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**MAYOR**

DEPARTMENT OF GRANTS AND COMMUNITY DEVELOPMENT

**55 TRINITY AVENUE, S.W. SUITE 3500 – ATLANTA, GEORGIA 30303**

**404-330-6390 - TDD : 404-658-7820**

**http://www.atlantaga.gov**

To: Section 8 Awardees

From: Lolita S. Collins, Grants Services Manager, Office of Administrative and Technical Services

Date: April 2, 2020

SUBJECT: Federal Policy Update- S8MRP Income limits 04/2020

Cc: Monique Franklin, Director: Office of Administrative and Technical Services

Christina Cummings, Director, Office of Planning and Program Operations

December Thompson, Grants Services Manager, Office of Planning and Programs Operations

Melissa Edwards, Assistant Grants Manager, Office of Planning and Programs Operations

Section 8 Moderate Rehabilitation Staff

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area.

**Requirement:** The program mandates that all beneficiaries of qualify as low income and do not exceed 8*0% of the median income for* the City of Atlanta MSA (adjusted for family size).

**Effective Date:** The effective date is by immediate. (April 1, 2020) and remain in effect until HUD issues new limits. The CPD Income Eligibility Calculator has not be updated.

**Actions to be taken:**

All program recipients are required to assist households that meet the federal program’s income limits in effect at the time of service. Documentation certifying income eligibility is required to be maintained for all properties to ensure compliance. *All Sub-recipients shall update all their program participants or marketing material to reflect the new income limits.*

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Household Size** | | | | | | | |
| **Atlanta MSA**  **$82,700**  **Area Median Income** | **1**  **Person** | **2**  **Persons** | **3**  **Persons** | **4**  **Persons** | **5**  **Persons** | **6 Persons** | **7 Persons** | **8 Persons** |
| **30% AMI (Extremely low)** | **$17,400** | **$19,850** | **$22,350** | **$26,200** | **$30,680** | **$35,160** | **$39,640** | **$44,120** |
| **50% AMI (Very Low)** | **$28,950** | **$33,100** | **$37,250** | **$41,350** | **$44,700** | **$48,000** | **$51,300** | **$54,600** |
| **60% AMI (Lower)** | **$34,740** | **$39,720** | **$44,700** | **$49,620** | **$53,640** | **$57,600** | **$61,560** | **$65,520** |
| **80% AMI (Low)** | **$46,350** | **$52,950** | **$59,550** | **$66,150** | **$71,450** | **$76,750** | **$82,050** | **$87,350** |

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***NOTE****:* ***Fulton County is part of the Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area, so all information presented here applies to all the Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area and HUD user is located at https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn***