



Texas Department of Housing and Community Affairs Rent and Income Limits¹ (As of 12/18/2013)

Project:

Instructions:

- (1) Choose the county in which your project is located.
- (2) If your project is located within the boundaries of one of the designated places listed in the drop down menu then make the appropriate selection. If the location is not listed, then choose the "Not Listed" option.
- (3) Please select the financing applicable for your project. Units financed with HOME, NSP, or tax exempt bonds and 4% tax credits are not eligible to use the National Non-Metro limits.
- (4) Choose the date the first building in the project (as defined on line 8b of the 8609) was placed in service or for Housing Trust Fund, the date of your LURA. For HOME or NSP, select "N/A."
- (5) Select the date based on the execution date of your property's Carryover Agreement, Determination Notice, Subaward Agreement Date. For Housing Trust Fund, select the date of your LURA. For HOME or NSP select "N/A." See footnote 3 for more details.

PLEASE COMPLETE ALL FIELDS.

(1) County: Travis

(2) Place:² Austin

(3) Financing: HOME

(4) LURA Date: 12/18/2013 - 1/31/2014

INCOME LIMITS

AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
30	\$ 15,400	\$ 17,600	\$ 19,800	\$ 21,950	\$ 23,750	\$ 25,500	\$ 27,250	\$ 29,000
40	\$ 20,520	\$ 23,440	\$ 26,360	\$ 29,280	\$ 31,640	\$ 34,000	\$ 36,320	\$ 38,680
50	\$ 25,650	\$ 29,300	\$ 32,950	\$ 36,600	\$ 39,550	\$ 42,500	\$ 45,400	\$ 48,350
60	\$ 30,780	\$ 35,160	\$ 39,540	\$ 43,920	\$ 47,460	\$ 51,000	\$ 54,480	\$ 58,020
80	\$ 41,000	\$ 46,850	\$ 52,700	\$ 58,550	\$ 63,250	\$ 67,950	\$ 72,650	\$ 77,300
120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

(5) LURA Date (should be same selection as above):

12/18/2013 - 1/31/2014

(6) For HOME/NSP ONLY:

New leases and lease renewals (including month to month leases):

On or After 6/1/2013

RENT LIMITS

AMFI %	Number of Bedrooms					
	0	1	2	3	4	5
30	\$385	\$412	\$495	\$571	\$637	\$703
40	\$513	\$549	\$659	\$761	\$850	\$937
Low	\$665	\$712	\$855	\$986	\$1,101	\$1,215
High	\$681	\$834	\$1,050	\$1,249	\$1,374	\$1,497
65						
80						

1. This information is being provided to assist in the determining the rents and incomes applicable given a set of assumptions you select. You are encouraged to independently verify the results or contact the Department if you have concerns.

2. The "Place" field is used to determine whether the property is eligible to use the National Non-Metropolitan Median Income limits. Not all Places or Cities in Texas are shown. If you are located outside of the boundaries of a designated Place then select "Not Listed" even if your mailing address reflects the place name.

3. For Housing Trust Fund, select the date of the Land Use Restriction Agreement. For HOME or NSP, select 'N/A'.

4. The 2014 Housing Tax Credit income limits are effective 12/18/2013. The 2013 NSP income limits are effective 12/11/2012. The Community Planning Division (CPD) of HUD released the 2013 HOME Program income limits on 2/14/2013. The most recent HOME Program Rent Limits released by CPD 5/2/2013 (and subsequently revised by CPD 12/10/2013 for immediate implementation) are effective for all new leases and lease renewals after 5/31/2013.

5. For Housing Tax Credit project(s) that place in service or execute a Carryover Agreement within 45 days after HUD releases the MTSP Income limits where the newly released limits reflect a decrease, IRS Revenue Ruling 94-57 allows the owner to rely on either limit.