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Section 8 2025 Fair Market Rents, Payment Standards, Public Housing Flat Rents & 2024 Income Limits Summary

Fair Market Rents – 100% - Effective October 1, 2024

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
\$1,311	\$1,363	\$1,624	\$2,259	\$2,457	\$2,826	\$3,194

Payment Standards - 110% - Effective October 1, 2024

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
\$1,442	\$1,499	\$1,786	\$2,484	\$2,702	\$3,108	\$3,513

Via Resolution #2022-30, Board Approved 110% of the applicable FMR.

Flat Rents - No Less than 80% of FMR - Effective October 1, 2024

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
\$1,049	\$1,091	\$1,300	\$1,808	\$1,966	\$2,261	\$2,556

Via Resolution #2016-29, Board approved 80% of FMR.

Revised September 12, 2024

FY 2024 Income Limits Summary - Effective May 1, 2024

EXTREMELY LOW INCOME LIMITS*

Number of persons in family

1	2	3	4	5	6	7	8
\$19,250	\$22,000	\$25,820	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720

VERY LOW INCOME LIMITS (50%)

Number of persons in family

1	2	3	4	5	6	7	8
\$32,100	\$36,700	41,300	45,850	\$49,550	\$53,200	\$56,900	\$60,550

LOW INCOME LEVEL (80%)

Number of persons in family

1	2	3	4	5	6	7	8
\$51,350	\$58,700	\$66,050	\$73,350	\$79,250	\$85,100	\$91,000	\$96,850

*The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Revised April 3, 2024