

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**HOME Program Rent and Income Guidelines**

(Compiled and provided to owner/manager by AHC)

**Minneapolis-St. Paul-Bloomington, MN-WI MSA**

**2018 Adjusted HOME Income Limits**

**Effective Date: June 1, 2018**

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Minneapolis-St. Paul-Bloomington, MN-WI MSA</b>								
30% LIMITS	19,850	22,650	25,500	28,300	30,600	32,850	35,100	37,400
VERY LOW INCOME-50%AMI	33,050	37,750	42,450	47,150	50,950	54,700	58,500	62,250
60% LIMITS	39,660	45,300	50,940	56,580	61,140	65,640	70,200	74,700
LOW INCOME-80%AMI	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950

**2018 HOME Program Rents**

**Effective Date: June 1, 2018**

	75% EFF*	EFF	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Minneapolis-St. Paul-Bloomington, MN-WI MSA</b>								
LOW HOME RENT	534	711	864	1,061	1,226	1,367	1,509	1,650
HIGH HOME RENT	534	711	864	1,089	1,547	1,803	1,970	2,138
<b>FOR INFORMATION ONLY</b>								
FAIR MARKET RENT	n/a	711	864	1,089	1,547	1,812	2,084	2,356
50% RENT LIMIT	n/a	826	885	1,061	1,226	1,367	1,509	1,650
65% RENT LIMIT	n/a	1,103	1,183	1,421	1,633	1,803	1,970	2,138

*\*If SRO housing has units with neither food preparation nor sanitary facilities, or with one (food preparation OR sanitary facilities), gross rent may not exceed 75% of the HUD-published FMR limit for a 0-BR (EFF) unit.*

## Northeast Minnesota HOME Consortium

### 2018 Adjusted HOME Income Limits

Effective Date: June 1, 2018

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Duluth, MN-WI MSA (St. Louis County)</b>								
30% LIMITS	15,000	17,150	19,300	21,400	23,150	24,850	26,550	28,250
VERY LOW INCOME-50%AMI	25,000	28,600	32,150	35,700	38,600	41,450	44,300	47,150
60% LIMITS	30,000	34,320	38,580	42,840	46,320	49,740	53,160	56,580
LOW INCOME-80%AMI	40,000	45,700	51,400	57,100	61,700	66,250	70,850	75,400
<b>Cook County, MN</b>								
30% LIMITS	14,600	16,700	18,800	20,850	22,550	24,200	25,900	27,550
VERY LOW INCOME-50%AMI	24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900
60% LIMITS	29,220	33,360	37,560	41,700	45,060	48,420	51,720	55,080
LOW INCOME-80%AMI	38,950	44,500	50,050	55,600	60,050	64,500	68,950	73,400
<b>Itasca County, MN</b>								
30% LIMITS	14,600	16,700	18,800	20,850	22,550	24,200	25,900	27,550
VERY LOW INCOME-50%AMI	24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900
60% LIMITS	29,220	33,360	37,560	41,700	45,060	48,420	51,720	55,080
LOW INCOME-80%AMI	38,950	44,500	50,050	55,600	60,050	64,500	68,950	73,400
<b>Koochiching County, MN</b>								
30% LIMITS	14,600	16,700	18,800	20,850	22,550	24,200	25,900	27,550
VERY LOW INCOME-50%AMI	24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900
60% LIMITS	29,220	33,360	37,560	41,700	45,060	48,420	51,720	55,080
LOW INCOME-80%AMI	38,950	44,500	50,050	55,600	60,050	64,500	68,950	73,400
<b>Lake County, MN</b>								
30% LIMITS	14,600	16,700	18,800	20,850	22,550	24,200	25,900	27,550
VERY LOW INCOME-50%AMI	24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900
60% LIMITS	29,220	33,360	37,560	41,700	45,060	48,420	51,720	55,080
LOW INCOME-80%AMI	38,950	44,500	50,050	55,600	60,050	64,500	68,950	73,400

### 2018 HOME Program Rents

Effective Date: June 1, 2018

	75% Eff *	EFF	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Duluth, MN-WI MSA (St. Louis County)</b>								
LOW HOME RENT	444	592	662	803	928	1,036	1,143	1,249
HIGH HOME RENT	444	592	662	848	1,099	1,289	1,403	1,518
<b>FOR INFORMATION ONLY</b>								
FAIR MARKET RENT	n/a	592	662	848	1,099	1,364	1,569	1,773
50% RENT LIMIT	n/a	625	670	803	928	1,036	1,143	1,249
65% RENT LIMIT	n/a	793	851	1,023	1,173	1,289	1,403	1,518
<b>Cook County, MN</b>								
LOW HOME RENT	367	489	651	766	903	1,008	1,112	1,216
HIGH HOME RENT	367	489	651	766	960	1,043	1,199	1,356
<b>FOR INFORMATION ONLY</b>								
FAIR MARKET RENT	n/a	489	667	766	960	1,043	1,199	1,356
50% RENT LIMIT	n/a	608	651	782	903	1,008	1,112	1,216
65% RENT LIMIT	n/a	800	859	1,033	1,184	1,301	1,417	1,534
<b>Itasca County, MN</b>								
LOW HOME RENT	367	489	577	767	903	1,008	1,112	1,216
HIGH HOME RENT	367	489	577	767	963	1,045	1,202	1,359
<b>FOR INFORMATION ONLY</b>								
FAIR MARKET RENT	n/a	489	577	767	963	1,045	1,202	1,359
50% RENT LIMIT	n/a	608	651	782	903	1,008	1,112	1,216
65% RENT LIMIT	n/a	800	859	1,033	1,184	1,301	1,417	1,534
<b>Koochiching County, MN</b>								
LOW HOME RENT	339	451	567	697	903	949	1,091	1,216
HIGH HOME RENT	339	451	567	697	946	949	1,091	1,234
<b>FOR INFORMATION ONLY</b>								
FAIR MARKET RENT	n/a	451	567	697	946	949	1,091	1,234
50% RENT LIMIT	n/a	608	651	782	903	1,008	1,112	1,216
65% RENT LIMIT	n/a	800	859	1,033	1,184	1,301	1,417	1,534
<b>Lake County, MN</b>								
LOW HOME RENT	390	519	603	782	903	1,008	1,112	1,216
HIGH HOME RENT	390	519	603	802	1,042	1,092	1,256	1,420
<b>FOR INFORMATION ONLY</b>								
FAIR MARKET RENT	n/a	519	603	802	1,042	1,092	1,256	1,420
50% RENT LIMIT	n/a	608	651	782	903	1,008	1,112	1,216
65% RENT LIMIT	n/a	813	872	1,048	1,203	1,323	1,441	1,558

\*If SRO housing has units with neither food preparation nor sanitary facilities, or with one (food preparation OR sanitary facilities), gross rent may not exceed 75% of the HUD-published FMR limit for a 0-BR (EFF) unit.