



## Trailside Heights I Income and Rent Limits

Programs:	<b>LIHTC</b>	<b>Unit Mix</b>	
PIS Date:	4/1/2013	Program	# Units    % AMI
County:	Anchorage Municipality	LIHTC	32    60%
Effective Date:	4/14/2017	LIHTC	33    50%
Limits Used:	2016 MTSP Hold Harmless	CMF	32    80%
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>	CMF	33    50%
Programs:	<b>Capital Magnet Funds</b>		
County:	Anchorage Municipality		
Effective Date:	4/14/2017		
Link to Limits:	<a href="https://www.huduser.gov/portal/datasets/il.html">https://www.huduser.gov/portal/datasets/il.html</a>		

Income Limits									LIHTC Max Rent Limits		
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		2 Bed	3 Bed
MTSP 140%	\$ 54,684	\$ 62,496	\$ 70,308	\$ 78,036	\$ 84,336	\$ 90,552	\$96,768	\$ 103,068		\$ 1,255	\$ 1,449
MTSP 60%	\$ 39,060	\$ 44,640	\$ 50,220	\$ 55,740	\$ 60,240	\$ 64,680	\$ 69,120	\$ 73,620		\$ 1,255	\$ 1,449
MTSP 50%	\$ 32,550	\$ 37,200	\$ 41,850	\$ 46,450	\$ 50,200	\$ 53,900	\$ 57,600	\$ 61,350		\$ 1,046	\$ 1,208
									CMF Max Rent Limits		
HUD 80%	\$ 47,600	\$ 54,400	\$ 61,200	\$ 68,000	\$ 73,450	\$ 78,900	\$ 84,350	\$ 89,800		\$ 1,530	\$ 1,768
HUD 50%	\$ 31,150	\$ 35,600	\$ 40,050	\$ 44,500	\$ 48,100	\$ 51,650	\$ 55,200	\$ 58,750		\$ 1,001	\$ 1,157
									UA Effective 10/1/2015		
										\$ 84	\$ 97
									Tenant Rents		
Tenant payment cannot exceed LIHTC Net Rent amount unless they receive at least \$1 of subsidy.							<b>60% LIHTC Net Rents</b>	<b>\$ 1,171</b>	<b>\$ 1,352</b>		
Tenant payment cannot exceed LIHTC Net Rent amount unless they receive at least \$1 of subsidy.							<b>50% LIHTC Net Rent</b>	<b>\$ 917</b>	<b>\$ 1,060</b>		



## 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](#).



# FY 2017 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](http://HUD.gov) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

## FY 2017 Income Limits Summary

FY 2017 Income Limit Area	Median Income <input type="button" value="Explanation"/>	FY 2017 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Anchorage Municipality</b>	\$89,000	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	31,150	35,600	40,050	<b>44,500</b>	48,100	51,650	55,200	58,750
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	18,700	21,400	25,520	<b>30,750</b>	35,980	41,210	46,440	51,670
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	47,600	54,400	61,200	<b>68,000</b>	73,450	78,900	84,350	89,800

**Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.**

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2017 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2017 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

Select a different county or county equivalent in Alaska:

Select any FY2017 HUD Metropolitan FMR Area's Income Limits:

Select county or county equivalent

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

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## Trailside Heights II Income and Rent Limits

Programs:	<b>LIHTC</b>	<b>Unit Mix</b>	
PIS Date:	2/20/2014	Program	# Units    % AMI
County:	Anchorage Municipality	LIHTC	8          60%
Effective Date:	4/14/2017	LIHTC	10        50%
Limits Used:	2016 MTSP Hold Harmless	LIHTC	2          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>	CMF	7          80%
Programs:	<b>Capital Magnet Funds</b>	CMF	10        50%
County:	Anchorage Municipality	CMF	3          30%
Effective Date:	4/14/2017		
Link to Limits:	<a href="https://www.huduser.gov/portal/datasets/il.html">https://www.huduser.gov/portal/datasets/il.html</a>		

