

HOME PROGRAM RENT LIMITS

2014 RENT LIMITS
City of Tucson / Pima County
Effective 05/01/2014 (Revised)

Table 1

| | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
|-----------|-------|-------|-------|-------|--------|--------|--------|
| LOW Home | \$507 | \$566 | \$680 | \$785 | \$876 | \$966 | \$1057 |
| HIGH Home | \$507 | \$633 | \$852 | \$987 | \$1081 | \$1175 | \$1268 |

All rents must be adjusted for utility allowances established locally (see Table 2). The allowable rent is the applicable high or low rent less the utility allowance for those utilities paid by the tenant.

UTILITY ALLOWANCES
City of Tucson / Pima County
Effective 02/01/2014

Table 2

SINGLE FAMILY/PATIO/MANUFACTURED HOMES

| TYPE OF UTILITIES | DOLLARS PER MONTH | | | | | |
|---------------------|-------------------|----|----|----|-----|-----|
| | 0 | 1 | 2 | 3 | 4 | 5 |
| BEDROOM SIZE | | | | | | |
| ELECTRICITY | \$13 | 19 | 24 | 29 | 37 | 42 |
| ELECTRIC HEAT | 24 | 34 | 44 | 53 | 68 | 77 |
| ELECTRIC HOT WATER | 12 | 16 | 21 | 25 | 32 | 37 |
| ELECTRIC COOKING | 4 | 5 | 7 | 8 | 10 | 12 |
| EVAP. COOLING | 8 | 10 | 13 | 16 | 21 | 24 |
| A/C | 18 | 25 | 32 | 39 | 49 | 56 |
| GAS HEAT | 10 | 13 | 15 | 17 | 20 | 23 |
| GAS HOT WATER | 4 | 5 | 6 | 7 | 9 | 10 |
| GAS COOKING | 2 | 2 | 2 | 3 | 3 | 4 |
| WATER/SEWER (City) | 48 | 58 | 70 | 83 | 112 | 132 |
| TRASH (CITY ONLY) | 17 | 17 | 17 | 17 | 17 | 17 |
| TRASH (COUNTY ONLY) | 20 | 20 | 20 | 20 | 20 | 20 |
| REFRIGERATOR | 4 | 4 | 4 | 4 | 4 | 4 |
| RANGE | 3 | 3 | 3 | 3 | 3 | 3 |
| PROPANE HEAT | 20 | 28 | 36 | 44 | 56 | 64 |
| PROPANE HOT WATER | 9 | 12 | 15 | 19 | 24 | 28 |
| PROPANE COOKING | 3 | 4 | 6 | 7 | 9 | 10 |

APARTMENT/CONDO/TOWNHOUSE/DUPLEX/TRIPLEX

| TYPE OF UTILITIES | DOLLARS PER MONTH | | | | | |
|---------------------|-------------------|----|----|----|----|-----|
| | 0 | 1 | 2 | 3 | 4 | 5 |
| BEDROOM SIZE | | | | | | |
| ELECTRICITY | \$12 | 17 | 22 | 27 | 34 | 38 |
| ELECTRIC HEAT | 22 | 31 | 40 | 49 | 62 | 71 |
| ELECTRIC HOT WATER | 11 | 15 | 19 | 23 | 30 | 34 |
| ELECTRIC COOKING | 3 | 5 | 6 | 7 | 9 | 11 |
| EVAP. COOLING | 6 | 8 | 10 | 12 | 15 | 18 |
| A/C | 13 | 18 | 24 | 29 | 37 | 42 |
| GAS HEAT | 10 | 12 | 15 | 17 | 20 | 22 |
| GAS HOT WATER | 4 | 5 | 6 | 7 | 9 | 10 |
| GAS COOKING | 2 | 2 | 2 | 3 | 3 | 4 |
| WATER/SEWER | 45 | 55 | 65 | 76 | 98 | 116 |
| TRASH (CITY ONLY) | 17 | 17 | 17 | 17 | 17 | 17 |
| TRASH (COUNTY ONLY) | 20 | 20 | 20 | 20 | 20 | 20 |
| REFRIGERATOR | 4 | 4 | 4 | 4 | 4 | 4 |
| RANGE | 3 | 3 | 3 | 3 | 3 | 3 |
| Propane Heat | 20 | 28 | 36 | 44 | 56 | 64 |
| Propane Hot Water | 9 | 12 | 15 | 19 | 24 | 28 |
| Propane Cooking | 3 | 4 | 6 | 7 | 9 | 10 |

