

## Invest Atlanta

### FY 2023 Multifamily Tax Subsidy Project (MTSP) Income Limit Area (non-HERA) Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Median Income \$103,500

Effective Date: May 15, 2023 Implementation Date: June 29, 2023

#### Income Limits for 2023 (Based on 2023 MTSP Income Limits)

|             | 1 Person  | 2 Person  | 3 Person  | 4 Person  | 5 Person  | 6 Person  | 7 Person  |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>30%</b>  | \$21,450  | \$24,510  | \$27,570  | \$30,630  | \$33,090  | \$35,550  | \$38,010  |
| <b>50%</b>  | \$35,750  | \$40,850  | \$45,950  | \$51,050  | \$55,150  | \$59,250  | \$63,350  |
| <b>60%</b>  | \$42,900  | \$49,020  | \$55,140  | \$61,260  | \$66,180  | \$71,100  | \$76,020  |
| <b>80%</b>  | \$57,200  | \$65,360  | \$73,520  | \$81,680  | \$88,240  | \$94,800  | \$101,360 |
| <b>100%</b> | \$71,500  | \$81,700  | \$91,900  | \$102,100 | \$110,300 | \$118,500 | \$126,700 |
| <b>115%</b> | \$82,225  | \$93,955  | \$105,685 | \$117,415 | \$126,845 | \$136,275 | \$145,705 |
| <b>120%</b> | \$85,800  | \$98,040  | \$110,280 | \$122,520 | \$132,360 | \$142,200 | \$152,040 |
| <b>140%</b> | \$100,100 | \$114,380 | \$128,660 | \$142,940 | \$154,420 | \$165,900 | \$177,380 |

#### Rent Limits for 2023 (Based on 2023 MTSP Income Limits not including UA)

|                        | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|------------------------|------------|-----------|-----------|-----------|-----------|
| <b>Max Rent at 30%</b> | \$536      | \$574     | \$689     | \$796     | \$888     |
| <b>Max Rent at 50%</b> | \$893      | \$957     | \$1,148   | \$1,327   | \$1,481   |
| <b>Max Rent at 60%</b> | \$1,072    | \$1,149   | \$1,378   | \$1,593   | \$1,777   |
| <b>Max Rent at 80%</b> | \$1,430    | \$1,532   | \$1,838   | \$2,124   | \$2,370   |

#### 2023 Homeownership Sale Price Maximums (Based on 2023 Income Limits)

|                               | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------------------|------------|-----------|-----------|-----------|-----------|
| <b>Max Sale Price at 60%</b>  | \$128,700  | \$137,880 | \$165,420 | \$191,160 | \$213,300 |
| <b>Max Sale Price at 80%</b>  | \$171,600  | \$183,840 | \$220,560 | \$254,880 | \$284,400 |
| <b>Max Sale Price at 100%</b> | \$214,500  | \$229,800 | \$275,700 | \$318,600 | \$355,500 |
| <b>Max Sale Price at 120%</b> | \$257,400  | \$275,760 | \$330,840 | \$382,320 | \$426,600 |
| <b>Max Sale Price at 140%</b> | \$300,300  | \$321,720 | \$385,980 | \$446,040 | \$497,700 |

**Disclaimer:**

This chart is meant for the use of housing professionals who have an understanding of income and rent limits and the program requirements for each program. It does not have the capability to determine eligibility for those seeking to qualify for and occupy low-income housing. This summarizes HUD data; however, the determination of income limits is the sole responsibility of HUD.

Please remember Invest Atlanta does not set rent and income limits. Invest Atlanta calculates affordable housing rents for our purposes. Developers and Management companies should not solely rely on our rent calculations.

As a reminder, HUD does not require or suggested rent increases. HUD continues to encourage property owners to exercise compassion concerning tenants affected by the COVID-19 pandemic and would be surprised that an owner would be so out of step with the moment in which we are living to raise rents.

The rent and income limits for each year are effective beginning with the effective date shown above. There is a grace period of 45 days from the release of the income limits to implement the new rent and income limits, which means that the old limits can be relied upon for 45 days after the release date of the new limits.

(Note: Utilities are not included in the maximum Gross rent.)