

Embury Apartments
133 Lawrence Street
Saratoga Springs, NY 12866

2023 Income Limits and Rents

*Gross income limits to qualify for housing at Embury:

Moderate Income Rental Program			
Unit Type	Unit Size	Rents (Effective 11/01/16)	Maximum Annual Income (Effective 6/15/2023)
Studio	476 sq. ft.	\$805	1 person = \$70,740 2 persons = \$80,820
1 bedroom	573 sq. ft.	\$875	
1 bedroom, HA	633 sq. ft.	\$875	
2 bedrooms	840 sq. ft.	\$1,054	

HUD Section 8 Low Income Rental Program		
Unit Size	Rents	Maximum Annual Income (Effective 6/15/23)
Studio 1 bedroom 2 bedrooms	30% of gross annual income adjusted per the HUD regulations	1 person = \$39,300 2 persons = \$44,900

*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.