

**Flat Rents, Ceiling Rents and Utility Allowances
Jonesboro Housing Authority Low Rent Public Housing**

FMR Based on HUD User FY 26 FMR printed 08/14/2025

11/1/25 UA RATES

Efficiency	One BR FMR	Two BR FMR	Three BR FMR	Four BR FMR
805@80%=644	870@80%=696	1040@80%=832	1402@80%=1122	1480@80%=1184
80% FMR = Ceiling Rent		80% FMR minus utility allowance = Flat Rent		

Flat Rent must change with the utility allowance change as well as when FMR changes from HUD announcements.

Development and Bedroom Size	Proposed 11.1.24 Flat Rent change	Proposed 11.1.23 Ceiling Rent	Proposed 11.1.23 UA	Proposed 11.1.25 Flat Rent change	Proposed 11.1.25 Ceiling Rent	Proposed 11.1.25 UA
Cayman Villa 1 BR	586	650	64	637	696	59
Cayman Villa 2 BR	697	778	81	754	832	78
Cayman Villa 3 BR	942	1043	101	1023	1122	99
Cayman Villa 4 BR	1083	1221	138	1053	1184	131
Woodland 0 BR	498	558	60	587	644	57
Woodland 1 BR	590	650	60	639	696	57
Goff Courts 1 BR	566	650	84	594	696	102
Goff Courts 2 BR	675	778	103	707	832	125
Goff Courts 3 BR	919	1043	124	972	1122	150
Goff Courts 4 BR	1052	1221	169	977	1184	207
Meadowcrest 2 BR	693	778	85	751	832	81
Marshall, 2 BR	670	778	108	702	832	130
Marshall, Melrose 3 Bedroom	910	1043	133	963	1122	159
Scattered Sites	893	1043	150	938	1122	184

Over Income Limits must be adjusted to remain at 2.4 times the Very Low-Income Limit.

2025 Jonesboro Over Income Limits

Family Size	1	2	3	4	5	6	7	8
Very Low-Income Limit	27,800	31,750	35,700	39,650	42,850	46,000	49,200	52,350
Over-Income Limit	66,720	76,200	85,680	95,160	102,840	110,400	118,080	125,640