

City of Rockford
Community & Economic Development Department
Income, Rents, 203(b) Mortgage, and 221(d)(3) subsidy Limits

2015 Median Income Rockford MSA: \$63,100 - 2016 Median Income Rockford MSA: \$58,000

ALL CPD PROGRAMS INCOME LIMITS (CDBG, ESG, HOME, NSP)
Effective Date: 6/6/2016

Extremely Low Income (30% of median income)

Family Size	Income Cannot Exceed:
1	\$12,350
2	\$14,100
3	\$15,850
4	\$17,600
5	\$19,050
6	\$20,450
7	\$21,850
8	\$23,250

Very Low-Income (50% of median income)

Family Size	Income Cannot Exceed:
1	\$20,550
2	\$23,500
3	\$26,450
4	\$29,350
5	\$31,700
6	\$34,050
7	\$36,400
8	\$38,750

60% Income Limits (60% of median income)

Family Size	Income Cannot Exceed:
1	\$24,660
2	\$28,200
3	\$31,740
4	\$35,220
5	\$38,040
6	\$40,860
7	\$43,680
8	\$46,500

Low-income (80% of median income)

Family Size	Income Cannot Exceed:
1	\$32,900
2	\$37,600
3	\$42,300
4	\$46,950
5	\$50,750
6	\$54,500
7	\$58,250
8	\$62,000

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NSP Low-, moderate, and middle - income (LMMH - 120% of median income) – effective 2015

Family Size	Income Cannot Exceed:
1	\$51,850
2	\$59,250
3	\$66,650
4	\$74,050
5	\$79,950
6	\$85,900
7	\$91,800
8	\$97,750

Passbook Savings Rate: 0.06% effective February 1, 2015

Rent Limits:
2016 FMR

	Efficiency	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm
Fair Market Rent	\$525	\$580	\$776	\$1,020	\$1,165	\$1,340	\$1,515

HOME rents effective 6/1/2016

	Efficiency	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm
Low HOME Rent Limit	\$525	\$580	\$723	\$836	\$932	\$1,029	\$1,125
High HOME Rent Limit	\$525	\$580	\$776	\$1,020	\$1,165	\$1,267	\$1,369

HOME Homeownership Sales Price Limits:

Posted by HUD April 2016 & EFFECTIVE 5/2/16

Housing Type	One-Family	Two-Family	Three-Family	Four-Family
Existing Housing	\$111,000	\$142,000	\$172,000	\$213,000
New Construction	\$228,000	\$292,000	\$353,000	\$438,000

HOME Maximum per unit subsidy limit:

Effective Date: 1/1/2015 (Notice 72107 dated 11/18/2015)

Number of Bedrooms	Basic elevator Limit	Limit with 240% High Cost Percentage Added (City uses this Limit)
0	\$58,378	\$140,107
1	\$66,923	\$160,615
2	\$81,377	\$195,305
3	\$105,276	\$252,662
4+	\$115,560	\$277,344