

Embury Apartments  
 133 Lawrence Street  
 Saratoga Springs, NY 12866

**2020 Income Limits and Rents**

Effective May 2020

\*Gross income limits to qualify for housing at Embury:

| <b>Moderate Income Rental Program</b> |        |  |
|---------------------------------------|--------|--|
| Unit Size                             | Rents  | Maximum Annual Income for this program |
| 0 bedroom                             | \$805  | 1 person = \$61,110                    |
| 1 bedroom                             | \$875  | 2 persons = \$69,840                   |
| 2 bedrooms                            | \$1054 |  |

| <b>HUD Section 8 Low Income Rental Program</b> |   |  |
|--|---|--|
| Unit Size                                      | Rents   | Maximum Annual Income for this program |
| Studio   | 30% of gross annual income adjusted per the HUD regulations | 1 person = \$33,950                    |
| 1 bedroom                                      |   | 2 persons = \$38,800                   |
| 2 bedrooms                                     |   |  |

\*Gross income as defined by HUD regulations (**not** IRS income tax calculations) includes, but is not limited to: Social Security income; disability income; VA income; wages; pensions; interest and dividends on any assets held; distributions from IRAs; unemployment income; worker’s compensation income; trust income; annuity income; alimony and any other regular payments the applicant receives.