

TABLE OF INCOME LIMITS
Effective April 1, 2020

Household Size	10% Area Median Income	15% Area Median Income	20% Area Median Income	30% Area Median Income	Extremely Low Income Limit	40% Area Median Income	Very Low Income Limit (50% Area Median Income)	60% Area Median Income	65% Area Median Income	Low Income Limit (80% Area Median Income)	90% Area Median Income	95% Area Median Income	100% Area Median Income	115% Area Median Income	120% Area Median Income	140% Area Median Income	150% Area Median Income
1 person	\$6,370	\$9,555	\$12,740	\$19,150	\$19,150	\$25,480	\$31,850	\$38,220	\$41,405	\$51,000	\$57,330	\$60,515	\$63,700	\$73,255	\$76,440	\$89,180	\$95,550
2 persons	\$7,280	\$10,920	\$14,560	\$21,850	\$21,850	\$29,120	\$36,400	\$43,680	\$47,320	\$58,250	\$65,520	\$69,160	\$72,800	\$83,720	\$87,360	\$101,920	\$109,200
3 persons	\$8,190	\$12,285	\$16,380	\$24,600	\$24,600	\$32,760	\$40,950	\$49,140	\$53,235	\$65,550	\$73,710	\$77,805	\$81,900	\$94,185	\$98,280	\$114,660	\$122,850
4 persons	\$9,100	\$13,650	\$18,200	\$27,300	\$27,300	\$36,400	\$45,500	\$54,600	\$59,150	\$72,800	\$81,900	\$86,450	\$91,000	\$104,650	\$109,200	\$127,400	\$136,500
5 persons	\$9,830	\$14,745	\$19,660	\$29,500	\$30,680	\$39,320	\$49,150	\$58,980	\$63,895	\$78,650	\$88,470	\$93,385	\$98,300	\$113,045	\$117,960	\$137,620	\$147,450
6 persons	\$10,560	\$15,840	\$21,120	\$31,700	\$35,160	\$42,240	\$52,800	\$63,360	\$68,640	\$84,450	\$95,040	\$100,320	\$105,600	\$121,440	\$126,720	\$147,840	\$158,400
7 persons	\$11,290	\$16,935	\$22,580	\$33,900	\$39,640	\$45,160	\$56,450	\$67,740	\$73,385	\$90,300	\$101,610	\$107,255	\$112,900	\$129,835	\$135,480	\$158,060	\$169,350
8 persons	\$12,020	\$18,030	\$24,040	\$36,050	\$44,120	\$48,080	\$60,100	\$72,120	\$78,130	\$96,100	\$108,180	\$114,190	\$120,200	\$138,230	\$144,240	\$168,280	\$180,300
9 persons	\$12,740	\$19,110	\$25,480	\$38,220	\$48,600	\$50,960	\$63,700	\$76,440	\$82,810	\$101,950	\$114,660	\$121,030	\$127,400	\$146,510	\$152,880	\$178,360	\$191,100
10 persons	\$13,470	\$20,205	\$26,940	\$40,404	\$53,080	\$53,880	\$67,350	\$80,820	\$87,555	\$107,750	\$121,230	\$127,965	\$134,700	\$154,905	\$161,640	\$188,580	\$202,050

NOTES:

- Income limits are for the Chicago-Naperville-Joliet, IL HUD Metro FMR Area.
- Effective until superseded.
- Low, Very Low, Extremely Low Income and 30% AMI limits are as published by HUD.
- Income limits at all other income levels are calculated per HUD methodology, based on Very Low Income (50% AMI) limit.

**CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2020**

Maximum Monthly Gross Rents (maximum rents when tenants pay no utilities/landlord pays all utilities):

Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
0	\$159	\$239	\$319	\$479	\$637	\$796	\$956	\$956	\$994	\$1,275	\$1,593	\$1,911	\$956
1	\$171	\$256	\$341	\$513	\$683	\$853	\$1,024	\$1,076	\$1,066	\$1,366	\$1,706	\$2,048	\$1,076
2	\$205	\$307	\$410	\$615	\$819	\$1,023	\$1,229	\$1,248	\$1,282	\$1,639	\$2,048	\$2,457	\$1,248
3	\$237	\$355	\$473	\$725	\$947	\$1,183	\$1,420	\$1,504	\$1,472	\$1,893	\$2,366	\$2,840	\$1,585
4	\$264	\$396	\$528	\$879	\$1,056	\$1,320	\$1,584	\$1,659	\$1,623	\$1,707	\$2,640	\$3,168	\$1,888
5	\$291	\$437	\$583	\$1,047	\$1,166	\$1,456	\$1,748	\$1,811	\$1,771	\$2,330	\$2,914	\$3,497	\$2,171

Maximum rents when tenants pay for cooking gas and other electric (not heat):

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$114	\$194	\$274	\$434	\$592	\$751	\$911	\$911	\$949	\$1,230	\$1,548	\$1,866	\$911
	1	\$114	\$199	\$284	\$456	\$626	\$796	\$967	\$1,019	\$1,009	\$1,309	\$1,649	\$1,991	\$1,019
	2	\$136	\$238	\$341	\$546	\$750	\$954	\$1,160	\$1,179	\$1,213	\$1,570	\$1,979	\$2,388	\$1,179
	3	\$156	\$274	\$392	\$644	\$866	\$1,102	\$1,339	\$1,423	\$1,391	\$1,812	\$2,285	\$2,759	\$1,504
	4	\$170	\$302	\$434	\$785	\$962	\$1,226	\$1,490	\$1,565	\$1,529	\$1,613	\$2,546	\$3,074	\$1,794
Low-rise/Duplex/ Row House	0	\$127	\$207	\$287	\$447	\$605	\$764	\$924	\$924	\$962	\$1,243	\$1,561	\$1,879	\$924
	1	\$126	\$211	\$296	\$468	\$638	\$808	\$979	\$1,031	\$1,021	\$1,321	\$1,661	\$2,003	\$1,031
	2	\$149	\$251	\$354	\$559	\$763	\$967	\$1,173	\$1,192	\$1,226	\$1,583	\$1,992	\$2,401	\$1,192
	3	\$169	\$287	\$405	\$657	\$879	\$1,115	\$1,352	\$1,436	\$1,404	\$1,825	\$2,298	\$2,772	\$1,517
	4	\$183	\$315	\$447	\$798	\$975	\$1,239	\$1,503	\$1,578	\$1,542	\$1,626	\$2,559	\$3,087	\$1,807
High-rise	0	\$126	\$206	\$286	\$446	\$604	\$763	\$923	\$923	\$961	\$1,242	\$1,560	\$1,878	\$923
	1	\$128	\$213	\$298	\$470	\$640	\$810	\$981	\$1,033	\$1,023	\$1,323	\$1,663	\$2,005	\$1,033
	2	\$154	\$256	\$359	\$564	\$768	\$972	\$1,178	\$1,197	\$1,231	\$1,588	\$1,997	\$2,406	\$1,197
	3	\$177	\$295	\$413	\$665	\$887	\$1,123	\$1,360	\$1,444	\$1,412	\$1,833	\$2,306	\$2,780	\$1,525
	4	\$194	\$326	\$458	\$809	\$986	\$1,250	\$1,514	\$1,589	\$1,553	\$1,637	\$2,570	\$3,098	\$1,818
5	\$213	\$359	\$505	\$969	\$1,088	\$1,378	\$1,670	\$1,733	\$1,693	\$2,252	\$2,836	\$3,419	\$2,093	

**CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2020**

Maximum rents when tenants pay for electric heat, cooking gas, and other electric:

