




CITY OF  
TALLAHASSEE

HOUSING AND COMMUNITY RESILIENCE  
HOUSING DIVISION

MEMORANDUM

TO: All Interested Parties

FROM:  Jean Amison, CCAP  
Housing Division Manager

DATE: June 15, 2022

SUBJECT: 2022 HUD Income Limits

Attached is a chart reflecting the new SHIP and HUD income and rent limits effective as of April 18, 2022, and June 15, 2022, respectively, for all SHIP, CDBG, HOME, and ESG-funded projects. These income limits will remain in effect until FHFC and HUD issues new limits.

For purposes of these guidelines, HUD has three income categories:

- Low-Income – Families with annual income less than 80% of area median income, adjusted for family size
- Very Low-Income – Families with annual income less than 50% of area median income, adjusted for family size
- Extremely Low-Income – Families with annual income less than 30% of area median income, adjusted for family size. **Note:** the 30% limits are different for HOME, SHIP, ESG, and CDBG. Please refer to the correct income limits chart for the program you are using. In the event more there is more than one funding source, use the source that is most restrictive.

If you have questions, please call the Housing Division at 850-891-6566, or email us at [housing@talgov.com](mailto:housing@talgov.com).

Attachments

2022 INCOME LIMITS

	Controlling Agency/Funding*	% OF AMI	INCOME LIMIT BY HOUSEHOLD SIZE								RENT LIMIT BY # OF BEDROOMS****					
			1	2	3	4	5	6	7	8	0	1	2	3	4	5
EXTREMELY LOW-INCOME	SHIP/ESG/CDBG	30%	\$ 17,050	\$ 19,500	\$ 23,030	\$ 27,750	\$ 32,470	\$ 37,190	\$ 41,910	\$ 46,630	\$ 426	\$ 456	\$ 575	\$ 752	\$ 929	\$ 1,106
	HOME**	30%	\$ 17,050	\$ 19,500	\$ 21,950	\$ 24,350	\$ 26,300	\$ 28,250	\$ 30,200	\$ 32,150	Not Applicable					
VERY LOW-INCOME	SHIP/HOME/CDBG/ESG	50%	\$ 28,450	\$ 32,500	\$ 36,550	\$ 40,600	\$ 43,850	\$ 47,100	\$ 50,350	\$ 53,600	\$ 711	\$ 761	\$ 913	\$ 1,055	\$ 1,177	\$ 1,299
LOW INCOME	HOME	60%	\$ 34,140	\$ 39,000	\$ 43,860	\$ 48,720	\$ 52,620	\$ 56,520	\$ 60,420	\$ 64,320	\$ 905	\$ 971	\$ 1,167	\$ 1,339	\$ 1,474	\$ 1,608
LOW-MODERATE INCOME	SHIP/HOME/CDBG	80%	\$ 45,500	\$ 52,000	\$ 58,500	\$ 64,950	\$ 70,150	\$ 75,350	\$ 80,550	\$ 85,750	\$ 1,137	\$ 1,218	\$ 1,462	\$ 1,688	\$ 1,883	\$ 2,078
CITY INCLUSIONARY MAX	City	100%	\$ 56,875	\$ 65,000	\$ 73,125	\$ 81,188	\$ 87,688	\$ 94,188	\$ 100,688	\$ 107,188	\$ 1,421	\$ 1,523	\$ 1,828	\$ 2,110	\$ 2,354	\$ 2,598
MODERATE	SHIP	120%	\$ 68,280	\$ 78,000	\$ 87,720	\$ 97,440	\$ 105,240	\$ 113,040	\$ 120,840	\$ 128,640	\$ 1,707	\$ 1,828	\$ 2,193	\$ 2,533	\$ 2,826	\$ 3,118
WORKFORCE	SHIP	140%	\$ 79,660	\$ 91,000	\$ 102,340	\$ 113,680	\$ 122,780	\$ 131,880	\$ 140,980	\$ 150,080	\$ 1,991	\$ 2,133	\$ 2,558	\$ 2,955	\$ 3,297	\$ 3,638

\*Sources: For income, rent and homeownership limits for a specific program funding source, refer to the links below.

CDBG <https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn>

HOME <https://www.hudexchange.info/programs/home/>

SHIP <https://floridahousing.org/owners-and-managers/compliance/rent-limits>

ESG <https://www.hudexchange.info/resource/5079/esg-income-limits/>

\*\*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. For 2022, the HUD 30% AMI limits for some households will be different than SHIP. **When combining programs, must use the most restrictive.**

\*\*\*\*The Rent Limits are from FHFC for SHIP funded projects. For projects funded with HOME, must use the HOME FMR/High HOME rents as published (see link above).