

2021 Income Limits

The **income limit** for an affordable housing program is the maximum amount of **income** a household can earn to qualify to receive assistance. A household's **income** is calculated by its gross **income**, which is the total **income** received before making subtractions for taxes and other deductions. HUD published the 2021 Income Limits on **April 1, 2021 with the same effective date**. These limits include the limits for HUD assisted properties as well as the limits for Housing Credit and Tax-Exempt Bond properties known as the Multifamily Tax Subsidy Properties (MTSP) Income Limits.

Per Revenue Ruling 94-57, Housing Credit income limits must be implemented on the effective date or 45 days from the publication date, whichever is **LATER**. This year the new limits can be implemented on the April 1st effective date **BUT must be implemented no later than** 45 days from the publication date, which this year is **May 15, 2021**.

Multifamily Tax Subsidy Income Limit Data Set

- **MTSP Income Limits** - For each of your Housing **Bond** properties, you will use the MTSP Income Limit dataset (listed above) unless your property is subsidy-layered.
 - The MTSP Income limits are consisted of:
 - Regular 50% Limits
 - Regular 60% Limits
 - And possibly the HERA Special 50% and 60% Limits*

*(*the HERA Special Limits are only published IF (1) the area was impacted by HUD's 2007-08 Hold Harmless Policy AND (2) the Regular limits are less than the HERA Special limits.)*

- If you need other set-asides percentages (30%, 40%, etc.)
 - Multiply the applicable 50% figures by 2 and then by the set-aside percentage needed.
 - When this calculation is done, do **NOT** round the final figures.
- If your property is subsidy layered:
 - You must first determine each funding type on the property and to which units these funding sources apply, many are not 100% financed.
 - You then must determine which income limit dataset the funding source uses for its income limits.

Example: *Bond financing use the MTSP dataset, HUD financing uses the HUD Income Limit dataset, HOME uses its own income limits which are based on the HUD dataset. Please work with your funding source or agency to determine the income limits.*



HUD DISCLAIMER - NOTE: Due to the Housing and Economic Recovery Act of 2008 (Public Law 110-289) the data presented in this system may not be applicable to projects financed with Section 42 Low Income Housing Tax Credits (LIHTC) or section 142 tax exempt private equity bonds. These projects should use the Multifamily Tax Subsidy Project Income Limits available at [Multifamily Tax Subsidy Project Income Limits](https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn). For the Income Summary of all income limits, Fair Market Rents and Sec. 8, please click on this link to review

<https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>

REMEMBER: Your state housing finance agency or other programs may influence the income and rent limits for your project!

Invest Atlanta Workforce Housing Income Limits and Maximums
FY 2021 Multifamily Tax Subsidy Project (MTSP) Income Limit Area
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Median Income \$86,200
Effective Date April 1, 2021

Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% AMI	\$18,120	\$20,700	\$23,280	\$25,860	\$27,930	\$30,000	\$32,070	\$34,140
50% AMI	\$30,200	\$34,500	\$38,800	\$43,100	\$46,550	\$50,000	\$53,450	\$56,900
60% AMI	\$36,240	\$41,400	\$46,560	\$51,720	\$55,860	\$60,000	\$64,140	\$68,280
80% AMI	\$48,320	\$55,200	\$62,080	\$68,960	\$74,480	\$80,000	\$85,520	\$91,040
100% AMI	\$60,400	\$69,000	\$77,600	\$86,200	\$93,100	\$100,000	\$106,900	\$113,800
115% AMI	\$69,460	\$79,350	\$89,240	\$99,130	\$107,065	\$115,000	\$122,935	\$130,870
120% AMI	\$72,480	\$82,800	\$93,120	\$103,440	\$111,720	\$120,000	\$128,280	\$136,560
140% AMI	\$84,560	\$96,600	\$108,640	\$120,680	\$130,340	\$140,000	\$149,660	\$159,320

2021 Workforce Rental Housing Maximums

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Rent at 30% AMI	\$453	\$485	\$582	\$672	\$750
Max Rent at 50% AMI	\$755	\$808	\$970	\$1,120	\$1,250
Max Rent at 60% AMI	\$906	\$970	\$1,164	\$1,344	\$1,500
Max Rent at 80% AMI	\$1,208	\$1,294	\$1,552	\$1,793	\$2,000

2020 Workforce Owner Housing Maximums

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Sale Price at 60% AMI	\$108,720	\$116,460	\$139,680	\$161,370	\$180,000
Max Sale Price at 80% AMI	\$144,960	\$155,280	\$186,240	\$215,160	\$240,000
Max Sale Price at 100% AM	\$181,200	\$194,100	\$232,800	\$268,950	\$300,000
Max Sale Price at 120% AM	\$217,440	\$232,920	\$279,360	\$322,740	\$360,000
Max Sale Price at 140% AM	\$243,180	\$271,740	\$325,920	\$376,530	\$420,000