

# 2020 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 2020 Income Limits on **March 31, 2020, effective April 1, 2020**. 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 May 15, 2020**. 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\*

*(\*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.
  - You then must determine which income limit dataset the funding source uses for its income limits. Many properties are not 100% financed through affordable housing lending, thereby allowing for market rate households.

**Example:** **Bond financing uses 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/il2020/2020summary.odn) (MTSP). 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/il2020/2020summary.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 2020 Multifamily Tax Subsidy Project (MTSP) Income Limit Area  
 FY 2020 Income Limit Area  
 Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Median Income \$82,700  
 Effective Date April 1, 2020**

Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% AMI	\$17,370	\$19,860	\$22,350	\$24,810	\$26,820	\$28,800	\$30,780	\$32,760
50% AMI	\$28,950	\$33,100	\$37,250	\$41,350	\$44,700	\$48,000	\$51,300	\$54,600
60% AMI	\$34,740	\$39,720	\$44,700	\$49,620	\$53,640	\$57,600	\$61,560	\$65,520
80% AMI	\$46,320	\$52,960	\$59,600	\$66,160	\$71,520	\$76,800	\$82,080	\$87,360
100% AMI	\$57,900	\$66,200	\$74,500	\$82,700	\$89,400	\$96,000	\$102,600	\$109,200
115% AMI	\$66,585	\$76,130	\$85,675	\$95,105	\$102,810	\$110,400	\$117,990	\$125,580
120% AMI	\$69,480	\$79,440	\$89,400	\$99,240	\$107,280	\$115,200	\$123,120	\$131,040
140% AMI	\$81,060	\$92,680	\$104,300	\$115,780	\$125,160	\$134,400	\$143,640	\$152,880
2020 Workforce Rental Housing Maximums								
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom			
Max Rent at 30% AMI	\$434	\$465	\$558	\$645	\$720			
Max Rent at 50% AMI	\$723	\$775	\$931	\$1,075	\$1,200			
Max Rent at 60% AMI	\$868	\$930	\$1,117	\$1,290	\$1,440			
Max Rent at 80% AMI	\$1,158	\$1,241	\$1,490	\$1,721	\$1,920			
2020 Workforce Owner Housing Maximums								
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom			
Max Sale Price at 60% AMI	\$104,220	\$111,690	\$134,100	\$154,890	\$172,800			
Max Sale Price at 80% AMI	\$138,960	\$148,920	\$178,800	\$206,520	\$230,400			
Max Sale Price at 100% AMI	\$173,700	\$186,150	\$223,500	\$258,150	\$288,000			
Max Sale Price at 120% AMI	\$208,440	\$223,380	\$268,200	\$309,780	\$345,600			
Max Sale Price at 140% AMI	\$243,180	\$260,610	\$312,900	\$361,410	\$403,200			