

EXHIBIT 12 CDBG & HOME AFFORDABILITY & RENT LIMITS

Long-Term Affordability

HOME-assisted housing must meet the long-term affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The affordability requirements listed below may be extended at the sole discretion of the Neighborhood and Housing Services Department Director or Grants Administrator. However, per HUD regulations, the affordability periods may not be reduced.

HOME LONG-TERM AFFORDABILITY REQUIREMENTS		
	Per-Unit HOME Investment	Required Affordability
Rehabilitation or Acquisition of Existing Housing	Less than \$15,000	5 Years
	\$15,000 to \$40,000	10 Years
	Over \$40,000	15 Years
New Construction	Any Amount	20 Years

Rent and Income Eligibility Requirements

The HOME program has established rules in relation to acceptable rent and occupancy requirements. HUD will annually publish Fair Market Rents and calculations for rents affordable to families earning 65% and 50% AMI.

2022 HUD RENT LIMITS – Effective 6/15/2022		
	LOW HOME	HIGH HOME
EFFICIENCY – 0 BR	\$726	\$815
1 BR	\$778	\$961
2 BR	\$933	\$1,165
3 BR	\$1,078	\$1,367
4 BR	\$1,202	\$1,505
5 BR	\$1,326	\$1,642
6 BR	\$1,450	\$1,779

Income Limits and Part 5 Requirements

Per 24 CFR Part 92.203(b)(1), the City has elected to utilize the 24 CFR Part 5 definition for determining annual income which is commonly referred to as the “Section 8 Definition”. To be eligible for funding, program participants must have annual (gross) incomes at or below 80% of Area Median Income (AMI), adjusted by household size. Please note that while the HOME regulations nominally require that participants must be below 80% AMI, this RFP solicitation further requires as a threshold matter that the Applicant serve households at deeper levels of affordability such as at or below 60% AMI and this RFP prioritizes households at 30% AMI. This is further described in the Evaluation Criteria described in Section 009.

Income limits are determined annually by the U.S. Department of Housing and Urban Development (HUD). The table below outlines the HUD Income Limits based on household size currently in effect for the San Antonio area.

2022 HUD INCOME LIMITS – Effective 6/15/2022

		% AMI			
		30%	50%	60%	80%
HOUSEHOLD SIZE	1	\$17,400	\$29,050	\$34,860	\$46,450
	2	\$19,900	\$33,200	\$39,840	\$53,050
	3	\$22,400	\$37,350	\$44,820	\$59,700
	4	\$24,850	\$41,450	\$49,740	\$66,300
	5	\$26,850	\$44,800	\$53,760	\$71,650
	6	\$28,850	\$48,100	\$57,720	\$76,950
	7	\$30,580	\$51,400	\$61,680	\$82,250
	8+	\$32,850	\$54,750	\$65,700	\$87,550