



## Lumen Park Income and Rent Limits

Programs:	<b>LIHTC</b>	<b>Unit Mix</b>	
PIS Date:	6/30/2011	Program	# Units % AMI
County:	Anchorage Municipality	LIHTC	10 60%
Effective Date:	4/14/2017	LIHTC	5 50%
Limits Used:	2016 MTSP Hold Harmless	LIHTC	5 30%
Link to Limits:	<a href="https://www.huduser.gov/portal/datasets/il/il16/index_mtsp.html">https://www.huduser.gov/portal/datasets/il/il16/index_mtsp.html</a>	HOME	3 60%
Programs:	<b>HOME Funds (Floating)</b>		
County:	Anchorage Municipality		
Effective Date:	6/15/2017		
Link to Limits:	<a href="https://www.hudexchange.info/programs/home/home-income-limits/">https://www.hudexchange.info/programs/home/home-income-limits/</a>		
Link to Limits:	<a href="https://www.hudexchange.info/programs/home/home-rent-limits/">https://www.hudexchange.info/programs/home/home-rent-limits/</a>		

Income Limits									LIHTC Max Rent Limits		
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		1 Bed	2 Bed
MTSP 140%	\$ 54,684	\$ 62,496	\$ 70,308	\$ 78,036	\$ 84,336	\$ 90,552	\$ 96,768	\$ 103,068		\$ 1,046	\$ 1,255
MTSP 60%	\$ 39,060	\$ 44,640	\$ 50,220	\$ 55,740	\$ 60,240	\$ 64,680	\$ 69,120	\$ 73,620		\$ 1,046	\$ 1,255
MTSP 50%	\$ 32,550	\$ 37,200	\$ 41,850	\$ 46,450	\$ 50,200	\$ 53,900	\$ 57,600	\$ 61,350		\$ 871	\$ 1,046
MTSP 30%	\$ 19,530	\$ 22,320	\$ 25,110	\$ 27,870	\$ 30,120	\$ 32,340	\$ 34,560	\$ 36,810		\$ 523	\$ 627
									<b>HIGH HOME Max Rent Limits</b>		
HOME 60%	\$ 37,380	\$ 42,720	\$ 78,060	\$ 53,400	\$ 57,720	\$ 61,980	\$ 66,240	\$ 70,500		\$ 1,018	\$ 1,293
									<b>UA Effective 10/1/2015</b>		
										\$ 55	\$ 69
									<b>Tenant Rents</b>		
LIHTC w/ HOME - Tenant payment portion cannot exceed Net HOME Rent. If Subsidy is received the the tenant portion + subsidy + UA cannot exceed the HIGH HOME Max Rent Limit.									60% Net Rents	\$ 963	\$ 1,186
LIHTC Only - Tenant payment cannot exceed Net Rent amount unless they receive at least \$1 of subsidy.									60% Net Rents	\$ 991	\$ 1,186
LIHTC Only - Tenant payment cannot exceed Net Rent amount unless they receive at least \$1 of subsidy.									50% Net Rent	\$ 816	\$ 977
LIHTC Only - Tenant payment cannot exceed Net Rent amount unless they receive at least \$1 of subsidy.									30% Net Rent	\$ 468	\$ 558



## FY 2016 MTSP INCOME LIMITS SUMMARY

The following table depicts the 50 percent and 60 percent FY2016 income limits for family sizes 1 through 8 for Multifamily Tax Subsidized Projects

Anchorage Municipality, Alaska									
FY 2016 MTSP Income Limit Area	FY 2016 MTSP Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Anchorage Municipality, AK	<a href="#">50 Percent Income Limits</a>	\$32,550	\$37,200	\$41,850	\$46,450	\$50,200	\$53,900	\$57,600	\$61,350
	<a href="#">60 Percent Income Limits</a>	\$39,060	\$44,640	\$50,220	\$55,740	\$60,240	\$64,680	\$69,120	\$73,620

NOTE: Underlined headings in both the IL table link to detailed documentation concerning the calculations of the parameters listed here.

Prepared by the [Economic and Market Analysis Division](#), HUD.

Technical Problems or questions? [Contact Us](#).

