

HUD Designated Median Income

\$110,300

AMI Base Multiplier	0.7	0.8	0.9	BASE	1.08	1.16	Source
%AMI	1 Person	2 People	3 People	4 People	5 People	6 People	
20%	\$ 15,460	\$ 17,660	\$ 19,860	\$ 22,060	\$ 23,840	\$ 25,600	Calculated: 20% of 100%
30%	\$ 23,200	\$ 26,500	\$ 29,800	\$ 33,100	\$ 35,750	\$ 38,400	HUD FY17 Income Limits
40%	\$ 30,920	\$ 35,320	\$ 39,720	\$ 44,120	\$ 47,680	\$ 51,200	Calculated: 40% of 100%
50%	\$ 38,650	\$ 44,150	\$ 49,650	\$ 55,150	\$ 59,600	\$ 64,000	HUD FY17 Income Limits
55%	\$ 42,515	\$ 48,565	\$ 54,615	\$ 60,665	\$ 65,560	\$ 70,400	Calculated: 55% of 100%
60%	\$ 46,380	\$ 52,980	\$ 59,580	\$ 66,180	\$ 71,520	\$ 76,800	MF Tax Subsidy Project Income Limits
65%	\$ 50,245	\$ 57,395	\$ 64,545	\$ 71,695	\$ 77,480	\$ 83,200	Calculated: 65% of 100%
75%	\$ 57,975	\$ 66,225	\$ 74,475	\$ 82,725	\$ 89,400	\$ 96,000	Calculated: 75% of 100%
HUD 80%	\$ 52,550	\$ 60,050	\$ 67,550	\$ 75,050	\$ 81,100	\$ 87,100	HUD FY17 Income Limits
Fair Market Rent (working estimate)	\$ 57,600	\$ 59,060	\$ 69,840	\$ 80,920	\$ 103,100	\$ 114,200	Calculated: based on published rents and methodology used to calculate 20% rents.
Math 80%	\$ 61,840	\$ 70,640	\$ 79,440	\$ 88,240	\$ 95,360	\$ 102,400	Calculated: 80% of 100%
FY17 Small Area Fair Market Rent (working estimate)	\$ 67,600	\$ 69,200	\$ 81,600	\$ 94,200	\$ 120,200	\$ 133,600	Calculated: based on published rents and methodology used to calculate 20% rents.
90%	\$ 69,570	\$ 79,470	\$ 89,370	\$ 99,270	\$ 107,280	\$ 115,200	Calculated: 90% of 100%
100%	\$ 77,300	\$ 88,300	\$ 99,300	\$ 110,300	\$ 119,200	\$ 128,000	Calculated: 2*50% (HUD FY17 Income Limits)
120%	\$ 92,760	\$ 105,960	\$ 119,160	\$ 132,360	\$ 143,040	\$ 153,600	Calculated: 120% of 100%

[https://www.huduser.gov/portal/datasets/il/il2017/select\\_Geography.odn](https://www.huduser.gov/portal/datasets/il/il2017/select_Geography.odn)

2017 Restricted Monthly Rent Limits (Including Utilities)						
AMI	Efficiency	1BR	2BR	3BR	4BR	Source
20%	\$ 387	\$ 414	\$ 497	\$ 574	\$ 640	Calculated
30%	\$ 580	\$ 621	\$ 745	\$ 861	\$ 960	Calculated
40%	\$ 773	\$ 828	\$ 993	\$ 1,147	\$ 1,280	VHDA Max LIHTC Gross Rents
50%	\$ 966	\$ 1,035	\$ 1,241	\$ 1,434	\$ 1,600	VHDA Max LIHTC Gross Rents
60%	\$ 1,159	\$ 1,242	\$ 1,489	\$ 1,721	\$ 1,920	VHDA Max LIHTC Gross Rents
HUD 80%	\$ 1,314	\$ 1,501	\$ 1,689	\$ 1,876	\$ 2,028	Calculated
Fair Market Rent	\$ 1,440	\$ 1,513	\$ 1,746	\$ 2,300	\$ 2,855	FY 2017 HUD Fair Market Rent
Math 80%	\$ 1,546	\$ 1,656	\$ 1,986	\$ 2,295	\$ 2,560	Calculated
FY17 Small Area Fair Market Rent	\$ 1,690	\$ 1,770	\$ 2,040	\$ 2,670	\$ 3,340	FY2017 Hypothetical Small Area FMRs
100%	\$ 1,933	\$ 2,070	\$ 2,483	\$ 2,869	\$ 3,200	Calculated
<b>FY18 Small Area Fair Market Rent*</b>	<b>\$ 2,030</b>	<b>\$ 2,110</b>	<b>\$ 2,420</b>	<b>\$ 3,180</b>	<b>\$ 3,920</b>	<b>FY2018 Advisory Small Area FMRs</b>

\*The FY18 SAFMR is included because it is substantially higher (approx 25%) than the FY17 SAFMR.

<http://www.vhda.com/BusinessPartners/PropertyOwnersManagers/Income-Rent-Limits/Pages/Maximum-LIHTC-Gross-Rents.aspx#.WQeLWBPYuU>

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017\\_code/2017summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/2017summary.odn)

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018\\_code/2018summary\\_sa.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/2018summary_sa.odn)

Note: You can currently rent a studio for as low as \$1,605 at the Meridian at Braddock Station and as low as \$1,655 at The Bradley and a 1-bedroom for as low as \$1,855. You can rent a 1-bedroom at the Belle Pre for as low as \$1,650. Source: apartments.com accessed 01.05.18

You can rent a 1-bedroom in South Potomac Yard for as low as \$1,540 at the Avalon. Source: apartments.com accessed 01.08.18