

2022 WORKFORCE RENTAL HOUSING LIMIT CALCULATIONS

* These rental limit calculations are for affordable housing projects using the City of Bloomington’s Unified Development Ordinance (UDO) payment-in-lieu or affordable housing incentives, which can be found beginning on page 215 here: <https://bloomington.in.gov/sites/default/files/2022-06/Final_UDO_June_2022_0.pdf>.
	+ *Please note that these limits do not necessarily apply to federally-funded projects, such as the HOME program. Those are determined by HUD and can be found here:* [*https://www.huduser.gov/portal/datasets/home-datasets/files/HOME\_RentLimits\_State\_IN\_2022.pdf*](https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_IN_2022.pdf)*.*
	+ For reference on the calculations below, please go to page 34 of the UDO Administrative Manual found here: <https://bloomington.in.gov/sites/default/files/2020-05/Administrative_Manual_05012020_final.pdf>
* Adjusted AMI as published annually by HUD to be used as the baseline income to set rents. The current 2022 adjusted AMI is $59,800. [Please note: this is a calculation that doubles the HUD “Very Low Income” (50% of AMI) for a 1 person household. For 2022, that number is $29,900].
	+ *Reference:* [*https://www.huduser.gov/portal/datasets/il.html#2022*](https://www.huduser.gov/portal/datasets/il.html#2022)*. Scroll down and access “Click here for FY 2022 IL Documentation” button, then search for IN (state) and Monroe County (county). A chart will appear with income limits for 2022.*
* Rents by income sub-band should be based on 25% of monthly AMI and pegged to the 80% AMI level, thereby allowing some head room below the 30% cost-burdened maximum threshold promoted by HUD to accommodate for utilities and other ancillary housing costs.
* The calculation of total beds that equal the “eligible” beds is 15% (to align with UDO Tier One Affordable Housing definition at 120% AMI and below). For Tier Two eligibility, it is permissible that 7.5% of the units be at 120% AMI and below, and 7.5% be at 90% AMI and below. Please reference pages 215-216 of the [UDO](https://bloomington.in.gov/sites/default/files/2022-06/Final_UDO_June_2022_0.pdf) for additional detail.
* Duration of the affordability period is “income-restricted permanently” unless otherwise forfeited, which means the term would be specified as at least 99 years, or longer, so long as the structure is present.
* Please contact the City’s Housing and Neighborhood Development Department with any questions at 812.349.3401 or john.zody@bloomington.in.gov.

**Rental Limits Table by Income Band**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| % of AMI | Studio Rents | 1BR Rents (Baseline) | 2BR Rents | 3BR Rents |
| 120% | $1,121 | $1,495 | $1,869 | $2,243 |
| 100% | $934 | $1,246 | $1,558 | $1,869 |
| 90% | $841 | $1,121 | $1,401 | $1,682 |

**Notes**

* Dollar values are rounded up to the nearest dollar.

Studio Rents are calculated at 75% of the 1BR baseline; 2BR Rents are calculated at 125% of the 1BR baseline; 3BR Rents are calculated at 150% of the 1BR baseline (i.e. $997 x .75, 1.25 and 1.50).

90% Band:

* 1BR Rent (Baseline) 80% AMI calculation: AMI/12 x % AMI x 25% ($59,800/12 x **.90** x 25%)

100% Band:

* 1BR Rent (Baseline) 80% AMI calculation: AMI/12 x % AMI x 25% ($59,800/12 x **1.00** x 25%)

120% Band:

* 1BR Rent (Baseline) 80% AMI calculation: AMI/12 x % AMI x 25% ($59,800/12 x **1.20** x 25%)