

**CITY OF ASHEVILLE APPENDIX 1 -
2022 AREA MEDIAN INCOME (AMI) AFFORDABILITY REQUIREMENTS & RENTS FOR
ASHEVILLE PROGRAMS LIKE HOUSING TRUST FUND (HTF) & LAND USE INCENTIVE GRANT (LUIG)
(Effective June 30, 2022)**

2022 INCOME LIMITS SUMMARY*

2022 UTILITY ALLOWANCE (ELECTRIC, WATER, SEWER, TRASH)**

Household Size	Extremely Low Income (30% AMI)	Very Low Income (50% AMI)	Low Income (60% AMI)*	Low Moderate Income (80% AMI)	Moderate Income (100% AMI)*	High Moderate Income (120% AMI)*	Unit Size	Utility Allowance	Electric	Water	Sewer	Trash
One-person	\$16,900	\$28,150	\$33,750	\$45,000	\$56,250	\$67,500	Efficiency/Studio	171	95	24	33	19
Two-person	\$19,300	\$32,150	\$38,550	\$51,400	\$64,250	\$77,100	One Bedroom	184	106	25	34	19
Three-person	\$23,030	\$36,150	\$43,388	\$57,850	\$72,313	\$86,775	Two Bedroom	224	128	33	44	19
Four-person	\$27,750	\$40,150	\$48,188	\$64,250	\$80,313	\$96,375	Three Bedroom	266	152	41	54	19
Five-person	\$32,470	\$43,400	\$52,050	\$69,400	\$86,750	\$104,100	Four Bedroom	307	175	49	64	19
Six-person	\$37,190	\$46,600	\$55,913	\$74,550	\$93,188	\$111,825						
Seven-person	\$41,910	\$49,800	\$59,775	\$79,700	\$99,625	\$119,550						
Eight-person	\$46,630	\$53,000	\$63,638	\$84,850	\$106,063	\$127,275						

MAXIMUM PROGRAM RENTS (80% AMI) (Low Moderate)

Unit Size	Max Rent w/ utilities included	Utility Allowance	Max Rent / tenant paid utilities	Max Rent / landlord pays W,S,T
Efficiency/Studio	\$1,125	171	\$954	\$1,030
One Bedroom	\$1,205	184	\$1,021	\$1,099
Two Bedroom	\$1,446	224	\$1,222	\$1,318
Three Bedroom	\$1,671	266	\$1,405	\$1,519
Four Bedroom	\$1,864	307	\$1,557	\$1,689

MAXIMUM PROGRAM RENTS (60% AMI) (Low Income)

Unit Size	Max Rent w/ utilities included	Utility Allowance	Max Rent / tenant paid utilities	Max Rent / landlord pays W,S,T
Efficiency/Studio	\$844	171	\$673	\$749
One Bedroom	\$904	184	\$720	\$798
Two Bedroom	\$1,085	224	\$861	\$957
Three Bedroom	\$1,253	266	\$987	\$1,101
Four Bedroom	\$1,398	307	\$1,091	\$1,223

MAXIMUM PROGRAM RENTS (HACA Voucher Holder) (VPS) (60% Low Income) ***

Unit Size	Max Rent w/ utilities included	Utility Allowance	Max Rent / tenant paid utilities	Max Rent / landlord pays W,S,T
Efficiency/Studio	\$1,307	171	\$1,136	\$1,212
One Bedroom	\$1,393	184	\$1,209	\$1,287
Two Bedroom	\$1,588	224	\$1,364	\$1,460
Three Bedroom	\$2,165	266	\$1,899	\$2,013
Four Bedroom	\$2,719	307	\$2,412	\$2,544

MAXIMUM PROGRAM RENTS (100% AMI) (Moderate Income)

Unit Size	Max Rent w/ utilities included	Utility Allowance	Max Rent / tenant paid utilities	Max Rent / landlord pays W,S,T
Efficiency/Studio	\$1,406	171	\$1,235	\$1,311
One Bedroom	\$1,506	184	\$1,322	\$1,400
Two Bedroom	\$1,808	224	\$1,584	\$1,680
Three Bedroom	\$2,088	266	\$1,822	\$1,936
Four Bedroom	\$2,330	307	\$2,023	\$2,155

NOTES

- * From HUD AMI for Asheville Metro, as well as NSP Limits, HOME Income Limits, NCHFA, URA Income Limits, HUD FMR, etc. (definitions below)
 - 60%, 100% & 120% AMIs are calculated when HUD AMIs are published in April and verified later as data becomes available (HUD publishes AMIs for 30, 50 & 80% AMI in April plus the 100% AMI for a family of four)
- * Calculations by Community Development Staff lowered to the nearest dollar \$\$
- * HUD assumes 1.5 persons per bedroom
- * City of Asheville "Moderate Income Housing" is defined as 80% - 100% AMI
- * Boarding House rents should follow Efficiency/Studio rents
- * When utilizing a City of Asheville Affordable Housing Incentive Policy
 - first Year Rents are based on Month & Year of Occupancy (CO) & AMI rents at THAT date
 - *Please think about when you income verify & your date of CO for clarity on income, rents and this "Appendix 1"
 - (for annual rent increases, please see Incentive Policy and/or your Legal Agreement)
- * Affordable Rents (Appendix 1) will be published each year by the CD Department
 - when AMIs are published by HUD, usually in April (unless otherwise noted by the CoA)
- * City of Asheville allows annual rent increases to occur at the time of lease renewal
 - NOT at the time these annual figures are published

