

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

2021 Adjusted HOME Income Limits

Effective Date: June 1, 2021

| | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Minneapolis-St. Paul-Bloomington, MN-WI MSA | | | | | | | | |
| 30% LIMITS | 22050 | 25200 | 28350 | 31450 | 34000 | 36500 | 39000 | 41550 |
| VERY LOW INCOME-50%AMI | 36750 | 42000 | 47250 | 52450 | 56650 | 60850 | 65050 | 69250 |
| 60% LIMITS | 44100 | 50400 | 56700 | 62940 | 67980 | 73020 | 78060 | 83100 |
| LOW INCOME-80%AMI | 55950 | 63950 | 71950 | 79900 | 86300 | 92700 | 99100 | 105500 |

2021 HOME Program Rents

Effective Date: June 1, 2021

| | 75% of OBR* | OBR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
|--|--------------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Minneapolis-St. Paul-Bloomington, MN-WI MSA | | | | | | | | |
| LOW HOME RENT | 674 | 898 | 984 | 1181 | 1363 | 1521 | 1678 | 1835 |
| HIGH HOME RENT | 674 | 898 | 1054 | 1308 | 1740 | 1921 | 2101 | 2281 |
| FOR INFORMATION ONLY | | | | | | | | |
| FAIR MARKET RENT | n/a | 898 | 1054 | 1308 | 1838 | 2156 | 2479 | 2803 |
| 50% RENT LIMIT | n/a | 918 | 984 | 1181 | 1363 | 1521 | 1678 | 1835 |
| 65% RENT LIMIT | n/a | 1174 | 1259 | 1513 | 1740 | 1921 | 2101 | 2281 |

***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 unit.**

Northeast Minnesota HOME Consortium

2021 Adjusted HOME Income Limits

Effective Date: June 1, 2021

| | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON |
|---|----------|----------|----------|----------|----------|----------|----------|----------|
| Duluth, MN-WI MSA (St. Louis County) | | | | | | | | |
| 30% LIMITS | 16050 | 18350 | 20650 | 22900 | 24750 | 26600 | 28400 | 30250 |
| VERY LOW INCOME-50%AMI | 26750 | 30550 | 34350 | 38150 | 41250 | 44300 | 47350 | 50400 |
| 60% LIMITS | 32100 | 36660 | 41220 | 45780 | 49500 | 53160 | 56820 | 60480 |
| LOW INCOME-80%AMI | 42750 | 48850 | 54950 | 61050 | 65950 | 70850 | 75750 | 80600 |
| Cook County, MN | | | | | | | | |
| 30% LIMITS | 15650 | 17900 | 20150 | 22350 | 24150 | 25950 | 27750 | 29550 |
| VERY LOW INCOME-50%AMI | 26100 | 29800 | 33550 | 37250 | 40250 | 43250 | 46200 | 49200 |
| 60% LIMITS | 31320 | 35760 | 40260 | 44700 | 48300 | 51900 | 55440 | 59040 |
| LOW INCOME-80%AMI | 41750 | 47700 | 53650 | 59600 | 64400 | 69150 | 73950 | 78700 |
| Itasca County, MN | | | | | | | | |
| 30% LIMITS | 15650 | 17900 | 20150 | 22350 | 24150 | 25950 | 27750 | 29550 |
| VERY LOW INCOME-50%AMI | 26100 | 29800 | 33550 | 37250 | 40250 | 43250 | 46200 | 49200 |
| 60% LIMITS | 31320 | 35760 | 40260 | 44700 | 48300 | 51900 | 55440 | 59040 |
| LOW INCOME-80%AMI | 41750 | 47700 | 53650 | 59600 | 64400 | 69150 | 73950 | 78700 |
| Koochiching County, MN | | | | | | | | |
| 30% LIMITS | 15650 | 17900 | 20150 | 22350 | 24150 | 25950 | 27750 | 29550 |
| VERY LOW INCOME-50%AMI | 26100 | 29800 | 33550 | 37250 | 40250 | 43250 | 46200 | 49200 |
| 60% LIMITS | 31320 | 35760 | 40260 | 44700 | 48300 | 51900 | 55440 | 59040 |
| LOW INCOME-80%AMI | 41750 | 47700 | 53650 | 59600 | 64400 | 69150 | 73950 | 78700 |
| Lake County, MN | | | | | | | | |
| 30% LIMITS | 15650 | 17900 | 20150 | 22350 | 24150 | 25950 | 27750 | 29550 |
| VERY LOW INCOME-50%AMI | 26100 | 29800 | 33550 | 37250 | 40250 | 43250 | 46200 | 49200 |
| 60% LIMITS | 31320 | 35760 | 40260 | 44700 | 48300 | 51900 | 55440 | 59040 |
| LOW INCOME-80%AMI | 41750 | 47700 | 53650 | 59600 | 64400 | 69150 | 73950 | 78700 |

