

## HUD Rent and Income Limits **2008**

Median Income Limits effective February 13, 2008

HOME Income Limits effective April 12, 2008

Incomes* (Updated 4/2/08)	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
<b>100% AMI</b>	\$71,100	\$81,300	\$91,450	<b>\$101,600</b>	\$109,750	\$117,850
<b>80% AMI</b>	\$56,900	\$65,050	\$73,150	\$81,300	\$87,800	\$94,300
<b>60% AMI**</b>	\$42,660	\$48,780	\$54,840	\$60,960	\$65,820	\$70,740
<b>50% AMI</b>	\$35,550	\$40,650	\$45,700	\$50,800	\$54,850	\$58,950
<b>40% AMI</b>	\$28,450	\$32,500	\$36,600	\$40,650	\$43,900	\$47,150
<b>30% AMI</b>	\$21,350	\$24,400	\$27,450	\$30,500	\$32,950	\$35,400

\* Numbers have been rounded to the nearest \$50

\*\* The 60% incomes have been rounded by HUD. The 60% Limits are calculated by HUD in accordance with IRS guidelines to ensure consistency between the HOME program and Low Income Housing Tax Credit Program.

### 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 of \$96,500 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%	<b>100%</b>	108%	116%	124%	132%

### Housing Cost Limits @ 30% of Income (including all utilities)

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
<b>100% AMI</b>	\$1,778	\$2,033	\$2,286	\$2,540	\$2,744	\$2,946
<b>80% AMI</b>	\$1,423	\$1,626	\$1,829	\$2,033	\$2,195	\$2,358
<b>60% AMI</b>	\$1,067	\$1,220	\$1,371	\$1,524	\$1,646	\$1,769
<b>50% AMI</b>	\$889	\$1,016	\$1,143	\$1,270	\$1,371	\$1,474
<b>40% AMI</b>	\$711	\$813	\$915	\$1,016	\$1,098	\$1,179
<b>30% AMI</b>	\$534	\$610	\$686	\$763	\$824	\$885

### High and Low HOME Rent Limits

(effective 4/12/08)

	Eff.	1BR	2BR	3BR	4BR	5BR
<b>High Rent Limit</b>	<b>\$1,056</b>	<b>\$1,133</b>	<b>\$1,362</b>	<b>\$1,565</b>	<b>\$1,726</b>	<b>\$1,886</b>
<b>Low Rent Limit</b>	<b>\$888</b>	<b>\$952</b>	<b>\$1,142</b>	<b>\$1,320</b>	<b>\$1,473</b>	<b>\$1,625</b>