

2016 Dutchess County Median Income \$87,100

HUD Household Income and Rent Limits

Existing INCOME Level at 100% of AMI

Existing RENT Level at 100% of AMI

Proposed INCOME Level at 90% of AMI

Proposed RENT Level at 70% of AMI

Suggested RENT Level at 80% of AMI

Household Size	1	2	3	4	5	6	RENT LEVELS** Set per industry standard 1.5 person/bedroom		
Household Income Limit:							1bed	2bed	3bed
Extremely Low <30% AMI	\$ 18,350	\$ 20,950	\$ 23,550	\$ 26,150	\$ 28,440	\$ 32,580			
Monthly Rent Limit*	\$ 459	\$ 524	\$ 589	\$ 654	\$ 711	\$ 815	\$ 491	\$ 589	\$ 654
Very Low <50% AMI	\$ 30,500	\$ 34,850	\$ 39,200	\$ 43,550	\$ 47,050	\$ 50,550			
Monthly Rent Limit*	\$ 763	\$ 871	\$ 980	\$ 1,089	\$ 1,176	\$ 1,264	\$ 817	\$ 980	\$ 1,089
Low <60% AMI	\$ 36,600	\$ 41,820	\$ 47,040	\$ 52,260	\$ 56,460	\$ 60,660			
Monthly Rent Limit*	\$ 915	\$ 1,046	\$ 1,176	\$ 1,307	\$ 1,412	\$ 1,517	\$ 980	\$ 1,176	\$ 1,307
70% AMI	\$ 42,700	\$ 48,790	\$ 54,880	\$ 60,970	\$ 65,870	\$ 70,770			
Monthly Rent Limit*	\$ 1,068	\$ 1,220	\$ 1,372	\$ 1,524	\$ 1,647	\$ 1,769	\$ 1,144	\$ 1,372	\$ 1,524
Low <80% AMI	\$ 46,000	\$ 52,500	\$ 59,150	\$ 65,700	\$ 71,000	\$ 76,250			
Monthly Rent Limit*	\$ 1,150	\$ 1,313	\$ 1,479	\$ 1,643	\$ 1,775	\$ 1,906	\$ 1,231	\$ 1,479	\$ 1,643
<90% AMI	\$ 55,050	\$ 62,850	\$ 70,650	\$ 78,450	\$ 85,320	\$ 97,740			
Monthly Rent Limit*	\$ 1,376	\$ 1,571	\$ 1,766	\$ 1,961	\$ 2,133	\$ 2,444	\$ 1,474	\$ 1,766	\$ 1,961
<100% AMI	\$ 61,000	\$ 69,700	\$ 78,400	\$ 87,100	\$ 94,100	\$ 101,100			
Monthly Rent Limit*	\$ 1,525	\$ 1,743	\$ 1,960	\$ 2,178	\$ 2,353	\$ 2,528	\$ 1,634	\$ 1,960	\$ 2,178
<120% AMI	\$ 73,400	\$ 83,800	\$ 94,200	\$ 104,600	\$ 113,760	\$ 130,320			
Monthly Rent Limit*	\$ 1,835	\$ 2,095	\$ 2,355	\$ 2,615	\$ 2,844	\$ 3,258	\$ 1,965	\$ 2,355	\$ 2,615

** Note RENT levels have NOT been adjusted for utility allowance

Rents would be LESS if tenant pays Utilities Example Less \$104 for 1bed \$134 for 2bed \$164 for 3bed