Income Limits									LIHTC Max Rent Limits		
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		2 Bed	3 Bed
MTSP 140%	\$ 54,684	\$ 62,496	\$ 70,308	\$ 78,036	\$ 84,336	\$ 90,552	\$ 96,768	\$ 103,068		\$ 1,255	\$ 1,449
MTSP 60%	\$ 39,060	\$ 44,640	\$ 50,220	\$ 55,740	\$ 60,240	\$ 64,680	\$ 69,120	\$ 73,620		\$ 1,255	\$ 1,449
MTSP 50%	\$ 32,550	\$ 37,200	\$ 41,850	\$ 46,450	\$ 50,200	\$ 53,900	\$ 57,600	\$ 61,350		\$ 1,046	\$ 1,208
MTSP 30%	\$ 19,530	\$ 22,320	\$ 25,110	\$ 27,870	\$ 30,120	\$ 32,340	\$ 34,560	\$ 36,810		\$ 627	\$ 724
									CMF Max Rent Limits		
HUD 80%	\$ 47,600	\$ 54,400	\$ 61,200	\$ 68,000	\$ 73,450	\$ 78,900	\$ 84,350	\$ 89,800		\$ 1,530	\$ 1,768
HUD 50%	\$ 31,150	\$ 35,600	\$ 40,050	\$ 44,500	\$ 48,100	\$ 51,650	\$ 55,200	\$ 58,750		\$ 1,001	\$ 1,157
HUD 30%	\$ 18,700	\$ 21,400	\$ 25,520	\$ 30,750	\$ 35,980	\$ 41,210	\$ 46,440	\$ 51,670		\$ 638	\$ 834
									UA Effective 10/1/2015		
										\$ 84	\$ 97
									Tenant Rents		
Tenant payment cannot exceed LIHTC Net Rent amount unless they receive at least \$1 of subsidy.							<b>60% Net Rents</b>		\$ 1,171	\$ 1,352	
Tenant payment cannot exceed LIHTC Net Rent amount unless they receive at least \$1 of subsidy.							<b>50% Net Rent</b>		\$ 917	\$ 1,060	
Tenant payment cannot exceed LIHTC Net Rent amount unless they receive at least \$1 of subsidy.							<b>30% Net Rent</b>		\$ 543	\$ 627	



## 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.

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## FY 2017 Income Limits Summary

FY 2017 Income Limit Area	Median Income <input type="button" value="Explanation"/>	FY 2017 Income Limit Category	Persons in Family							
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<b>Anchorage Municipality</b>	\$89,000	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	31,150	35,600	40,050	<b>44,500</b>	48,100	51,650	55,200	58,750
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	18,700	21,400	25,520	<b>30,750</b>	35,980	41,210	46,440	51,670
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	47,600	54,400	61,200	<b>68,000</b>	73,450	78,900	84,350	89,800

**Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.**

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2017 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2017 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

Select a different county or county equivalent in Alaska:

Select any FY2017 HUD Metropolitan FMR Area's Income Limits:

Select county or county equivalent

Or press below to start over and select a different state:

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Update URL For bookmarking or E-Mailing

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## Trailside Heights III Income and Rent Limits

<b>Programs:</b>	<b>LIHTC</b>	<b>Unit Mix</b>	
<b>PIS Date:</b>	3/31/2015	Program	# Units    % AMI
<b>County:</b>	Anchorage Municipality	LIHTC	14        60%
<b>Effective Date:</b>	4/14/2017	LIHTC	21        50%
<b>Limits Used:</b>	2016 MTSP Hold Harmless		
<b>Link to Limits:</b>	<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>		

Income Limits									LIHTC Max Rent Limits		
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		2 Bed	3 Bed
MTSP 140%	\$ 54,684	\$ 62,496	\$ 70,308	\$ 78,036	\$ 84,336	\$ 90,552	\$96,768	\$ 103,068		\$ 1,255	\$ 1,449
MTSP 60%	\$ 39,060	\$ 44,640	\$ 50,220	\$ 55,740	\$ 60,240	\$ 64,680	\$ 69,120	\$ 73,620		\$ 1,255	\$ 1,449
MTSP 50%	\$ 32,550	\$ 37,200	\$ 41,850	\$ 46,450	\$ 50,200	\$ 53,900	\$ 57,600	\$ 61,350		\$ 1,046	\$ 1,208
									<b>UA Effective 10/1/2015</b>		
										\$ 84	\$ 97
									<b>Tenant Rents</b>		
Tenant payment cannot exceed LIHTC Net Rent amount unless they receive at least \$1 of subsidy.							<b>60% Net Rents</b>			\$ 1,171	\$ 1,352
Tenant payment cannot exceed LIHTC Net Rent amount unless they receive at least \$1 of subsidy.							<b>50% Net Rent</b>			\$ 962	\$ 1,111



## 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

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