteau	475	569	658	846	964
Daniels	475	523	658	931	1091
Deer Lodge	475	569	658	909	1149
Fergus	475	569	658	824	902
Gallatin	531	639	788	1148	1376
Glacier	542	569	658	817	1091
Hill	475	492	658	861	956
Judith Basin	475	569	658	817	1091
Lewis and Clark	654	664	860	1253	1501
Lincoln	406	559	658	817	1149
Madison	532	636	736	913	1009
Mineral	475	569	658	899	902
Park	518	605	810	1009	1414
Phillips	535	569	658	817	1098
Powder River	485	502	672	834	1114
Prairie	475	523	658	931	1091
Richland	475	569	658	877	1091
Rosebud	475	561	658	817	902
Sheridan	475	569	658	941	1091
Stillwater	485	542	700	971	1222
Teton	435	516	690	856	1161
Treasure	545	599	754	1067	1250
Wheatland	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
Adams	421	483	647	828	904
Arthur	509	584	782	979	1076

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Antelope	411	481	631	791	865
Banner	425	488	653	818	899

NEBRASKA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Blaine	431	495	662	829	911
Box Butte	411	541	631	853	927
Brown	431	495	662	821	907
Burt	423	486	650	891	895
Cedar	411	471	631	859	1037
Cherry	411	471	631	783	869
Clay	411	511	631	783	865
Cuming	411	471	631	783	875
Dawes	413	474	635	867	870
Deuel	411	471	631	865	869
Dundy	411	471	631	865	869
Franklin	411	471	631	919	1102
Furnas	411	471	631	783	869
Garden	411	471	631	783	903
Gosper	411	471	631	783	918
Greeley	411	471	631	821	865
Hayes	437	501	671	840	924
Holt	411	505	631	783	900
Jefferson	411	471	631	783	869
Kearney	473	542	726	945	995
Keya Paha	411	471	631	790	869
Knox	411	545	631	920	1102
Logan	411	471	631	783	869
McPherson	411	471	631	790	869
Morrill	411	471	631	814	930
Nemaha	468	471	631	847	958
Otoe	411	495	631	920	1102
Perkins	411	471	631	783	869
Pierce	411	545	631	783	1013
Polk	411	493	631	783	865
Richardson	411	545	631	920	953
Saline	473	542	726	901	1004
Sheridan	411	545	631	800	865
Sioux	411	471	631	790	869
Thayer	411	496	631	846	930
Thurston	411	471	631	783	865
Wayne	411	471	631	906	1102
Wheeler	411	471	631	790	869

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Boone	411	545	631	783	865
Boyd	411	545	631	790	951
Buffalo	422	511	684	919	1072
Butler	411	471	631	920	950
Chase	411	471	631	790	865
Cheyenne	411	510	631	862	865
Colfax	421	483	646	834	912
Custer	411	471	631	783	865
Dawson	447	482	645	800	902
Dodge	443	536	718	897	984
Fillmore	411	518	631	880	1056
Frontier	429	492	659	818	903
Gage	437	483	647	823	890
Garfield	436	500	669	830	917
Grant	411	471	631	790	869
Harlan	411	471	631	783	865
Hitchcock	411	471	631	783	865
Hooker	538	618	827	1036	1138
Johnson	411	471	631	862	865
Keith	411	473	631	788	865
Kimball	443	509	681	845	933
Lincoln	423	513	686	851	940
Loup	411	471	631	790	869
Madison	409	495	663	840	1113
Nance	411	471	631	783	985
Nuckolls	411	545	631	862	865
Pawnee	411	471	631	862	865
Phelps	411	471	631	862	1045
Platte	505	508	631	836	966
Red Willow	411	482	631	828	997
Rock	411	471	631	865	869
Scotts Bluff	424	508	680	844	968
Sherman	411	545	631	920	1102
Stanton	411	518	631	920	982
Thomas	411	471	631	783	869
Valley	411	471	631	829	869
Webster	411	471	631	814	865
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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 32

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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 33

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, Chandlers purchase, Clarksville town, Colebrook town, Columbia town, Crawfords purchase, Cutts grant, Dalton town, Dixs grant, Dixville township, Dummer town, Errol town, Ervings location, Gorham town, Greens grant, Hadleys 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 PAGE 34

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

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

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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 36

