

HOME Income Limits - Effective July 1, 2020

	Household Size (number of persons)							
	1	2	3	4	5	6	7	8
30% Limit	21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950
Very Low-Income (50%)	36,200	41,400	46,550	51,700	55,850	60,000	64,150	68,250
60% Limit	43,440	49,680	55,860	62,040	67,020	72,000	76,980	81,900
Low-Income (80%)	54,950	62,800	70,650	78,500	84,800	91,100	97,350	103,650

HOME Rent Limits - Effective July 1, 2020

	Effic - SRO ¹	Effic - SRO ²	1 BR	2BR	3BR	4 BR	5 BR	6 BR
LOW HOME Rent	615	820	970	1,163	1,344	1,500	1,655	1,809
HIGH HOME Rent	615	820	971	1,214	1,714	1,893	2,069	2,246
FMR		820	971	1,214	1,722	2,025	2,329	2,633
30% Rent Limit (HUD HTF)		542	581	697	806	900	992	1,085
50% Rent Limit		905	970	1,163	1,344	1,500	1,655	1,809
65% Rent Limit		1,156	1,241	1,491	1,714	1,893	2,069	2,246

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

1 > Does NOT have both food preparation and sanitary facilities within the SRO unit - limited to 75% of Efficiency/0 bedroom rent

2 > Has food preparation AND sanitary facilities within the SRO unit

HOME Homeownership Sale Price Limits - Effective April 1, 2020

	1-Unit	2-Units	3-Units	4-Units		
Existing Homes	256,000	328,000	397,000	492,000	Unadjusted Median	269,500
New Homes	290,000	371,000	449,000	556,000	Unadjusted Median	304,847

HOME Maximum Per Unit Subsidy - Effective May 9, 2019

	No. of Bedrooms				
	0	1	2	3	4+
Sec. 234 Elevator Limits	62,445	71,584	87,047	112,611	123,611
Max HOME Subsidy	149,868	171,802	208,913	270,266	296,666

240% HCP (High Cost Percentage) Capped

Section 504 Requirements for Multifamily Rental Developments

	New Construc	Subst'l Rehab (15+ units)	
Mobility Impairments	5% of total units		Always round up fractions of units, e.g. 1.37 = 2
	Min. 1 unit		
Sensory Impairments (i.e. vision, hearing)	2% of total units		
	Min. 1 unit		

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

EFFECTIVE: March 1, 2019 (new)

EFFECTIVE: APRIL 1, 2019 (annuals)

For Rental Projects with HOME funds committed on or after August 23, 2013

Locality: City of Saint Paul, MN				Date (mm/dd/yyyy):							
Utility or Service	0-BR		1-BR		2-BR		3-BR		4-BR		
	Monthly Dollar Allowances - Energy Efficient										
	HR / Apt	RH / TH	HR / Apt	RH / TH	HR / Apt	RH / TH	HR / Apt	RH / TH	HR / Apt	RH / TH	
Heating											
a. Natural Gas	16	20	19	24	22	28	26	32	29	35	
b. Bottle Gas/Propane											
c. Electric	23	32	26	38	36	50	46	62	56	74	
d. Oil / Other											
Cooking											
a. Natural Gas	1		2		3		3		4		
b. Bottle Gas/Propane											
c. Electric	5		5		8		11		13		
Other Electric & Cooling											
Other Electric (Lights & Appliances)	18	23	21	26	29	37	37	47	46	58	
Air Conditioning	3	3	4	4	5	6	7	9	8	12	
Water Heating											
a. Natural Gas	4	5	5	6	7	8	9	11	11	14	
b. Bottle Gas/Propane											
c. Electric	13	16	15	19	19	24	23	29	28	34	
d. Oil / Other											
Water, Sewer, Trash Collection											
Water	20		23		29		35		41		
Sewer	22		26		34		42		50		
Trash Collection	N/A	32	N/A	32	N/A	32	N/A	32	N/A	32	
Tenant-supplied Appliances											
Range / Microwave - Tenant -supplied	11		11		11		11		11		
Refrigerator - Tenant-supplied	12		12		12		12		12		
Other - Specify: Monthly Charges											
Electric Charge \$13.01	13		13		13		13		13		
Natural Gas Charge \$9.62	10		10		10		10		10		
Actual Family Allowances				Utility or Service				Per Month Cost			
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>				Heating				\$			
				Cooking				\$			
Name of Family:				Other Electric				\$			
				Air Conditioning				\$			
				Water Heating				\$			
				Water				\$			
Address of Unit & Unit No.:				Sewer				\$			
				Trash Collection				\$			
				Range / Microwave				\$			
				Refrigerator				\$			
				Other				\$			
				Other				\$			
Number of Bedrooms:				Other				\$			
				Total				\$			

HR / APT = High-Rise Apartment, Multiple Dwelling (more than 5 units)

RH / TH = Row House, Townhouse, Single Family (1-4 units)