

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

2014 Adjusted HOME Income Limits

Effective Date: May 1, 2014

	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	17400	19900	22400	24850	26850	28850	30850	32850
VERY LOW INCOME-50%AMI	29050	33200	37350	41450	44800	48100	51400	54750
60% LIMITS	34860	39840	44820	49740	53760	57720	61680	65700
LOW INCOME-80%AMI	44750	51150	57550	63900	69050	74150	79250	84350

2014 HOME Program Rents

Effective Date: May 1, 2014

	75% EFF*	EFF	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Minneapolis-St. Paul-Bloomington, MN-WI MSA								
LOW HOME RENT	456	610	756	945	1091	1217	1343	1468
HIGH HOME RENT	456	610**	756	946	1332	1525	1664	1803
FOR INFORMATION ONLY								
FAIR MARKET RENT	n/a	608	756	946	1332	1573	1809	2045
50% RENT LIMIT	n/a	735	787	945	1091	1217	1343	1468
65% RENT LIMIT	n/a	935	1003	1206	1385	1525	1664	1803

*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.

**Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.
For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

Northeast Minnesota HOME Consortium

2014 Adjusted HOME Income Limits

Effective Date: May 1, 2014

	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	13550	15450	17400	19300	20850	22400	23950	25500
VERY LOW INCOME-50%AMI	22550	25750	28950	32150	34750	37300	39900	42450
60% LIMITS	27060	30900	34740	38580	41700	44760	47880	50940
LOW INCOME-80%AMI	36050	41200	46350	51450	55600	59700	63800	67950
Cook County, MN								
30% LIMITS	12750	14600	16400	18200	19700	21150	22600	24050
VERY LOW INCOME-50%AMI	21250	24300	27350	30350	32800	35250	37650	40100
60% LIMITS	25500	29160	32820	36420	39360	42300	45180	48120
LOW INCOME-80%AMI	34000	38850	43700	48550	52450	56350	60250	64100
Itasca County, MN								
30% LIMITS	12750	14600	16400	18200	19700	21150	22600	24050
VERY LOW INCOME-50%AMI	21250	24300	27350	30350	32800	35250	37650	40100
60% LIMITS	25500	29160	32820	36420	39360	42300	45180	48120
LOW INCOME-80%AMI	34000	38850	43700	48550	52450	56350	60250	64100
Koochiching County, MN								
30% LIMITS	12750	14600	16400	18200	19700	21150	22600	24050
VERY LOW INCOME-50%AMI	21250	24300	27350	30350	32800	35250	37650	40100
60% LIMITS	25500	29160	32820	36420	39360	42300	45180	48120
LOW INCOME-80%AMI	34000	38850	43700	48550	52450	56350	60250	64100
Lake County, MN								
30% LIMITS	12950	14800	16650	18450	19950	21450	22900	24400
VERY LOW INCOME-50%AMI	21550	24600	27700	30750	33250	35700	38150	40600
60% LIMITS	25860	29520	33240	36900	39900	42840	45780	48720
LOW INCOME-80%AMI	34450	39400	44300	49200	53150	57100	61050	64950

2014 HOME Program Rents

Effective Date: May 1, 2014

	75% Eff *	EFF	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Duluth, MN-WI MSA (St. Louis County)								
LOW HOME RENT	329	438	527	692	836	932	1029	1125
HIGH HOME RENT	329	438	527	692	902	1005	1156	1307
FOR INFORMATION ONLY								
FAIR MARKET RENT	n/a	438	527	692	902	1005	1156	1307
50% RENT LIMIT	n/a	563	603	723	836	932	1029	1125
65% RENT LIMIT	n/a	713	764	919	1053	1155	1256	1357
Cook County, MN								
LOW HOME RENT	418	540	578	695	802	895	988	1079
HIGH HOME RENT	418	557	591	792	1009	1106	1202	1298
FOR INFORMATION ONLY								
FAIR MARKET RENT	n/a	557	591	792	1013	1153	1326	1499
50% RENT LIMIT	n/a	540	578	695	802	895	988	1079
65% RENT LIMIT	n/a	683	733	881	1009	1106	1202	1298
Itasca County, MN								
LOW HOME RENT	333	444	552	695	802	895	988	1079
HIGH HOME RENT	333	444	552	747	930	998	1148	1297
FOR INFORMATION ONLY								
FAIR MARKET RENT	n/a	444	552	747	930	998	1148	1297
50% RENT LIMIT	n/a	540	578	695	802	895	988	1079
65% RENT LIMIT	n/a	683	733	881	1009	1106	1202	1298
Koochiching County, MN								
LOW HOME RENT	318	424	473	637	793	901	994	1086
HIGH HOME RENT	318	424	473**	637	793	927	1066	1205
FOR INFORMATION ONLY								
FAIR MARKET RENT	n/a	424	471	637	793	927	1066	1205
50% RENT LIMIT	n/a	540	578	695	802	901	994	1086
65% RENT LIMIT	n/a	686	737	887	1015	1114	1210	1306
Lake County, MN								
LOW HOME RENT	306	407	477	646	802	895	988	1079
HIGH HOME RENT	306	407	477	646	918	941	1082	1223
FOR INFORMATION ONLY								
FAIR MARKET RENT	n/a	407	477	646	918	941	1082	1223
50% RENT LIMIT	n/a	540	578	695	802	895	988	1079
65% RENT LIMIT	n/a	683	733	881	1009	1106	1202	1298

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