2021 HOME Program Rents

Effective Date: June 1, 2021

| | 75% of OBR* | OBR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
|---|-------------|-----|------|------|------|------|------|------|
| Duluth, MN-WI MSA (St. Louis County) | | | | | | | | |
| LOW HOME RENT | 491 | 654 | 671 | 865 | 998 | 1113 | 1229 | 1344 |
| HIGH HOME RENT | 491 | 654 | 671 | 884 | 1141 | 1390 | 1516 | 1641 |
| FOR INFORMATION ONLY | | | | | | | | |
| FAIR MARKET RENT | n/a | 654 | 671 | 884 | 1141 | 1394 | 1603 | 1812 |
| 50% RENT LIMIT | n/a | 672 | 720 | 865 | 998 | 1113 | 1229 | 1344 |
| 65% RENT LIMIT | n/a | 854 | 916 | 1102 | 1264 | 1390 | 1516 | 1641 |
| Cook County, MN | | | | | | | | |
| LOW HOME RENT | 363 | 484 | 644 | 734 | 968 | 1081 | 1192 | 1303 |
| HIGH HOME RENT | 363 | 484 | 644 | 734 | 1026 | 1271 | 1462 | 1590 |
| FOR INFORMATION ONLY | | | | | | | | |
| FAIR MARKET RENT | n/a | 484 | 644 | 734 | 1026 | 1271 | 1462 | 1652 |
| 50% RENT LIMIT | n/a | 652 | 698 | 838 | 968 | 1081 | 1192 | 1303 |
| 65% RENT LIMIT | n/a | 829 | 889 | 1069 | 1226 | 1349 | 1469 | 1590 |
| Itasca County, MN | | | | | | | | |
| LOW HOME RENT | 450 | 600 | 604 | 796 | 968 | 1079 | 1192 | 1303 |
| HIGH HOME RENT | 450 | 600 | 604 | 796 | 990 | 1079 | 1241 | 1403 |
| FOR INFORMATION ONLY | | | | | | | | |
| FAIR MARKET RENT | n/a | 600 | 604 | 796 | 990 | 1079 | 1241 | 1403 |
| 50% RENT LIMIT | n/a | 652 | 698 | 838 | 968 | 1081 | 1192 | 1303 |
| 65% RENT LIMIT | n/a | 829 | 889 | 1069 | 1226 | 1349 | 1469 | 1590 |
| Koochiching County, MN | | | | | | | | |
| LOW HOME RENT | 363 | 484 | 557 | 734 | 950 | 1062 | 1192 | 1303 |
| HIGH HOME RENT | 363 | 484 | 557 | 734 | 950 | 1062 | 1221 | 1381 |
| FOR INFORMATION ONLY | | | | | | | | |
| FAIR MARKET RENT | n/a | 484 | 557 | 734 | 950 | 1062 | 1221 | 1381 |
| 50% RENT LIMIT | n/a | 652 | 698 | 838 | 968 | 1081 | 1192 | 1303 |
| 65% RENT LIMIT | n/a | 829 | 889 | 1069 | 1226 | 1349 | 1469 | 1590 |
| Lake County, MN | | | | | | | | |
| LOW HOME RENT | 363 | 484 | 592 | 734 | 968 | 995 | 1144 | 1294 |
| HIGH HOME RENT | 363 | 484 | 592 | 734 | 992 | 995 | 1144 | 1294 |
| FOR INFORMATION ONLY | | | | | | | | |
| FAIR MARKET RENT | n/a | 484 | 592 | 734 | 992 | 995 | 1144 | 1294 |
| 50% RENT LIMIT | n/a | 652 | 698 | 838 | 968 | 1081 | 1192 | 1303 |
| 65% RENT LIMIT | n/a | 829 | 889 | 1069 | 1226 | 1349 | 1469 | 1590 |

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