

HOME PROGRAM RENT LIMITS

2015 RENT LIMITS City of Tucson / Pima County Effective 06/01/2015

Table 1

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
LOW Home	\$489	\$566	\$680	\$785	\$876	\$966	\$1057
HIGH Home	\$489	\$611	\$822	\$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 01/01/15

Table 2

SINGLE FAMILY/PATIO/MANUFACTURED HOMES

TYPE OF UTILITIES	DOLLARS PER MONTH					
	0	1	2	3	4	5
BEDROOM SIZE						
ELECTRICITY	\$15	21	27	33	41	47
ELECTRIC HEAT	27	38	49	60	76	87
ELECTRIC HOT WATER	13	18	23	29	36	42
ELECTRIC COOKING	4	6	7	9	12	13
EVAPORATIVE COOLING	8	11	14	17	21	24
AIR CONDITIONING	18	25	32	39	49	56
GAS HEAT	12	14	17	20	24	26
GAS HOT WATER	5	6	7	8	10	11
GAS COOKING	2	2	2	3	4	4
WATER/SEWER (City)	49	59	71	83	109	127
TRASH (CITY ONLY)	5	5	5	5	5	5
TRASH (COUNTY ONLY)	24	24	24	24	24	24
REFRIGERATOR	5	5	5	5	5	5
RANGE	4	4	4	4	4	4
PROPANE HEAT	27	38	48	59	75	86
PROPANE HOT WATER	9	12	15	19	24	28
PROPANE COOKING	4	6	8	9	12	14

APARTMENT/CONDO/TOWNHOUSE/DUPLEX/TRIPLEX

TYPE OF UTILITIES	DOLLARS PER MONTH					
	0	1	2	3	4	5
BEDROOM SIZE						
ELECTRICITY	\$13	18	23	28	35	41
ELECTRIC HEAT	23	33	42	51	65	75
ELECTRIC HOT WATER	11	16	20	25	31	36
ELECTRIC COOKING	4	5	6	8	10	11
EVAPORATIVE COOLING	6	9	11	14	18	20
AIR CONDITIONING	15	21	27	33	42	48
GAS HEAT	12	14	17	20	24	26
GAS HOT WATER	5	6	7	8	10	11
GAS COOKING	2	2	3	3	4	4
WATER/SEWER	46	55	65	76	97	113
TRASH (CITY ONLY)	5	5	5	5	5	5
TRASH (COUNTY ONLY)	24	24	24	24	24	24
REFRIGERATOR	4	4	4	4	4	4
RANGE	3	3	3	3	3	3
Propane Heat	27	38	48	59	75	86
Propane Hot Water	12	16	21	25	32	37
Propane Cooking	4	6	8	9	12	14

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	\$489	\$611	\$822	\$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 \$33,050	4 Person family \$47,200	7 Person family \$58,550
2 Person family \$37,800	5 Person family \$51,000	8 Person family \$62,350
3 Person family \$42,500	6 Person family \$54,800	

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	\$489	\$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	\$489	\$611	\$822	\$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 \$33,050	4 Person family \$47,200	7 Person family \$58,550
2 Person family \$37,800	5 Person family \$51,000	8 Person family \$62,350
3 Person family \$42,500	6 Person family \$54,800	
- 90% of the total number of HOME-assisted units must be rented to families at or below 60% of median income:

1 Person family \$24,780	4 Person family \$35,400	7 Person family \$43,920
2 Person family \$28,320	5 Person family \$38,280	8 Person family \$46,740
3 Person family \$31,860	6 Person family \$41,100	
- 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 \$20,650	4 Person family \$29,500	7 Person family \$36,600
2 Person family \$23,600	5 Person family \$31,900	8 Person family \$38,950
3 Person family \$26,550	6 Person family \$34,250	