

ARCH 2021 Income and Rent Limits  
 Median Income: \$115,700

**HOUSEHOLD INCOME LIMITS--determined by household size**

**ALL LAND USE & MFTE PROJECTS**

Percentage of AMI	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons
30%	\$ 24,297	\$ 27,768	\$ 31,239	\$ 34,710	\$ 37,487	\$ 40,264	\$ 43,040
35%	\$ 28,347	\$ 32,396	\$ 36,446	\$ 40,495	\$ 43,735	\$ 46,974	\$ 50,214
40%	\$ 32,396	\$ 37,024	\$ 41,652	\$ 46,280	\$ 49,982	\$ 53,685	\$ 57,387
45%	\$ 36,446	\$ 41,652	\$ 46,859	\$ 52,065	\$ 56,230	\$ 60,395	\$ 64,561
50%	\$ 40,495	\$ 46,280	\$ 52,065	\$ 57,850	\$ 62,478	\$ 67,106	\$ 71,734
55%	\$ 44,545	\$ 50,908	\$ 57,272	\$ 63,635	\$ 68,726	\$ 73,817	\$ 78,907
60%	\$ 48,594	\$ 55,536	\$ 62,478	\$ 69,420	\$ 74,974	\$ 80,527	\$ 86,081
65%	\$ 52,644	\$ 60,164	\$ 67,685	\$ 75,205	\$ 81,221	\$ 87,238	\$ 93,254
70%	\$ 56,693	\$ 64,792	\$ 72,891	\$ 80,990	\$ 87,469	\$ 93,948	\$ 100,428
75%	\$ 60,743	\$ 69,420	\$ 78,098	\$ 86,775	\$ 93,717	\$ 100,659	\$ 107,601
80%	\$ 64,792	\$ 74,048	\$ 83,304	\$ 92,560	\$ 99,965	\$ 107,370	\$ 114,774
85%	\$ 68,842	\$ 78,676	\$ 88,511	\$ 98,345	\$ 106,213	\$ 114,080	\$ 121,948
90%	\$ 72,891	\$ 83,304	\$ 93,717	\$ 104,130	\$ 112,460	\$ 120,791	\$ 129,121
95%	\$ 76,941	\$ 87,932	\$ 98,924	\$ 109,915	\$ 118,708	\$ 127,501	\$ 136,295
100%	\$ 80,990	\$ 92,560	\$ 104,130	\$ 115,700	\$ 124,956	\$ 134,212	\$ 143,468
120%	\$ 97,188	\$ 111,072	\$ 124,956	\$ 138,840	\$ 149,947	\$ 161,054	\$ 172,162

1-person	2-person	3-person	4-person	5-person	6-person	7-person
0.7	0.8	0.9	1	1.08	1.16	1.24

**RENT LIMITS--determined by bedrooms**

**LAND USE & MFTE PROJECTS EXECUTED BEFORE MAY 1, 2019**

Percentage of AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
30%	\$ 607	\$ 694	\$ 781	\$ 868	\$ 937
35%	\$ 709	\$ 810	\$ 911	\$ 1,012	\$ 1,093
40%	\$ 810	\$ 926	\$ 1,041	\$ 1,157	\$ 1,250
45%	\$ 911	\$ 1,041	\$ 1,171	\$ 1,302	\$ 1,406
50%	\$ 1,012	\$ 1,157	\$ 1,302	\$ 1,446	\$ 1,562
55%	\$ 1,114	\$ 1,273	\$ 1,432	\$ 1,591	\$ 1,718
60%	\$ 1,215	\$ 1,388	\$ 1,562	\$ 1,736	\$ 1,874
65%	\$ 1,316	\$ 1,504	\$ 1,692	\$ 1,880	\$ 2,031
70%	\$ 1,417	\$ 1,620	\$ 1,822	\$ 2,025	\$ 2,187
75%	\$ 1,519	\$ 1,736	\$ 1,952	\$ 2,169	\$ 2,343
80%	\$ 1,620	\$ 1,851	\$ 2,083	\$ 2,314	\$ 2,499
85%	\$ 1,721	\$ 1,967	\$ 2,213	\$ 2,459	\$ 2,655
90%	\$ 1,822	\$ 2,083	\$ 2,343	\$ 2,603	\$ 2,812
95%	\$ 1,924	\$ 2,198	\$ 2,473	\$ 2,748	\$ 2,968
100%	\$ 2,025	\$ 2,314	\$ 2,603	\$ 2,893	\$ 3,124
120%	\$ 2,430	\$ 2,777	\$ 3,124	\$ 3,471	\$ 3,749

**RENT LIMITS--determined by bedrooms**

**LAND USE & MFTE PROJECTS EXECUTED AFTER MAY 1, 2019**

Percentage of AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
30%	\$ 607	\$ 651	\$ 781	\$ 902	\$ 1,007
35%	\$ 709	\$ 759	\$ 911	\$ 1,053	\$ 1,174
40%	\$ 810	\$ 868	\$ 1,041	\$ 1,203	\$ 1,342
45%	\$ 911	\$ 976	\$ 1,171	\$ 1,354	\$ 1,510
50%	\$ 1,012	\$ 1,085	\$ 1,302	\$ 1,504	\$ 1,678
55%	\$ 1,114	\$ 1,193	\$ 1,432	\$ 1,655	\$ 1,845
60%	\$ 1,215	\$ 1,302	\$ 1,562	\$ 1,805	\$ 2,013
65%	\$ 1,316	\$ 1,410	\$ 1,692	\$ 1,955	\$ 2,181
70%	\$ 1,417	\$ 1,519	\$ 1,822	\$ 2,106	\$ 2,349
75%	\$ 1,519	\$ 1,627	\$ 1,952	\$ 2,256	\$ 2,516
80%	\$ 1,620	\$ 1,736	\$ 2,083	\$ 2,407	\$ 2,684
85%	\$ 1,721	\$ 1,844	\$ 2,213	\$ 2,557	\$ 2,852
90%	\$ 1,822	\$ 1,952	\$ 2,343	\$ 2,707	\$ 3,020
95%	\$ 1,924	\$ 2,061	\$ 2,473	\$ 2,858	\$ 3,188
100%	\$ 2,025	\$ 2,169	\$ 2,603	\$ 3,008	\$ 3,355
120%	\$ 2,430	\$ 2,603	\$ 3,124	\$ 3,610	\$ 4,026

Older covenants use the same occupancy multipliers to adjust income and rent limits, shown in gray, above. Covenants executed after 5/1/19 use different multipliers for income and rent limits; new rent limit multipliers (in blue to the right) match those used by other programs, e.g. WSHFC.

1-person	1.5-person	3-person	4.5-person	6-person
0.7	0.75	0.9	1.04	1.16

**ALLOWANCES**

**ALL LAND USE & MFTE PROJECTS**

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Elect & Gas	\$ 54	\$ 81	\$ 107	\$ 134	\$ 161
W/S/G	\$ 76	\$ 76	\$ 87	\$ 108	\$ 127
Renter's insurance	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13
Sewer capacity	Actual	Actual	Actual	Actual	Actual
Pest control	Actual	Actual	Actual	Actual	Actual
Other*	Actual	Actual	Actual	Actual	Actual