

HUD Income and Rent Limits 2009

HUD Median Income Limits effective March 19, 2009 for: Section 8 and MTSP

HOME Income Limits are effective 4/27/09

Incomes ¹ (Updated 4/14/09)	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
100% AMI	\$73,700	\$84,250	\$94,750	\$105,300	\$113,700	\$122,150
80% AMI ²	\$59,000	\$67,400	\$75,800	\$84,200	\$91,000	\$97,700
MTSP and HOME 60% AMI ³	\$44,220	\$50,520	\$56,880	\$63,180	\$68,220	\$73,260
Section 8, HOME & MTSP 50% AMI	\$36,850	\$42,100	\$47,400	\$52,650	\$56,850	\$61,050
30% AMI	\$22,100	\$25,300	\$28,450	\$31,600	\$34,150	\$36,650

¹ Most numbers are rounded to the nearest \$50.

² The 80% HUD uncapped incomes, which are rounded to the nearest \$100

³ **Multifamily Tax Subsidy Projects Income Limits:** These Limits were issued by the federal government, in accordance with the Housing and Economic Recovery Act of 2008, which requires calculation of separate income limits to determine income eligibility for projects funded with tax credits authorized under Section 42 of the Internal Revenue Code and projects financed with tax exempt housing bonds issued to provide qualified residential rental development under Section 142 of the Code.

Allowable AMI and Restricted Rent Limits:

HUD establishes the AMI for each metro statistical area. The base AMI is reflective of income for an average family of 4 persons. The current AMI represents 100% for a family of 4. Percentages change based upon the number of persons per household. A number of persons less than 4 reduces the percentage. Conversely, a number higher than 4 increases the percentage. A family of 3 represents 90% of AMI; a family of 2 represents 80% of AMI; a family of 5 represents 108% of AMI; and a family of 6 represents 116% of AMI. See scale below:

# Person	1	2	3	4	5	6	7	8
% Adjustment	70%	80%	90%	100%	108%	116%	124%	132%

Multifamily Tax Subsidy Project (MTSP) Rents (not yet released)						
	Eff.	1BR	2BR	3BR	4BR	5BR
60 % MTSP Rent Limit						
50% MTSP Rent Limit						

2009 HOME RENTS						
Eff. April 27, 2009	0BR	1BR	2BR	3BR	4BR	5BR
High Rent Limit	\$1,100	\$1,180	\$1,418	\$1,630	\$1,799	\$1,966
Low Rent Limit	\$921	\$986	\$1,185	\$1,368	\$1,526	\$1,685

Housing Cost Limit

This monthly limit is calculated at 30% of income based on family size. Please note that in practice affordability is calculated by bedroom size, not family size. The below schedule is intended to provide a quick estimate to determine affordability for a given household. To estimate affordability by unit size, assume occupancy of 1.5 persons per bedroom. For example, averaging a 1 person household and 2 person household Housing Cost Limit will yield an estimated one bedroom affordability and so on. Please note that the federal government sets limits for rental units funded under the HOME and MTSP (LIHTC) programs which the County adopts for all County funded housing developments.

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
100% AMI	\$1,843	\$2,106	\$2,369	\$2,633	\$2,843	\$3,054
80% AMI	\$1,475	\$1,685	\$1,895	\$2,105	\$2,275	\$2,443
60% AMI	\$1,106	\$1,263	\$1,422	\$1,580	\$1,706	\$1,832
50% AMI	\$921	\$1,053	\$1,185	\$1,316	\$1,421	\$1,526
30% AMI	\$553	\$633	\$711	\$790	\$854	\$916