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$71	\$151	\$231	\$391	\$549	\$708	\$868	\$868	\$906	\$1,187	\$1,505	\$1,823	\$868
	1	\$62	\$147	\$232	\$404	\$574	\$744	\$915	\$967	\$957	\$1,257	\$1,597	\$1,939	\$967
	2	\$75	\$177	\$280	\$485	\$689	\$893	\$1,099	\$1,118	\$1,152	\$1,509	\$1,918	\$2,327	\$1,118
	3	\$86	\$204	\$322	\$574	\$796	\$1,032	\$1,269	\$1,353	\$1,321	\$1,742	\$2,215	\$2,689	\$1,434
	4	\$91	\$223	\$355	\$706	\$883	\$1,147	\$1,411	\$1,486	\$1,450	\$1,534	\$2,467	\$2,995	\$1,715
Low-rise/Duplex/ Row House	0	\$88	\$168	\$248	\$408	\$566	\$725	\$885	\$885	\$923	\$1,204	\$1,522	\$1,840	\$885
	1	\$79	\$164	\$249	\$421	\$591	\$761	\$932	\$984	\$974	\$1,274	\$1,614	\$1,956	\$984
	2	\$94	\$196	\$299	\$504	\$708	\$912	\$1,118	\$1,137	\$1,171	\$1,528	\$1,937	\$2,346	\$1,137
	3	\$106	\$224	\$342	\$594	\$816	\$1,052	\$1,289	\$1,373	\$1,341	\$1,762	\$2,235	\$2,709	\$1,454
	4	\$112	\$244	\$376	\$727	\$904	\$1,168	\$1,432	\$1,507	\$1,471	\$1,555	\$2,488	\$3,016	\$1,736
High-rise	0	\$104	\$184	\$264	\$424	\$582	\$741	\$901	\$901	\$939	\$1,220	\$1,538	\$1,856	\$901
	1	\$101	\$186	\$271	\$443	\$613	\$783	\$954	\$1,006	\$996	\$1,296	\$1,636	\$1,978	\$1,006
	2	\$123	\$225	\$328	\$533	\$737	\$941	\$1,147	\$1,166	\$1,200	\$1,557	\$1,966	\$2,375	\$1,166
	3	\$141	\$259	\$377	\$629	\$851	\$1,087	\$1,324	\$1,408	\$1,376	\$1,797	\$2,270	\$2,744	\$1,489
	4	\$154	\$286	\$418	\$769	\$946	\$1,210	\$1,474	\$1,549	\$1,513	\$1,597	\$2,530	\$3,058	\$1,778
5	\$168	\$314	\$460	\$924	\$1,043	\$1,333	\$1,625	\$1,688	\$1,648	\$2,207	\$2,791	\$3,374	\$2,048	

Maximum rents when tenants pay for gas heat, cooking gas, and other electric:

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$87	\$167	\$247	\$407	\$565	\$724	\$884	\$884	\$922	\$1,203	\$1,521	\$1,839	\$884
	1	\$82	\$167	\$252	\$424	\$594	\$764	\$935	\$987	\$977	\$1,277	\$1,617	\$1,959	\$987
	2	\$99	\$201	\$304	\$509	\$713	\$917	\$1,123	\$1,142	\$1,176	\$1,533	\$1,942	\$2,351	\$1,142
	3	\$114	\$232	\$350	\$602	\$824	\$1,060	\$1,297	\$1,381	\$1,349	\$1,770	\$2,243	\$2,717	\$1,462
	4	\$123	\$255	\$387	\$738	\$915	\$1,179	\$1,443	\$1,518	\$1,482	\$1,566	\$2,499	\$3,027	\$1,747
Low-rise/Duplex/ Row House	0	\$103	\$183	\$263	\$423	\$581	\$740	\$900	\$900	\$938	\$1,219	\$1,537	\$1,855	\$900
	1	\$97	\$182	\$267	\$439	\$609	\$779	\$950	\$1,002	\$992	\$1,292	\$1,632	\$1,974	\$1,002
	2	\$116	\$218	\$321	\$526	\$730	\$934	\$1,140	\$1,159	\$1,193	\$1,550	\$1,959	\$2,368	\$1,159
	3	\$131	\$249	\$367	\$619	\$841	\$1,077	\$1,314	\$1,398	\$1,366	\$1,787	\$2,260	\$2,734	\$1,479
	4	\$141	\$273	\$405	\$756	\$933	\$1,197	\$1,461	\$1,536	\$1,500	\$1,584	\$2,517	\$3,045	\$1,765
High-rise	0	\$112	\$192	\$272	\$432	\$590	\$749	\$909	\$909	\$947	\$1,228	\$1,546	\$1,864	\$909
	1	\$112	\$197	\$282	\$454	\$624	\$794	\$965	\$1,017	\$1,007	\$1,307	\$1,647	\$1,989	\$1,017
	2	\$135	\$237	\$340	\$545	\$749	\$953	\$1,159	\$1,178	\$1,212	\$1,569	\$1,978	\$2,387	\$1,178
	3	\$156	\$274	\$392	\$644	\$866	\$1,102	\$1,339	\$1,423	\$1,391	\$1,812	\$2,285	\$2,759	\$1,504
	4	\$170	\$302	\$434	\$785	\$962	\$1,226	\$1,490	\$1,565	\$1,529	\$1,613	\$2,546	\$3,074	\$1,794
5	\$186	\$332	\$478	\$942	\$1,061	\$1,351	\$1,643	\$1,706	\$1,666	\$2,225	\$2,809	\$3,392	\$2,066	

**CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2020**

Maximum rents when tenants pay for electric cooking and other electric (not heat):

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$110	\$190	\$270	\$430	\$588	\$747	\$907	\$907	\$945	\$1,226	\$1,544	\$1,862	\$907
	1	\$109	\$194	\$279	\$451	\$621	\$791	\$962	\$1,014	\$1,004	\$1,304	\$1,644	\$1,986	\$1,014
	2	\$129	\$231	\$334	\$539	\$743	\$947	\$1,153	\$1,172	\$1,206	\$1,563	\$1,972	\$2,381	\$1,172
	3	\$148	\$266	\$384	\$636	\$858	\$1,094	\$1,331	\$1,415	\$1,383	\$1,804	\$2,277	\$2,751	\$1,496
	4	\$161	\$293	\$425	\$776	\$953	\$1,217	\$1,481	\$1,556	\$1,520	\$1,604	\$2,537	\$3,065	\$1,785
Low-rise/Duplex/Row House	0	\$123	\$203	\$283	\$443	\$601	\$760	\$920	\$920	\$958	\$1,239	\$1,557	\$1,875	\$920
	1	\$121	\$206	\$291	\$463	\$633	\$803	\$974	\$1,026	\$1,016	\$1,316	\$1,656	\$1,998	\$1,026
	2	\$142	\$244	\$347	\$552	\$756	\$960	\$1,166	\$1,185	\$1,219	\$1,576	\$1,985	\$2,394	\$1,185
	3	\$161	\$279	\$397	\$649	\$871	\$1,107	\$1,344	\$1,428	\$1,396	\$1,817	\$2,290	\$2,764	\$1,509
	4	\$174	\$306	\$438	\$789	\$966	\$1,230	\$1,494	\$1,569	\$1,533	\$1,617	\$2,550	\$3,078	\$1,798
High-rise	0	\$122	\$202	\$282	\$442	\$600	\$759	\$919	\$919	\$957	\$1,238	\$1,556	\$1,874	\$919
	1	\$123	\$208	\$293	\$465	\$635	\$805	\$976	\$1,028	\$1,018	\$1,318	\$1,658	\$2,000	\$1,028
	2	\$147	\$249	\$352	\$557	\$761	\$965	\$1,171	\$1,190	\$1,224	\$1,581	\$1,990	\$2,399	\$1,190
	3	\$169	\$287	\$405	\$657	\$879	\$1,115	\$1,352	\$1,436	\$1,404	\$1,825	\$2,298	\$2,772	\$1,517
	4	\$185	\$317	\$449	\$800	\$977	\$1,241	\$1,505	\$1,580	\$1,544	\$1,628	\$2,561	\$3,089	\$1,809
5	\$203	\$349	\$495	\$959	\$1,078	\$1,368	\$1,660	\$1,723	\$1,683	\$2,242	\$2,826	\$3,409	\$2,083	

Maximum rents when tenants pay only for other electric:

