

**BOROUGH OF STATE COLLEGE
INCOME LIMITS**

2016 CDBG & HOME

<< Kemmerer Road Apartments >>							
<< BORO Rehab Program >>							
<< FTHB - Low/Moderate >>				<< FTHB - Middle >>			
<< Bellaire Court Apartments >>							
Size	30% AMI	50% AMI (Very Low)	60% AMI	80% AMI (Low)	100% AMI	115% AMI	120% AMI
1 Person	\$15,500	\$25,800	\$30,960	\$41,250	\$51,600	\$59,340	\$61,920
2 Person	\$17,700	\$29,450	\$35,340	\$47,150	\$58,900	\$67,735	\$70,680
3 Person	\$20,160	\$33,150	\$39,780	\$53,050	\$66,300	\$76,245	\$79,560
4 Person	\$24,300	\$36,800	\$44,160	\$58,900	\$73,600	\$84,640	\$88,320
5 Person	\$28,440	\$39,750	\$47,700	\$63,650	\$79,500	\$91,425	\$95,400
6 Person	\$32,580	\$42,700	\$51,240	\$68,350	\$85,400	\$98,210	\$102,480
7 Person	\$36,780	\$45,650	\$54,780	\$73,050	\$91,300	\$104,995	\$109,560
8 Person	\$40,890	\$48,600	\$58,320	\$77,750	\$97,200	\$111,780	\$116,640

CDBG Effective Date: 03/28/2016	Common Level Ratio	3.52	Till June 2016
HOME Effective Date: 6/6/2016	HOME Value Limits (Purchase Price)	\$231,000 MAX Price	\$266,000 After Rehab Value

HOME Per Unit Subsidy Limit

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Max. Amount of HOME funds in whole project - Acquisition-Rehab-Resale
\$137,362.00	\$157,466.00	\$191,477.00	\$247,709.00	\$271,908.00	

Due to the discontinuation of the Section 221(d)(3) mortgage insurance program, alternate maximum per-unit subsidy limits must be used for the HOME Program. HUD is required to undertake rulemaking to establish new maximum per-unit subsidy limits for the HOME Program because it is no longer updating and publishing limits for the Section 221(d)(3) mortgage insurance program. Until a new rule can be published, HUD published a Notice establishing an interim policy that Field Office staff and participating jurisdictions (PJs) must follow directing PJs to use the Section 234-Condominium Housing basic mortgage limits, for elevator-type projects, as an alternative to the Section 221(d)(3) limits in order to determine the maximum amount of HOME funds a PJ may invest on a per-unit basis in HOME-assisted housing projects. This interim policy remains in effect until the effective date of the new final rule provisions, amending the existing provisions of 24 CFR 92.250(a).