

2022 Housing 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 2022 Income Limits on **April 18, 2022, with the same effective date**. The limits for the LIHTC and Bond projects are published separately from the limits for HUD programs. 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 18th effective date **BUT must be implemented no later than** 45 days from the publication date, which this year is **June 1, 2022**

Multifamily Tax Subsidy Projects (MTSP) 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 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 completed, 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.

As a reminder, HUD has no control over how rents are set and have not required or suggested rent increases. HUD encourages property owners to exercise compassion concerning tenants affected by the COVID-19 pandemic. To the extent that owners increase rents, they should be minimal increases, phased in overtime, and only consistent with maintaining the financial feasibility of the property.

Invest Atlanta utilizes the information published by HUD to calculate maximum housing rents and income limits for our purposes. Developers and Management companies should not solely rely on our rent calculations. Be sure to consult with your Management Company, Compliance Department, Owner, Legal Counsel, and Accountant; to confirm and verify the accuracy of any posted rents used in your calculation and rent determination.



FY 2022 Multifamily Tax Subsidy Project (MTSP) Income Limits Summary

Fulton County is part of the **Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area**, so all information presented here applies to all of the **Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area**.

HUD refers to projects financed with tax exempt housing bonds issued to provide qualified residential rental development under section 142 of the Internal Revenue Code (IRC) and low-income housing projects funded with tax credits authorized under section 42 of the IRC, as Multifamily Tax Subsidy Projects (MTSPs). MTSPs are subject to HUD-determined income limits.

For projects placed into service in Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area following publication of the FY2022 Income Limits: For [minimum set-asides](#) using the 20-50 test, use the 50 percent (very low) income limits in the table below; for the 40-60 test, use the 60 percent income limits below. All income limits shown in the following table are applicable in low-income housing credit projects that are using the income averaging test for compliance subsequent to the Consolidated Appropriations Act of 2018, [Pub.L. No. 115-141, 132 Stat. 348 \(SEC. 103.\)](#).

FY 2022 Multifamily Tax Subsidy Project Income Limits									
FY 2022 MTSP Income Limit Area	Median Family Income	MTSP Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area	\$96,400	50 Percent Income Limits	\$33,750	\$38,600	\$43,400	\$48,200	\$52,100	\$55,950	\$59,800
		60 Percent Income Limits	\$40,500	\$46,320	\$52,080	\$57,840	\$62,520	\$67,140	\$71,760
FY 2022 MTSP HERA Special Income Limits									
FY 2022 MTSP Income Limit Area	Median Family Income	MTSP Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area	\$96,400	50 Percent HERA Special Income Limits	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600	\$57,550	\$61,550
		60 Percent HERA Special Income Limits	\$41,700	\$47,640	\$53,580	\$59,520	\$64,320	\$69,060	\$73,860

For projects placed into service prior to the publication of FY2022 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area to use based on the date the project was first placed into service.

For HUD hold harmless impacted projects placed into service by December, 31, 2008: [Section 3009\(a\)\(E\)\(ii\) & \(iii\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) defines projects as a "HUD hold harmless impacted project" if the project was subject to a policy similar to the rules outlined in section 3009(a)(E)(i) to prevent income limits from declining. A special set of income limits are required for any project located in counties or metropolitan statistical areas (MSAs) that were held harmless under the prior HUD Income Limit Hold Harmless policy with respect to its area median gross income. **Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area was subject to HUD's Hold Harmless Policy in 2007 and 2008. As result, HERA defined special income limits are required and shown below for projects placed into service by December, 31, 2008.**

FY 2022 Multifamily Tax Subsidy Project Income Limits Summary ~ Workforce Housing Programs									
FY 2022 MTSP Income Limit Area	Median Family Income	MTSP Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area	\$96,400	30 Percent Income Limits	\$20,250	\$23,160	\$26,040	\$28,920	\$31,260	\$33,570	\$35,880
		50 Percent Income Limits	\$33,750	\$38,600	\$43,400	\$48,200	\$52,100	\$55,950	\$59,800
		60 Percent Income Limits	\$40,500	\$46,320	\$52,080	\$57,840	\$62,520	\$67,140	\$71,760
		80 Percent Income Limits	\$54,000	\$61,760	\$69,440	\$77,120	\$83,360	\$89,520	\$95,680

NOTE: Official determinations of maximum income limits and all compliance issues are the purview of the State Housing Finance Agencies and the Internal Revenue Service. A list of state allocating agencies and their internet contact information is available on HUD website.

Official MTSP Income limits, available in pdf and excel formats on the HUD website, may differ slightly from those calculated in the documentation system and should be used for ALL official purposes. Underlined headings in both the IL table link to detailed documentation concerning the calculations of the parameters listed on HUD website

Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.