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 PAGE 37

NORTH CAROLINA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Watauga	538	675	872	1191	1195
Wilson	537	540	723	984	991
Wilkes	479	560	648	847	1094
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
Adams	526	530	653	947	951
Benson	531	564	653	923	937
Bottineau	495	498	653	902	905
Burke	531	564	653	867	895
Dickey	531	564	653	902	951
Dunn	504	507	653	908	951
Emmons	531	564	653	947	951
Golden Valley	504	507	653	908	951
Griggs	531	536	653	952	1140
Kidder	503	506	653	852	951
Logan	568	571	736	1023	1198
McIntosh	485	488	653	810	967
McLean	531	564	653	952	1140
Mountrail	833	839	1123	1394	1635
Pembina	531	552	653	810	1133
Ramsey	488	491	653	930	951
Renville	504	507	653	952	1140
Rolette	504	507	653	952	1063
Sheridan	504	507	653	908	951
Stark	647	651	851	1078	1239
Stutsman	508	512	685	909	1020
Traill	498	502	653	852	951
Ward	796	876	1173	1697	1999
Williams	800	955	1107	1512	1517
Barnes	517	520	696	873	1029
Billings	530	533	687	955	1000
Bowman	563	598	692	859	949
Cavalier	531	564	653	856	1026
Divide	504	507	653	908	951
Eddy	531	564	653	947	951
Foster	504	507	653	952	1140
Grant	531	564	653	947	951
Hettinger	531	564	653	947	951
LaMoure	485	488	653	810	895
McHenry	531	564	653	864	1082
McKenzie	549	553	740	968	1077
Mercer	494	498	653	810	1140
Nelson	531	564	653	883	951
Pierce	504	507	653	908	951
Ransom	527	530	710	945	1034
Richland	531	550	653	952	1100
Sargent	506	509	653	899	999
Slope	530	533	687	955	1000
Steele	516	519	653	832	951
Towner	493	497	653	908	951
Walsh	531	564	653	841	989
Wells	516	519	653	952	1010

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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 38

OHIO continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	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 PAGE 39

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						

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 40

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 PAGE 41

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	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Bedford	525	540	638	792	885	Bradford	482	486	650	893	896
Cameron	488	551	638	930	1114	Clarion	488	543	638	792	875
Clearfield	433	517	638	855	882	Clinton	537	540	723	897	1097
Crawford	478	511	648	804	937	Elk	483	486	638	792	875
Forest	473	477	638	792	1114	Fulton	488	551	638	805	924
Greene	525	549	638	796	878	Huntingdon	519	522	638	861	875
Indiana	550	577	668	868	916	Jefferson	474	517	638	794	875
Juniata	451	505	638	805	875	Lawrence	417	521	676	881	927
McKean	398	509	645	800	884	Mifflin	495	498	638	817	875
Northumberland	487	524	671	849	920	Potter	488	540	638	792	970
Schuylkill	416	512	638	868	877	Snyder	521	558	682	846	935
Somerset	460	498	638	828	877	Sullivan	475	510	638	930	1044
Susquehanna	550	553	676	886	984	Tioga	409	573	663	885	1070
Union	549	553	740	1049	1112	Venango	496	522	638	792	875
Warren	525	535	638	830	947	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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 42

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	NONMETROPOLITAN COUNTIES	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	NONMETROPOLITAN COUNTIES	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

SOUTH DAKOTA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Butte	434	507	644	880	883
Charles Mix	434	556	644	799	883
Clay	484	554	718	1013	1254
Corson	434	483	644	872	883
Day	434	481	644	861	921
Dewey	567	588	689	941	944
Edmunds	451	500	669	909	1031
Faulk	434	481	644	875	883
Gregory	434	556	644	865	950
Hamlin	491	495	644	880	883
Hanson	434	483	644	875	883
Hughes	455	520	676	985	1180
Hyde	434	483	644	875	883
Jerauld	434	534	644	880	883
Kingsbury	403	481	644	939	1105
Lawrence	469	528	668	912	916
McPherson	437	486	648	881	888
Mellette	434	483	644	939	1124
Moody	434	541	644	880	883
Potter	434	483	644	799	883
Sanborn	434	556	644	939	1124
Spink	530	531	644	880	883
Sully	434	483	644	880	883
Tripp	434	481	644	799	883
Yankton	446	481	644	905	1124

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Campbell	434	483	644	875	1124
Clark	434	483	644	880	883
Codington	427	517	692	922	1208
Davison	432	523	700	884	1102
Deuel	434	556	644	880	883
Douglas	550	610	816	1013	1118
Fall River	537	595	797	1005	1092
Grant	434	527	644	914	1124
Haakon	487	542	723	897	991
Hand	434	521	644	875	883
Harding	434	483	644	875	883
Hutchinson	437	484	648	804	888
Jackson	434	504	644	880	883
Jones	434	483	644	875	883
Lake	434	556	644	939	1124
Lyman	434	541	644	806	883
Marshall	449	498	667	898	914
Miner	434	490	644	932	935
Perkins	464	514	688	854	943
Roberts	434	540	644	876	883
Shannon	434	483	644	843	883
Stanley	470	521	697	952	955
Todd	434	556	644	799	889
Walworth	434	556	644	875	883
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 PAGE 44

