2019 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 2019 Income Limits on April 24, 2019 with the same effective date. 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. Therefore, this year’s limits must be implemented no later than June 8, 2019. To access the limits, click the appropriate links below:

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. 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!