

2010 ADJUSTED HOME PROGRAM INCOME LIMITS

Minneapolis-St. Paul-Bloomington, MN-WI MSA
 (Completed and provided to owner/manager by AHC)
 Effective Date: June 26, 2010

Income Level	Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of AMI (Extremely Low Income)	17650	20200	22700	25200	27250	29250	31250	33300
50% of AMI (Very Low Income)	29400	33600	37800	42000	45400	48750	52100	55450
60% of AMI (TBRA/Rental)	35280	40320	45360	50400	54480	58500	62520	66540
80% of AMI (Low Income)	45100	51550	58000	64400	69600	74750	79900	85050

2010 HOME PROGRAM RENTS

Minneapolis-St. Paul-Bloomington, MN-WI MSA
 (Completed and provided to owner/manager by AHC)
 Effective Date: June 26, 2010

Rent Level	Unit Size							
	SRO	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent Limit	471	628	741	899	1092	1218	1344	1470
High HOME Rent Limit	471	628	741	899	1177	1322	1520	1719
For Information Only:								
Fair Market Rent	471	628	741	899	1177	1322	1520	1719
50% Rent Limit	551	735	787	945	1092	1218	1344	1470
65% Rent Limit	702	936	1004	1207	1386	1526	1666	1805

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit

Source: U.S. Department of HUD

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

**Northeast Minnesota HOME Consortium
HOME Program Rent and Income Guidelines**

Page 1

St. Louis County

Page 2

Itasca County

Page 3

Koochiching County

Page 4

Lake County

Page 5

Cook County

ST. LOUIS COUNTY

(Compiled and provided to owner/manager by AHC)

Effective Date: June 26, 2010

2010 Adjusted HOME Program Income Limits

St. Louis County Median Family Income \$60,000

Income Level	Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of AMI (Extremely Low Income)	12600	14400	16200	18000	19450	20900	22350	23800
50% of AMI (Very Low Income)	21000	24000	27000	30000	32400	34800	37200	39600
60% of AMI (TBRA/Rental)	25200	28800	32400	36000	38880	41760	44640	47520
80% of AMI (Low Income)	33600	38400	43200	48000	51850	55700	59550	63400

2010 HOME Program Rents

Rent Level	Unit Size						
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent Limit	409	499	629	780	870	960	1050
High HOME Rent Limit	409	499	629	790	1006	1157	1259
For Information Only:							
Fair Market Rent	409	499	629	790	1006	1157	1308
50% Rent Limit	525	562	675	780	870	960	1050
65% Rent Limit	663	711	856	980	1074	1167	1259

From time to time, HUD issues revised Rent and Income Guidelines.

St. Louis County shall automatically incorporate revisions issued by HUD.

ITASCA COUNTY

(Compiled and provided to owner/manager by AHC)

Effective Date: June 26, 2010

2010 Adjusted HOME Program Income Limits

Itasca County Median Family Income \$55,800

Income Level	Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of AMI (Extremely Low Income)	12350	14100	15850	17600	19050	20450	21850	23250
50% of AMI (Very Low Income)	20550	23500	26450	29350	31700	34050	36400	38750
60% of AMI (TBRA/Rental)	24660	28200	31740	35220	38040	40860	43680	46500
80% of AMI (Low Income)	32900	37600	42300	46950	50750	54500	58250	62000

2010 HOME Program Rents

Rent Level	Unit Size						
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent Limit	398	492	613	742	853	941	1030
High HOME Rent Limit	398	492	613	742	870	1001	1131
For Information Only:							
Fair Market Rent	398	492	613	742	870	1001	1131
50% Rent Limit	513	550	661	763	851	939	1027
65% Rent Limit	649	696	837	959	1050	1140	1229

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KOOCHICHING COUNTY
 (Compiled and provided to owner/manager by AHC)
 Effective Date: June 26, 2010

2010 Adjusted HOME Program Income Limits

Koochiching County Median Family Income \$56,100

Income Level	Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of AMI (Extremely Low Income)	12350	14100	15850	17600	19050	20450	21850	23250
50% of AMI (Very Low Income)	20550	23500	26450	29350	31700	34050	36400	38750
60% of AMI (TBRA/Rental)	24660	28200	31740	35220	38040	40860	43680	46500
80% of AMI (Low Income)	32900	37600	42300	46950	50750	54500	58250	62000

2010 HOME Program Rents

Rent Level	Unit Size						
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent Limit	382	488	588	741	763	877	992
High HOME Rent Limit	382	488	588	741	763	877	992
For Information Only:							
Fair Market Rent	382	488	588	741	763	877	992
50% Rent Limit	513	550	661	763	851	939	1027
65% Rent Limit	649	696	837	959	1050	1140	1229

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LAKE COUNTY

(Compiled and provided to owner/manager by AHC)

Effective Date: June 26, 2010

2010 Adjusted HOME Program Income Limits

Lake County Median Family Income \$60,400

Income Level	Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of AMI (Extremely Low Income)	12700	14500	16300	18100	19550	12000	22450	23900
50% of AMI (Very Low Income)	21150	24200	27200	30200	32650	35050	37450	39900
60% of AMI (TBRA/Rental)	25380	29040	32640	36240	39180	42060	44940	47880
80% of AMI (Low Income)	33850	38650	43500	48300	52200	56050	59900	63800

2010 HOME Program Rents

Rent Level	Unit Size						
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent Limit	382	485	588	737	759	873	987
High HOME Rent Limit	382	485	588	737	759	873	987
For Information Only:							
Fair Market Rent	382	485	588	737	759	873	987
50% Rent Limit	528	566	680	785	876	966	1057
65% Rent Limit	668	716	862	987	1081	1175	1268

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COOK COUNTY

(Compiled and provided to owner/manager by AHC)

Effective Date: June 26, 2010

2010 Adjusted HOME Program Income Limits

Cook County Median Family Income \$60,600

Income Level	Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of AMI (Extremely Low Income)	12750	14600	16400	18200	19700	21150	22600	24050
50% of AMI (Very Low Income)	21250	24250	27300	30300	32750	35150	37600	40000
60% of AMI (TBRA/Rental)	25500	29100	32760	36360	39300	42180	45120	48000
80% of AMI (Low Income)	33950	38800	43650	48500	52400	56300	60150	64050

2010 HOME Program Rates

Rent Level	Unit Size						
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent Limit	382	485	588	737	759	873	987
High HOME Rent Limit	382	485	588	737	759	873	987
For Information Only:							
Fair Market Rent	382	485	588	737	759	873	987
50% Rent Limit	531	568	682	788	878	970	1060
65% Rent Limit	670	719	866	991	7086	1180	1273

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