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 PAGE 45

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	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
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 PAGE 46

TEXAS continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Calhoun	590	628	784	994	1237
Cass	418	492	658	899	1149
Cherokee	513	516	691	942	1003
Cochran	488	492	658	959	1044
Coleman	488	492	658	959	1149
Colorado	477	504	658	959	1149
Concho	811	853	1077	1416	1708
Cottle	495	521	658	865	1044
Crockett	495	569	658	865	1044
Dallam	495	569	658	959	1044
Deaf Smith	526	550	699	948	1067
DeWitt	533	536	658	932	1044
Dimmit	495	569	658	886	902
Duval	562	592	747	927	1185
Edwards	495	521	658	865	1044
Fannin	437	529	708	990	1136
Fisher	488	492	658	859	1044
Foard	495	521	658	959	1044
Freestone	488	492	658	868	1044
Gaines	495	521	658	959	1044
Gillespie	699	715	928	1193	1472
Gonzales	488	492	658	936	1044
Grimes	488	492	658	914	1044
Hall	457	534	658	959	1044
Hansford	501	527	665	838	931
Harrison	512	558	680	900	1041
Haskell	495	521	658	937	1044
Henderson	618	683	849	1143	1322
Hockley	588	592	793	984	1087
Houston	408	495	662	900	917
Hutchinson	519	523	700	869	1222
Jackson	541	545	729	981	1273
Jeff Davis	748	788	994	1307	1577
Jim Wells	593	597	777	964	1065
Kenedy	596	627	791	1040	1255
Kerr	584	684	817	1088	1296
King	708	745	940	1236	1491
Kleberg	568	572	753	1097	1315
Lamar	547	570	664	952	1159
La Salle	537	565	713	1039	1131
Lee	495	569	658	899	902
Limestone	476	577	772	958	1225

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Camp	484	569	658	932	986
Castro	563	593	748	928	1186
Childress	508	583	675	984	1071
Coke	488	492	658	817	1044
Collingsworth	541	570	719	945	1140
Comanche	488	492	658	880	902
Cooke	610	614	822	1023	1127
Crane	495	521	658	817	1044
Culberson	495	521	658	865	1044
Dawson	495	509	658	959	1044
Delta	495	521	658	958	1149
Dickens	488	492	658	865	1044
Donley	488	492	658	825	1044
Eastland	440	492	658	817	945
Erath	614	618	756	961	1066
Fayette	505	509	681	992	1080
Floyd	495	569	658	959	1149
Franklin	488	492	658	898	1149
Frio	495	498	667	936	1058
Garza	495	521	658	959	1044
Glasscock	520	548	691	908	1096
Gray	495	569	658	854	1044
Hale	450	519	658	917	1044
Hamilton	519	522	699	934	1164
Hardeman	552	581	733	910	1163
Hartley	567	597	753	990	1194
Hemphill	495	569	658	865	1044
Hill	532	536	717	910	1059
Hopkins	542	545	729	906	1182
Howard	566	603	752	968	1085
Jack	638	732	847	1051	1237
Jasper	571	575	770	956	1055
Jim Hogg	495	533	658	864	1044
Karnes	520	523	658	959	1111
Kent	520	548	691	908	1096
Kimble	506	533	672	834	921
Kinney	488	492	658	865	1044
Knox	495	521	658	899	1044
Lamb	495	524	658	876	1031
Lavaca	406	494	658	939	1149
Leon	488	492	658	852	1063
Lipscomb	507	581	673	835	922

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 47

TEXAS 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
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

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 48

UTAH continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Logan, UT-ID MSA	479	525	658	959	1095	Cache
Ogden-Clearfield, UT HMFA	509	645	826	1165	1377	Davis, Morgan, Weber
Provo-Orem, UT MSA	555	668	788	1148	1376	Juab, Utah
Salt Lake City, UT HMFA	603	757	938	1351	1575	Salt Lake
St. George, UT MSA	554	656	794	1146	1386	Washington
Tooele County, UT HMFA	573	642	769	1076	1343	Tooele

