

Income Limits and Maximum Gross Rents - City of Saint Paul, MN

Form Revised 06/15/17

Income Limits (1)

MSA Median Income = **90,400**

(EFFECTIVE) **4/14/17**

% of Median	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person			
30%	19,000	20,350	21,700	24,400	27,100	28,200	29,300	32,960	37,140	39,230	41,320
50%	31,650	33,925	36,200	40,700	45,200	47,025	48,850	52,450	56,050	57,875	59,700
55%	34,815	37,318	39,820	44,770	49,720	51,728	53,735	57,695	61,655	63,663	65,670
60%	37,980	40,710	43,440	48,840	54,240	56,430	58,620	62,940	67,260	69,450	71,640
65%	41,145	44,102	47,060	52,910	58,760	61,132	63,505	68,185	72,865	75,237	77,610
80%	47,600	51,000	54,400	61,200	68,000	70,725	73,450	78,900	84,350	87,075	89,800
100%	63,280	67,800	72,320	81,360	90,400	94,016	97,632	104,864	112,096	115,712	119,328
110%	69,608	74,580	79,552	89,496	99,440	103,418	107,395	115,350	123,306	127,283	131,261
120%	75,936	81,360	86,784	97,632	108,480	112,819	117,158	125,837	134,515	138,855	143,194

Maximum Gross Rents (2)

LIHTC (3)	EFF	1 BR	2BR	3BR	4BR	5BR					
% of Median	1 person	1.5 person	2 person	3 person	4 person	4.5 person	5 person	6 person	7 person	7.5 person	8 person
30%	475	509	543	610	678	705	733	824	929	981	1033
Low HOME (4)	699	848		1,017		1,175		1,311		1,446	
High HOME (4)	699	862		1,086		1,538		1,799		1,970	
65% Rent Limit (5)	1,103	1,183		1,421		1,633		1,803		1,970	
FMR (6)	699	862		1,086		1,538		1,799		2,069	
50%	791	848	905	1,017	1,130	1,175	1,221	1,311	1,401	1,446	1,492
55%	870	932	995	1,119	1,243	1,293	1,343	1,442	1,541	1,591	1,641
60%	949	1,017	1,086	1,221	1,356	1,410	1,465	1,573	1,681	1,736	1,791
80%	1,190	1,275	1,360	1,530	1,700	1,768	1,836	1,973	2,109	2,177	2,245
100%	1,582	1,695	1,808	2,034	2,260	2,350	2,441	2,622	2,802	2,893	2,983
110%	1,740	1,865	1,989	2,237	2,486	2,585	2,685	2,884	3,083	3,182	3,282
120%	1,898	2,034	2,170	2,441	2,712	2,820	2,929	3,146	3,363	3,471	3,580

(1) Income limits for 50%, 60%, 65%, & 80% of median income are rounded to nearest \$50, all other limits are not.

(2) Maximum Gross Rents, including contract rents and tenant paid utilities, based on 30% of gross household income.

(3) For Low-Income Housing Tax Credit (LIHTC) projects from 1990 on, rent calculations assume 1.5 per/bd, 1 per. = 0BR or eff.

(4) HOME Program Rents - Low and High (effective June 15, 2017) as published on separate worksheet; if SRO housing has units with neither food prep nor sanitary facilities, or with one (food prep OR sanitary facilities), gross rent may not exceed 75% of the HUD published FMR limit for a 0 BR (EFF) unit

(5) 65% Rent Limit is provided for informational purposes only; the High HOME Rent cannot exceed the 65% Rent Limit

(6) FMR=Fair Market Rent Effective Feb, 2017