----- 2017 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Anchorage, AK HUD Metro FMR Area</b>								
30% LIMITS	18700	21400	24050	26700	28850	31000	33150	35250
VERY LOW INCOME	31150	35600	40050	44500	48100	51650	55200	58750
60% LIMITS	37380	42720	48060	53400	57720	61980	66240	70500
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800
<b>Matanuska-Susitna Borough, AK HUD Metro FMR</b>								
30% LIMITS	19000	21700	24400	27100	29300	31450	33650	35800
VERY LOW INCOME	31650	36200	40700	45200	48850	52450	56050	59700
60% LIMITS	37980	43440	48840	54240	58620	62940	67260	71640
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800
<b>Fairbanks, AK MSA</b>								
30% LIMITS	17850	20400	22950	25450	27500	29550	31600	33600
VERY LOW INCOME	29700	33950	38200	42400	45800	49200	52600	56000
60% LIMITS	35640	40740	45840	50880	54960	59040	63120	67200
LOW INCOME	47500	54300	61100	67850	73300	78750	84150	89600
<b>Aleutians East Borough, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
<b>Aleutians West Census Area, AK</b>								
30% LIMITS	20100	23000	25850	28700	31000	33300	35600	37900
VERY LOW INCOME	33500	38300	43100	47850	51700	55550	59350	63200
60% LIMITS	40200	45960	51720	57420	62040	66660	71220	75840
LOW INCOME	52500	60000	67500	75000	81000	87000	93000	99000
<b>Bethel Census Area, AK</b>								
30% LIMITS	17750	20300	22850	25350	27400	29450	31450	33500
VERY LOW INCOME	29600	33800	38050	42250	45650	49050	52400	55800
60% LIMITS	35520	40560	45660	50700	54780	58860	62880	66960
LOW INCOME	47350	54100	60850	67600	73050	78450	83850	89250
<b>Bristol Bay Borough, AK</b>								
30% LIMITS	19950	22800	25650	28500	30800	33100	35350	37650
VERY LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
60% LIMITS	39900	45600	51300	57000	61560	66120	70680	75240
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800

----- 2017 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Denali Borough, AK</b>								
30% LIMITS	22250	25400	28600	31750	34300	36850	39400	41950
VERY LOW INCOME	37050	42350	47650	52900	57150	61400	65600	69850
60% LIMITS	44460	50820	57180	63480	68580	73680	78720	83820
LOW INCOME	49250	56250	63300	70300	75950	81550	87200	92800
<b>Dillingham Census Area, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
<b>Haines Borough, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
<b>Hoonah-Angoon Census Area, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
<b>Juneau City and Borough, AK</b>								
30% LIMITS	21350	24400	27450	30450	32900	35350	37800	40200
VERY LOW INCOME	35550	40600	45700	50750	54850	58900	62950	67000
60% LIMITS	42660	48720	54840	60900	65820	70680	75540	80400
LOW INCOME	47850	54650	61500	68300	73800	79250	84700	90200
<b>Kenai Peninsula Borough, AK</b>								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	27950	31950	35950	39900	43100	46300	49500	52700
60% LIMITS	33540	38340	43140	47880	51720	55560	59400	63240
LOW INCOME	44700	51100	57500	63850	69000	74100	79200	84300
<b>Ketchikan Gateway Borough, AK</b>								
30% LIMITS	18350	21000	23600	26200	28300	30400	32500	34600
VERY LOW INCOME	30600	35000	39350	43700	47200	50700	54200	57700
60% LIMITS	36720	42000	47220	52440	56640	60840	65040	69240
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800

----- 2017 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Kodiak Island Borough, AK</b>								
30% LIMITS	17300	19800	22250	24700	26700	28700	30650	32650
VERY LOW INCOME	28850	32950	37050	41150	44450	47750	51050	54350
60% LIMITS	34620	39540	44460	49380	53340	57300	61260	65220
LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
<b>Lake and Peninsula Borough, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
<b>Nome Census Area, AK</b>								
30% LIMITS	18050	20600	23200	25750	27850	29900	31950	34000
VERY LOW INCOME	30050	34350	38650	42900	46350	49800	53200	56650
60% LIMITS	36060	41220	46380	51480	55620	59760	63840	67980
LOW INCOME	48050	54900	61750	68600	74100	79600	85100	90600
<b>North Slope Borough, AK</b>								
30% LIMITS	18050	20600	23200	25750	27850	29900	31950	34000
VERY LOW INCOME	30050	34350	38650	42900	46350	49800	53200	56650
60% LIMITS	36060	41220	46380	51480	55620	59760	63840	67980
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800
<b>Northwest Arctic Borough, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
<b>Petersburg Census Area, AK</b>								
30% LIMITS	18400	21000	23650	26250	28350	30450	32550	34650
VERY LOW INCOME	30650	35000	39400	43750	47250	50750	54250	57750
60% LIMITS	36780	42000	47280	52500	56700	60900	65100	69300
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800
<b>Prince of Wales-Hyder Census Area, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800