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$116	\$196	\$276	\$436	\$594	\$753	\$913	\$913	\$951	\$1,232	\$1,550	\$1,868	\$913
	1	\$117	\$202	\$287	\$459	\$629	\$799	\$970	\$1,022	\$1,012	\$1,312	\$1,652	\$1,994	\$1,022
	2	\$139	\$241	\$344	\$549	\$753	\$957	\$1,163	\$1,182	\$1,216	\$1,573	\$1,982	\$2,391	\$1,182
	3	\$160	\$278	\$396	\$648	\$870	\$1,106	\$1,343	\$1,427	\$1,395	\$1,816	\$2,289	\$2,763	\$1,508
	4	\$175	\$307	\$439	\$790	\$967	\$1,231	\$1,495	\$1,570	\$1,534	\$1,618	\$2,551	\$3,079	\$1,799
Low-rise/Duplex/Row House	0	\$129	\$209	\$289	\$449	\$607	\$766	\$926	\$926	\$964	\$1,245	\$1,563	\$1,881	\$926
	1	\$129	\$214	\$299	\$471	\$641	\$811	\$982	\$1,034	\$1,024	\$1,324	\$1,664	\$2,006	\$1,034
	2	\$152	\$254	\$357	\$562	\$766	\$970	\$1,176	\$1,195	\$1,229	\$1,586	\$1,995	\$2,404	\$1,195
	3	\$173	\$291	\$409	\$661	\$883	\$1,119	\$1,356	\$1,440	\$1,408	\$1,829	\$2,302	\$2,776	\$1,521
	4	\$188	\$320	\$452	\$803	\$980	\$1,244	\$1,508	\$1,583	\$1,547	\$1,631	\$2,564	\$3,092	\$1,812
High-rise	0	\$128	\$208	\$288	\$448	\$606	\$765	\$925	\$925	\$963	\$1,244	\$1,562	\$1,880	\$925
	1	\$131	\$216	\$301	\$473	\$643	\$813	\$984	\$1,036	\$1,026	\$1,326	\$1,666	\$2,008	\$1,036
	2	\$157	\$259	\$362	\$567	\$771	\$975	\$1,181	\$1,200	\$1,234	\$1,591	\$2,000	\$2,409	\$1,200
	3	\$181	\$299	\$417	\$669	\$891	\$1,127	\$1,364	\$1,448	\$1,416	\$1,837	\$2,310	\$2,784	\$1,529
	4	\$199	\$331	\$463	\$814	\$991	\$1,255	\$1,519	\$1,594	\$1,558	\$1,642	\$2,575	\$3,103	\$1,823
5	\$218	\$364	\$510	\$974	\$1,093	\$1,383	\$1,675	\$1,738	\$1,698	\$2,257	\$2,841	\$3,424	\$2,098	

**CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2020**

Utility allowances per CHA schedule for:

	<u>Number of Bedrooms</u>	Cooking gas & other electric (not heat)	Electric heat, cooking gas & other electric	Gas heat, cooking gas & other electric	Electric cooking & other electric (not heat)	Other electric only (not cooking or heat)
Single-family	0	\$45	\$88	\$72	\$49	\$43
	1	\$57	\$109	\$89	\$62	\$54
	2	\$69	\$130	\$106	\$76	\$66
	3	\$81	\$151	\$123	\$89	\$77
	4	\$94	\$173	\$141	\$103	\$89
	5	\$106	\$194	\$158	\$116	\$101
Low-rise/Duplex/ Row House	0	\$32	\$71	\$56	\$36	\$30
	1	\$45	\$92	\$74	\$50	\$42
	2	\$56	\$111	\$89	\$63	\$53
	3	\$68	\$131	\$106	\$76	\$64
	4	\$81	\$152	\$123	\$90	\$76
	5	\$92	\$171	\$139	\$102	\$87
High-rise	0	\$33	\$55	\$47	\$37	\$31
	1	\$43	\$70	\$59	\$48	\$40
	2	\$51	\$82	\$70	\$58	\$48
	3	\$60	\$96	\$81	\$68	\$56
	4	\$70	\$110	\$94	\$79	\$65
	5	\$78	\$123	\$105	\$88	\$73

NOTE: Gross rent limits for 50% and 65% AMI, High HOME Rent and Fair Market Rent are as published by HUD. All other rent limits are calculated assuming 1.5 occupants per bedroom and 1 occupant for an apartment with no bedrooms.

* For HOME-funded developments, rents are the lesser of the Fair Market Rent or the High HOME Rent for the unit size. In HOME-funded developments with 5 or more units, 20% of the HOME-assisted units must be occupied by very low income families whose rents do not exceed 30% of the annual income of a family @ 50% of the area median. This is known as the "Low HOME Rent."