APPLYING RENT AND INCOME LIMITS TO YOUR PROJECT

Annually, HUD publishes Fair Market Rents and calculations of rents affordable to families earning 65 percent and 50 percent of median income (see Table 1). Low and High HOME rents are determined based on these figures. (See the HOME regulations for a detailed explanation of how these are determined.) Following is a step-by-step guide to applying the High and Low HOME rent limits to your project. Note that the requirements vary depending on the number of HOME-assisted units.

1 TO 4 HOME-ASSISTED UNITS:

For projects with 1 to 4 HOME-assisted rental units, the following requirements apply:

Rent Limits:

- All HOME-assisted units must have rents at or less than the High HOME Rent (see Table 3), adjusted for utility allowances.

Table 3

| | | | | | | | |
|-----------|-------|-------|-------|-------|--------|--------|--------|
| HIGH HOME | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
| RENT | \$507 | \$633 | \$852 | \$987 | \$1081 | \$1175 | \$1268 |

Income Limits:

- All HOME-assisted units must be rented to families at or less than 80% of median income.

| | | |
|--------------------------|--------------------------|--------------------------|
| 1 Person family \$31,950 | 4 Person family \$45,600 | 7 Person family \$56,550 |
| 2 Person family \$36,500 | 5 Person family \$49,250 | 8 Person family \$60,200 |
| 3 Person family \$41,050 | 6 Person family \$52,900 | |

5 OR MORE HOME-ASSISTED UNITS:

For projects with 5 or more HOME-assisted rental units, the following requirements apply:

Rent Limits:

- 20% of the HOME-assisted units must have rents at or less than the Low HOME Rent (see Table 4), adjusted for utility allowances.

Table 4

| | | | | | | | |
|----------|-------|-------|-------|-------|-------|-------|--------|
| LOW HOME | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
| RENT | \$507 | \$566 | \$680 | \$785 | \$876 | \$966 | \$1057 |

- The remaining 80% of HOME-assisted units must have rents at or less than the High HOME Rent (see Table 5), adjusted for utility allowances.

Table 5

| | | | | | | | |
|-----------|-------|-------|-------|-------|--------|--------|--------|
| HIGH HOME | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
| RENT | \$507 | \$633 | \$852 | \$987 | \$1081 | \$1175 | \$1268 |

Income Limits:

- All HOME-assisted units must be rented to families at or below 80% of median income:

| | | |
|--------------------------|--------------------------|--------------------------|
| 1 Person family \$31,950 | 4 Person family \$45,600 | 7 Person family \$56,550 |
| 2 Person family \$36,500 | 5 Person family \$49,250 | 8 Person family \$60,200 |
| 3 Person family \$41,050 | 6 Person family \$52,900 | |
- 90% of the total number of HOME-assisted units must be rented to families at or below 60% of median income:

| | | |
|--------------------------|--------------------------|--------------------------|
| 1 Person family \$23,940 | 4 Person family \$34,200 | 7 Person family \$42,420 |
| 2 Person family \$27,360 | 5 Person family \$36,960 | 8 Person family \$45,180 |
| 3 Person family \$30,780 | 6 Person family \$39,720 | |
- 20% of the total number of HOME-assisted units must be rented to families at or below 50% of median income. These same units must have rents at or less than the Low HOME Rent (see table 4), adjusted for utility allowances. These units can be the same units that count toward the 90% requirement above.

| | | |
|--------------------------|--------------------------|--------------------------|
| 1 Person family \$19,950 | 4 Person family \$28,500 | 7 Person family \$35,350 |
| 2 Person family \$22,800 | 5 Person family \$30,800 | 8 Person family \$37,650 |
| 3 Person family \$25,650 | 6 Person family \$33,100 | |