

Embury Apartments
 133 Lawrence Street
 Saratoga Springs, NY 12866

2022 Income Limits and Rents

Effective April 2022

*Gross income limits to qualify for housing at Embury:

Moderate Income Rental Program		
Unit Size	Rents	Maximum Annual Income for this program
0 bedroom	\$805	1 person = \$66,780 2 persons = \$76,320
1 bedroom	\$875	
2 bedrooms	\$1054	

HUD Section 8 Low Income Rental Program		
Unit Size	Rents	Maximum Annual Income for this program
Studio 1 bedroom 2 bedrooms	30% of gross annual income adjusted per the HUD regulations	1 person = \$37,100 2 persons = \$42,400

*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.