



2023 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 248 here: https://bloomington.in.gov/sites/default/files/2023-05/UDO%20April_2023_Final_APPROVED_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_2023.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/2023-07/Administrative_Manual_072023.pdf
- Adjusted AMI as published annually by HUD to be used as the baseline income to set rents. The current 2023 Adjusted AMI is \$63,300. [Please note: this is a calculation that doubles the HUD “Very Low Income” (50% of AMI) for a 1 person household. For 2023, that number is \$31,650].
 - *Reference: <https://www.huduser.gov/portal/datasets/il.html#2023> Scroll down and access “Click here for FY 2023 IL Documentation” button, then search for IN (state) and Monroe County (county). A chart will appear with income limits for 2023.*
- Rents by income sub-band should be based on 25% of monthly AMI, 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](#) 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.

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2023 RENTS					
% of AMI	Studio	1 BR	2 BR	3 BR	4 BR
80%	817	957	1124	1492	1645
90%	891	1187	1484	1781	2078
100%	990	1319	1649	1979	2309
120%	1188	1583	1979	2375	2771

2023 Income AMI	1 person	2 person	3 person	4 person	6 person	6 person	7 person	8 person
80%	50,600	57,800	65,050	72,250	78,050	83,850	89,600	95,400
90%	56,970	65,070	73,170	81,270	87,840	94,320	100,800	107,280
100%	63,300	72,300	81,300	90,300	97,600	104,800	112,000	119,200
120%	75,960	86,760	97,560	108,360	117,120	125,760	134,400	143,040

Calculation of Rents:

The 80% Rent amounts used are the High HOME HUD Rent Limit 80% AMI rates

90% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: Adjusted AMI/12 x % AMI x 25% ($\$63,300/12 \times .90 \times 25\%$)

100% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: Adjusted AMI/12 x % AMI x 25% ($\$63,300/12 \times 1.00 \times 25\%$)

120% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: Adjusted AMI/12 x % AMI x 25% ($\$63,300/12 \times 1.20 \times 25\%$)

Rent Calculations for 90%, 100% and 120% Rent Bands for 1 Studio, 2BR, 3BR, 4BR:

The 90%, 100%, and 120% Rents are calculated using their 1 BR rent as the baseline. 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. 90% AMI = $\$1187 \times .75, 1.25, 1.50$ and 1.75).

Dollar values are rounded up to the nearest dollar.

Calculation of Income:

The 80% AMI Income amounts used are the High HOME HUD Rent Limit as 80% AMI amounts. The 100% AMI is derived by doubling HUD’s “Very Low Income” (50% AMI). The 90% AMI and 120% AMI are calculated from the 100% AMI Income amounts.