----- 2017 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Sitka City and Borough, AK</b>								
30% LIMITS	17300	19800	22250	24700	26700	28700	30650	32650
VERY LOW INCOME	28850	32950	37050	41150	44450	47750	51050	54350
60% LIMITS	34620	39540	44460	49380	53340	57300	61260	65220
LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
<b>Skagway Municipality, AK</b>								
30% LIMITS	18300	20900	23500	26100	28200	30300	32400	34500
VERY LOW INCOME	30450	34800	39150	43500	47000	50500	53950	57450
60% LIMITS	36540	41760	46980	52200	56400	60600	64740	68940
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800
<b>Southeast Fairbanks Census Area, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
<b>Valdez-Cordova Census Area, AK</b>								
30% LIMITS	20300	23200	26100	29000	31350	33650	36000	38300
VERY LOW INCOME	33850	38700	43550	48350	52250	56100	60000	63850
60% LIMITS	40620	46440	52260	58020	62700	67320	72000	76620
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800
<b>Wade Hampton Census Area, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
<b>Wrangell City and Borough, AK</b>								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800
<b>Yakutat City and Borough, AK</b>								
30% LIMITS	16600	18950	21300	23650	25550	27450	29350	31250
VERY LOW INCOME	27650	31600	35550	39450	42650	45800	48950	52100
60% LIMITS	33180	37920	42660	47340	51180	54960	58740	62520
LOW INCOME	44200	50500	56800	63100	68150	73200	78250	83300

U.S. DEPARTMENT OF HUD 04/11/2017  
STATE: ALASKA

----- 2017 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Yukon-Koyukuk Census Area, AK								
30% LIMITS	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
60% LIMITS	32940	37680	42360	47040	50820	54600	58380	62100
LOW INCOME	43900	50200	56450	62700	67750	72750	77750	82800

U.S. DEPARTMENT OF HUD 04/2017  
 STATE: ALASKA

----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Anchorage, AK HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	813	871	1046	1208	1347	1486	1625
HIGH HOME RENT LIMIT	888	1018	1293	1562	1723	1882	2041
For Information Only:							
FAIR MARKET RENT	888	1018	1293	1882	2278	2620	2961
50% RENT LIMIT	813	871	1046	1208	1347	1486	1625
65% RENT LIMIT	1054	1131	1359	1562	1723	1882	2041
<b>Matanuska-Susitna Borough, AK HUD Metro FMR</b>							
LOW HOME RENT LIMIT	660	783	1017	1175	1311	1446	1582
HIGH HOME RENT LIMIT	660	783	1041	1515	1704	1861	2019
For Information Only:							
FAIR MARKET RENT	660	783	1041	1515	1834	2109	2384
50% RENT LIMIT	791	848	1017	1175	1311	1446	1582
65% RENT LIMIT	1043	1119	1344	1545	1704	1861	2019
<b>Fairbanks, AK MSA</b>							
LOW HOME RENT LIMIT	751	805	966	1115	1245	1373	1501
HIGH HOME RENT LIMIT	804	953	1267	1520	1676	1831	1985
For Information Only:							
FAIR MARKET RENT	804	953	1267	1844	2232	2567	2902
50% RENT LIMIT	751	805	966	1115	1245	1373	1501
65% RENT LIMIT	1026	1101	1323	1520	1676	1831	1985
<b>Aleutians East Borough, AK</b>							
LOW HOME RENT LIMIT	686	735	882	1019	1137	1255	1372
HIGH HOME RENT LIMIT	774	934	1077	1347	1485	1708	1889
For Information Only:							
FAIR MARKET RENT	774	934	1077	1347	1485	1708	1931
50% RENT LIMIT	686	735	882	1019	1137	1255	1372
65% RENT LIMIT	978	1049	1261	1449	1596	1742	1889
<b>Aleutians West Census Area, AK</b>							
LOW HOME RENT LIMIT	837	897	1077	1244	1388	1531	1674
HIGH HOME RENT LIMIT	1073	1238	1487	1710	1888	2064	2241
For Information Only:							
FAIR MARKET RENT	1073	1272	1691	2116	2625	3019	3413
50% RENT LIMIT	837	897	1077	1244	1388	1531	1674
65% RENT LIMIT	1154	1238	1487	1710	1888	2064	2241
<b>Bethel Census Area, AK</b>							
LOW HOME RENT LIMIT	740	792	951	1098	1226	1352	1478
HIGH HOME RENT LIMIT	946	1015	1219	1400	1543	1683	1824
For Information Only:							
FAIR MARKET RENT	1052	1269	1464	1832	2018	2321	2623
50% RENT LIMIT	740	792	951	1098	1226	1352	1478
65% RENT LIMIT	946	1015	1219	1400	1543	1683	1824

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.