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Beaver	434	565	661	903	906	Carbon	489	502	672	859	986
Daggett	555	649	845	1191	1342	Duchesne	511	661	778	1097	1286
Emery	432	569	658	843	929	Garfield	432	492	658	817	1045
Grand	480	562	731	1065	1161	Iron	467	542	658	959	1149
Kane	521	593	794	1048	1261	Millard	432	534	658	951	1143
Piute	556	651	847	1051	1345	Rich	581	681	886	1272	1407
San Juan	432	506	658	959	1045	Sanpete	521	524	702	871	962
Sevier	435	495	663	829	1055	Summit	699	890	1030	1501	1798
Uintah	571	650	870	1084	1231	Wasatch	608	760	927	1266	1271
Wayne	432	569	658	959	1131						

VERMONT

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
Burlington-South Burlington, VT MSA	751	897	1172	1552	1718	Chittenden County towns of Bolton town, Buels gore, Burlington city, Charlotte town, Colchester town, Essex town, Hinesburg town, Huntington town, Jericho town, Milton town, Richmond town, St. George town, Shelburne town, South Burlington city, Underhill town, Westford town, Williston town, Winooski city Franklin County towns of Bakersfield town, Berkshire town, Enosburg town, Fairfax town, Fairfield town, Fletcher town, Franklin town, Georgia town, Highgate town, Montgomery town, Richford town, St. Albans city, St. Albans town, Sheldon town, Swanton town Grand Isle County towns of Alburgh town, Grand Isle town, Isle La Motte town, North Hero town, South Hero town

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, Panton 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 PAGE 49

VERMONT continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
						Pownal town, Readsboro town, Rupert town, Sandgate town, Searsburg town, Shaftsbury town, Stamford town, Sunderland town, Winhall town, Woodford town
Caledonia County, VT	662	666	847	1051	1209	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,

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 50

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	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Accomack	614	645	746	926	1238	Alleghany	533	537	658	899	902
Bath	542	544	658	871	1018	Bland	488	492	658	829	1018
Brunswick	521	524	702	871	1176	Buchanan	542	569	658	823	902
Carroll	542	569	658	945	1018	Charlotte	488	492	658	817	930
Cumberland	644	646	782	1140	1210	Dickenson	542	569	658	817	1018
Essex	573	705	816	1033	1262	Grayson	406	569	658	889	1077

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING PAGE 51

VIRGINIA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Greensville	521	525	664	919	1027
Henry	542	569	658	878	941
King and Queen	748	750	908	1127	1405
Lancaster	580	583	781	1131	1208
Louisa	678	693	823	1199	1207
Madison	694	728	843	1151	1156
Middlesex	741	746	999	1311	1715
Northumberland	542	544	658	959	1018
Orange	608	612	789	1150	1378
Patrick	542	569	658	934	1018
Prince Edward	599	603	807	1023	1106
Rockbridge	526	610	706	876	1233
Shenandoah	489	599	784	1121	1197
Southampton	569	572	761	944	1177
Tazewell	519	522	658	817	1018
Wise	523	527	658	817	940
Buena Vista city	526	610	706	876	1233
Covington city	533	537	658	899	902
Emporia city	521	525	664	919	1027
Galax city	542	569	658	945	1018
Martinsville city	542	569	658	878	941

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Halifax	542	547	658	817	902
Highland	542	544	658	871	1018
King George	798	803	1028	1353	1662
Lee	542	569	658	845	1018
Lunenburg	557	559	676	879	1040
Mecklenburg	548	575	665	825	1018
Northampton	560	564	755	937	1035
Nottoway	563	567	724	1012	1264
Page	558	586	678	956	1069
Pittsylvania	538	541	684	948	1076
Richmond	545	549	735	986	1007
Russell	542	567	658	882	1018
Smyth	542	554	658	825	905
Surry	542	544	658	871	1018
Westmoreland	539	542	726	1058	1123
Wythe	488	492	658	817	1121
Clifton Forge city	533	537	658	899	902
Danville city	538	541	684	948	1076
Franklin city	569	572	761	944	1177
Lexington city	526	610	706	876	1233
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 PAGE 52

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 PAGE 53

WEST VIRGINIA continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Upshur	445	448	599	778	935
Wetzel	462	492	582	722	1016
Webster	432	435	582	722	798
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
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 PAGE 54

