

2018 Income & Rent Limits

Income Limits ¹								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% AMI	\$17,800	\$20,350	\$22,900	\$25,400	\$27,450	\$29,500	\$31,500	\$33,550
50% AMI	\$29,650	\$33,850	\$38,100	\$42,300	\$45,700	\$49,100	\$52,500	\$55,850
60% AMI	\$35,580	\$40,620	\$45,720	\$50,760	\$54,840	\$58,920	\$63,000	\$67,020
80% AMI	\$47,400	\$54,200	\$60,950	\$67,700	\$73,150	\$78,550	\$83,950	\$89,400
100% AMI	\$59,300	\$67,700	\$76,200	\$84,600	\$91,400	\$98,200	\$105,000	\$111,700
120% AMI	\$71,160	\$81,240	\$91,440	\$101,520	\$109,680	\$117,840	\$126,000	\$134,040

CDBG Effective: June 1, 2018

HOME Effective: June 1, 2018

Rent Limits							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6BR
Low HOME Rent	\$741	\$793	\$952	\$1,100	\$1,227	\$1,354	\$1,480
High HOME Rent	\$879	\$1,014	\$1,180	\$1,420	\$1,564	\$1,707	\$1,851

Fair Market Rent	\$879	\$1,014	\$1,180	\$1,501	\$1,794	\$2,063	\$2,332
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50% Rent Limit**	\$741	\$793	\$952	\$1,100	\$1,227	\$1,354	\$1,480
65% Rent Limit**	\$959	\$1,029	\$1,237	\$1,420	\$1,564	\$1,707	\$1,851

Effective: June 1, 2018

Tenant paid utilities **must** be subtracted from the above rents to calculate the maximum allowable rents.

** For Information Only: 50% and 65% Rent Limits are used only for projects funded with Low-Income Housing Tax Credits.

Maximum Per-Unit Subsidy - Section 234 x 2.4 (240% HCP)					
	0 BR	1 BR	2 BR	3 BR	4+ BR
Elevator Limits	\$147,074	\$168,600	\$205,018	\$265,229	\$291,137

Effective: January 2018

HOME Homeownership Value Limits (95% Rule)				
	1-unit	2-unit	3-unit	4-unit
Existing Housing	\$214,000	\$274,000	\$331,000	\$410,000
Newly Constructed Housing	\$249,000	\$319,000	\$386,000	\$478,000

Effective: April 1, 2018

¹ Income limits for 30%, 50%, 60%, and 80% AMI as published by HUD. Income limits for all other income levels are calculated based on Very Low Income (50% AMI) limit.