

ATTACHMENT B

2016 Raleigh MSA Income Limits

2016 Area Median Income: \$76,600 for a family of four

Official City of Raleigh use date June 6, 2016 for AMI rates, June 6, 2016 for HOME rent limits

For CDBG, HOME & Section 8.		Family Size							
Required use date 6/6/16	1	2	3	4	5	6	7	8	
Percent of Area Median Income									
10%	\$5,370	\$6,130	\$6,900	\$7,660	\$8,280	\$8,890	\$9,500	\$10,120	est.
20%	\$10,740	\$12,260	\$13,800	\$15,320	\$16,560	\$17,780	\$19,000	\$20,240	est.
Extremely Low - 30%	\$16,100	\$18,400	\$20,700	\$23,000	\$24,850	\$26,700	\$28,550	\$30,400	HUD
40%	\$21,480	\$24,520	\$27,600	\$30,640	\$33,120	\$35,560	\$38,000	\$40,480	est.
Low - 50%	\$26,850	\$30,650	\$34,500	\$38,300	\$41,400	\$44,450	\$47,500	\$50,600	HUD
60%	\$32,220	\$36,780	\$41,400	\$45,960	\$49,680	\$53,340	\$57,000	\$60,720	HUD
65%	\$34,905	\$39,845	\$44,850	\$49,790	\$53,820	\$57,785	\$61,750	\$65,780	est.
70%	\$37,590	\$42,910	\$48,300	\$53,620	\$57,960	\$62,230	\$66,500	\$70,840	est.
Moderate - 80%	\$42,950	\$49,050	\$55,200	\$61,300	\$66,250	\$71,150	\$76,050	\$80,950	HUD
90%	\$48,330	\$55,170	\$62,100	\$68,940	\$74,520	\$80,010	\$85,500	\$91,080	est.
100%	\$53,700	\$61,300	\$69,000	\$76,600	\$82,800	\$88,900	\$95,000	\$101,200	est.- median

Raleigh Affordable Rents

use as of June 6, 2016 (updated 5/13/16)

Number of Bedrooms	Efficiency-0	1	2	3	4	5	6
LOW HOME RENT LIMIT	\$644	\$750	\$900	\$1,038	\$1,158	\$1,278	\$1,398
HIGH HOME RENT LIMIT	\$644	\$818	\$947	\$1,228	\$1,513	\$1,671	\$1,810
FAIR MARKET RENT	\$644	\$818	\$947	\$1,228	\$1,513	\$1,740	\$1,967
50 % Maximum Housing Expense	\$700	\$750	\$900	\$1,038	\$1,158	\$1,278	\$1,398
65 % Maximum Housing Expense	\$939	\$1,007	\$1,211	\$1,390	\$1,531	\$1,671	\$1,810
CITY UTILITY ALLOWANCES	must be determined for each individual apartment or identical apartments in a project						

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