WISCONSIN continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Shawano	497	500	665	863	989
Trempealeau	449	492	658	879	1017
Vilas	486	541	712	884	986
Washburn	499	546	731	907	1002
Waushara	469	514	688	854	943
Taylor	406	492	658	817	902
Vernon	483	504	674	836	924
Walworth	530	625	837	1135	1200
Waupaca	508	511	684	934	938
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
Albany	545	605	804	1167	1404
Campbell	647	708	940	1254	1288
Converse	493	603	717	979	983
Fremont	478	540	723	897	991
Hot Springs	463	525	658	959	1149
Lincoln	581	631	845	1094	1178
Park	477	576	693	984	1151
Sheridan	605	657	879	1091	1535
Sweetwater	642	697	933	1163	1629
Uinta	489	535	711	965	1217
Weston	523	657	760	1022	1138
Big Horn	453	508	658	860	1031
Carbon	514	591	747	1039	1082
Crook	491	617	714	942	1069
Goshen	453	537	658	838	985
Johnson	534	631	776	1131	1162
Niobrara	462	501	671	833	1005
Platte	463	569	658	889	1011
Sublette	579	728	842	1227	1470
Teton	962	974	1169	1682	1750
Washakie	453	569	658	959	1149

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 PAGE 55

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
Utuado Municipio, PR HMFA	347	365	422	544	578	Utuado
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

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
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
76200	670	000	990	1340	1700	76209	600	710	000	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	1390	1640
60017	790	910	1060	1350	1590	60018	720	830	970	1240	1460
60022	1190	1370	1590	2030	2390	60025	930	1070	1240	1580	1860
60026	1050	1210	1410	1800	2120	60029	790	910	1060	1350	1590
60043	1190	1370	1590	2030	2390	60053	1160	1340	1560	1990	2340
60056	790	910	1060	1350	1590	60062	1160	1340	1560	1990	2340
60065	790	910	1060	1350	1590	60067	940	1080	1260	1610	1890
60068	920	1060	1230	1570	1850	60070	810	930	1080	1380	1620
60074	860	990	1150	1470	1730	60076	930	1070	1240	1580	1860
60077	870	1010	1170	1490	1760	60078	790	910	1060	1350	1590
60089	990	1140	1330	1700	2000	60090	830	950	1110	1420	1670
60091	1190	1370	1590	2030	2390	60093	1160	1340	1560	1990	2340
60103	1030	1190	1380	1760	2070	60104	790	910	1060	1350	1590
60107	1190	1370	1590	2030	2390	60120	760	880	1020	1300	1530
60126	960	1110	1290	1640	1940	60130	770	880	1030	1310	1550
60131	680	780	910	1160	1370	60133	860	990	1150	1470	1730
60141	790	910	1060	1350	1590	60153	730	840	980	1250	1470
60154	1150	1320	1540	1960	2310	60155	670	770	900	1150	1350
60159	790	910	1060	1350	1590	60160	700	810	940	1200	1410
60161	790	910	1060	1350	1590	60162	720	820	960	1220	1440
60163	780	890	1040	1330	1560	60164	670	770	900	1150	1350
60165	720	830	970	1240	1460	60168	790	910	1060	1350	1590
60169	840	960	1120	1430	1680	60171	700	810	940	1200	1410
60172	060	930	1150	1470	1730	60173	990	1140	1330	1700	2000
60176	700	810	940	1200	1410	60192	1190	1370	1590	2030	2390
60193	960	1100	1280	1630	1920	60194	1000	1150	1340	1710	2010
60195	970	1120	1300	1660	1950	60201	1010	1170	1360	1730	2040
60202	880	1010	1180	1500	1770	60203	1120	1290	1500	1910	2250
60204	790	910	1060	1350	1590	60301	1110	1280	1490	1900	2240
60302	810	930	1080	1380	1620	60303	790	910	1060	1350	1590
60304	810	930	1080	1380	1620	60305	820	950	1100	1400	1650
60402	740	850	990	1260	1490	60406	670	770	900	1150	1350
60409	730	840	980	1250	1470	60411	770	880	1030	1310	1550
60412	790	910	1060	1350	1590	60415	710	820	950	1210	1430
60419	880	1010	1180	1500	1770	60422	990	1130	1320	1680	1980
60423	830	950	1110	1420	1670	60425	780	900	1050	1340	1580
60426	760	880	1020	1300	1530	60428	1040	1190	1390	1770	2090
60429	1050	1210	1410	1800	2120	60430	810	930	1080	1380	1620
60438	750	870	1010	1290	1520	60439	750	870	1010	1290	1520
60443	930	1070	1240	1580	1860	60445	740	850	990	1260	1490
60452	770	880	1030	1310	1550	60453	780	890	1040	1330	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

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
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

BILLING CODE 4210–67–C

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.

[FR Doc. 2015–31319 Filed 12–10–15; 8:45 am]

BILLING CODE 4210–67–P