

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

HOME Program Rent and Income Guidelines (Completed and provided to owner/manager by AHC)

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

2012 Adjusted HOME Income Limits

Effective Date: February 9, 2012

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low Income 30% LIMITS	17650	20150	22650	25150	27200	29200	31200	33200
Very Low Income 50% of Median	29400	33600	37800	41950	45350	48700	52050	55400
Low Income 80% of Median	45500	52000	58500	65000	70200	75400	80600	85800

2012 HOME PROGRAM RENTS

Effective Date: February 9, 2012

	EFF	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
LOW HOME RENT LIMIT	646	761	924	1092*	1218*	1344*	1470*
HIGH HOME RENT LIMIT	646*	761*	924*	1210*	1359*	1563*	1767*
For Information Only:							
FAIR MARKET RENT	632	745	904	1183	1330	1530	1729
50% RENT LIMIT	735	787	945	1091	1217	1343	1468
65% RENT LIMIT	935	1003	1206	1385	1525	1664	1803

* HOME Program Rent held at last year's level.

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

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

Northeast Minnesota HOME Consortium HOME Program Rent and Income Guidelines

(Compiled and provided to owner/manager by AHC)

2012 HOME Program Rent Limits

Effective Date: February 9, 2012

PROGRAM	EFF	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Duluth, MN-WI MSA (St. Louis County)							
LOW HOME RENT LIMIT	447	545	687	810	903	997	1090
HIGH HOME RENT LIMIT	447	545	687	863	1099	1215	1312
For Information Only:							
FAIR MARKET RENT	447	545	687	863	1099	1264	1429
50% RENT LIMIT	546	585	701	810	903	997	1090
65% RENT LIMIT	689	739	889	1019	1118	1215	1312
Cook County, MN							
LOW HOME RENT LIMIT	435	553	671	780	866	960	1050
HIGH HOME RENT LIMIT	435	553	671	841	866	996	1126
For Information Only:							
FAIR MARKET RENT	435	553	671	841	866	996	1126
50% RENT LIMIT	525	562	675	780	870	960	1050
65% RENT LIMIT	663	711	856	980	1074	1167	1259
Itasca County, MN							
LOW HOME RENT LIMIT	426	526	655	780	870	960	1050
HIGH HOME RENT LIMIT	426	526	655	793	930	1070	1209
For Information Only:							
FAIR MARKET RENT	426	526	655	793	930	1070	1209
50% RENT LIMIT	525	562	675	780	870	960	1050
65% RENT LIMIT	663	711	856	980	1074	1167	1259
Koochiching County, MN							
LOW HOME RENT LIMIT	387	495	596	752	774	890	1006
HIGH HOME RENT LIMIT	387*	495*	596*	752*	774*	890*	1006*
For Information Only:							
FAIR MARKET RENT	378	484	583	735	757	871	984
50% RENT LIMIT	543	582	698	807	901	994	1086
65% RENT LIMIT	686	737	887	1015	1114	1210	1306
Lake County, MN							
LOW HOME RENT LIMIT	429	545	661	780	853	960	1050
HIGH HOME RENT LIMIT	429	545	661	828	853	981	1109
For Information Only:							
FAIR MARKET RENT	429	545	661	828	853	981	1109
50% RENT LIMIT	525	562	675	780	870	960	1050
65% RENT LIMIT	663	711	856	980	1074	1167	1259

* HOME Program Rent held at last year's level.

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

2012 Adjusted HOME Income Limits
Effective Date: February 9, 2012

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Duluth, MN-WI MSA (St. Louis County)								
30% OF MEDIAN	13100	15000	16850	18700	20200	21700	23200	24700
VERY LOW INCOME	21850	24950	28050	31150	33650	36150	38650	41150
LOW-INCOME	34900	39900	44900	49850	53850	57850	61850	65850
Cook County, MN								
30% LIMITS	12600	14400	16200	18000	19450	20900	22350	23800
VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
LOW INCOME	33600	38400	43200	48000	51850	55700	59550	63400
Itasca County, MN								
30% LIMITS	12600	14400	16200	18000	19450	20900	22350	23800
VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
LOW INCOME	33600	38400	43200	48000	51850	55700	59550	63400
Koochiching County, MN								
30% LIMITS	13100	14950	16800	18650	20150	21650	23150	24650
VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
LOW INCOME	34800	39800	44750	49700	53700	57700	61650	65650
Lake County, MN								
30% LIMITS	12600	14400	16200	18000	19450	20900	22350	23800
VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
LOW INCOME	33600	38400	43200	48000	51850	55700	59550	63400