

SECTION 2: 2009 INCOME GUIDELINES

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MEDIAN INCOME:	
Family Size	Income
1 Person	\$59,000
2 Person	\$67,400
3 Person	\$75,900

INCOME LIMITS: Used for rental and homebuyer programs							
Family Size	Percent of Median Income						HUD 80%
	30%	40%	50%	60%	65%	80%	
1 Person	\$ 17,700	\$ 23,600	\$ 29,500	\$ 35,400	\$ 38,350	\$ 44,800	\$ 44,800
2 Persons	\$ 20,250	\$ 26,960	\$ 33,700	\$ 40,440	\$ 43,810	\$ 51,200	\$ 51,200
3 Persons	\$ 22,750	\$ 30,360	\$ 37,950	\$ 45,540	\$ 49,335	\$ 57,600	\$ 57,600
4 Persons	\$ 25,300	\$ 33,720	\$ 42,150	\$ 50,580	\$ 54,795	\$ 64,000	\$ 64,000
5 Persons	\$ 27,300	\$ 36,400	\$ 45,500	\$ 54,600	\$ 59,150	\$ 69,100	\$ 69,100
6 Persons	\$ 29,350	\$ 39,120	\$ 48,900	\$ 58,680	\$ 63,570	\$ 74,250	\$ 74,250
7 Persons	\$ 31,350	\$ 41,800	\$ 52,250	\$ 62,700	\$ 67,925	\$ 79,350	\$ 79,350
8 Persons	\$ 33,400	\$ 44,520	\$ 55,650	\$ 66,780	\$ 72,345	\$ 84,500	\$ 84,500

AFFORDABLE RENTS Including Utilities, not to exceed:							
<i>Rents based on 30% of household income</i>							
Unit Size	Percent of Median Income						HUD 80%
	30%	40%	50%	60%	65%	80%	
0 Bedrooms	\$ 442	\$ 590	\$ 737	\$ 885	\$ 958	\$ 1,120	\$ 1,120
1 Bedroom	\$ 474	\$ 632	\$ 790	\$ 948	\$ 1,027	\$ 1,200	\$ 1,200
2 Bedrooms	\$ 568	\$ 759	\$ 948	\$ 1,138	\$ 1,233	\$ 1,440	\$ 1,440
3 Bedrooms	\$ 657	\$ 876	\$ 1,095	\$ 1,314	\$ 1,424	\$ 1,663	\$ 1,663
4 Bedrooms	\$ 733	\$ 978	\$ 1,222	\$ 1,467	\$ 1,589	\$ 1,856	\$ 1,856
5 Bedrooms	\$ 809	\$ 1,079	\$ 1,348	\$ 1,618	\$ 1,753	\$ 2,048	\$ 2,048

HOME PRICES:

Homes affordable at different household income levels

	Household Income: % of Median		
	60%	80%	100%
Single Family / Townhouse (3 person household)*	\$ 213,507	\$ 272,951	\$ 363,192
Condominium (2 person household)*	\$ 142,478	\$ 196,072	\$ 276,768

**Assumes FHA loan: 3.5% down; 30 year fixed mortgage @ 5% interest*