

Security Deposits, Flat Rents and Utility Allowances

JURHA Imboden Development Low Rent Public Housing

November 1, 2025

One BR FMR

630@80%=504.00 /537.00

Two BR FMR

880@80%=704

Three BR FMR

1089@80%=872

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 & BR Size | 11.1.24 Flat Rents  | 11.1.24 UA | Proposed 11.1.25 Flat Rents | Proposed 11.1.25 Ceiling Rents | Proposed 11.1.25 UA |
|-----------------------|---------------------|------------|-----------------------------|--------------------------------|---------------------|
| Main St One BR 1      | 439                 | 78         | 439                         | 537                            | 98                  |
| Main St Two BR 2      | 585                 | 93         | 588                         | 704                            | 116                 |
| <b>Row House</b>      |                     |            |                             |                                |                     |
| Circle Dr One BR 1    | 445                 | 72         | 414                         | 504                            | 90                  |
| Circle Dr 1           | Corrected 11/1/2024 |            |                             |                                |                     |
| Circle Dr Two BR 2    | 585                 | 93         | 588                         | 704                            | 116                 |
| Circle Dr Three BR 3  | 764                 | 106        | 740                         | 872                            | 132                 |

| Apartment   | 80%FMR | Less 2024 UA | 11/1/2025 Flat |
|-------------|--------|--------------|----------------|
| 1 BR Main   | 537    | -98          | 439            |
| 2 BR Main   | 704    | -116         | 588            |
| 1 Br Row    | 504    | -90          | 414            |
| 2 BR Circle | 704    | -116         | 588            |
| 3 BR Circle | 872    | -132         | 740            |

501-506 & 517-520 Circle

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

**2025 Imboden Over Income Limits**

| Family Size           | 1      | 2      | 3      | 4      | 5      | 6      | 7      | 8       |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|---------|
| Very Low-Income Limit | 23,500 | 26,850 | 30,200 | 35,550 | 36,250 | 38,950 | 41,650 | 43,300  |
| Over-Income Limit     | 56,400 | 64,440 | 72,480 | 85,320 | 87,000 | 93,480 | 99,960 | 106,320 |