



Arizona
Department
of Housing

Arizona Department of Housing 2020 Information Bulletin

PROGRAMS: Rental Development and Rental Compliance
REGARDING: Low Income Housing Tax Credit Income and Rent Limits
(Post-1989 Developments) effective as of 04-01-2020

INFORMATION BULLETIN No. 21-20

ISSUED: April 1, 2020

RE: New Income and Rent Limits for post-1989 Projects

Attached are the new 2020 Income and Rent Limits (post-1989 Projects) for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of April 1, 2020

The tables are also available for download on the [Income & Rent Limits](https://housing.az.gov/) page of our website, <https://housing.az.gov/>.

Alternate limits are available for the HERA impacted counties of Apache, Cochise, La Paz, Mohave, Santa Cruz, and Yuma. ADOH consent is required to use the alternate limits.

Rent increases

Although the Qualified Allocation Plan does not limit an owner/agent's ability to increase rents, The Arizona Department of Housing (ADOH) strongly encourages owner/agents to consider the following options should they choose to increase rents in light of the COVID-19 pandemic and the Governor's 120-day delay for eviction proceedings.

- A. Delay rent increases until 60 days after the Governor's 120-day eviction delay and/or until COVID-19 isolation/quarantine, restrictions have been lifted.
- B. Defer (at least) the increased portion of the rent for a timeframe outlined in A. above, with a voluntary, reasonable, and executed repayment agreement.
- C. Other actions that work within the spirit of the above. These could include a combination of A. and B. above.



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Reminder: HOME rents

HOME regulations require the Participating Jurisdiction (PJ) approve rent increase for HOME assisted units. ADOH is the PJ responsible for the State HOME funds. Any increase in rent for State HOME units must be provided to the Compliance Program Manager using the HOME Rent Increase Request Form prior to being implemented. These will be reviewed/approved/denied on an individual basis. The form can be found by clicking the link listed below.

<https://housing.az.gov/sites/default/files/documents/files/FINAL-ADOH-HOME-Rent-Increase-Request.pdf>

If you have any questions please contact Juan Bello, Compliance Program Manager, at 602-771-1074 or via email at juan.bello@azhousing.gov.



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ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)
(Figures derived from HUD Median Income Charts effective April 01, 2020)

MSA/County	%	Income								Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
Phoenix (Maricopa/Pinal)	60	\$32,700	\$37,380	\$42,060	\$46,680	\$50,460	\$54,180	\$57,900	\$61,620	\$817	\$876	\$1,051	\$1,214	\$1,354	\$1,494
	50	\$27,250	\$31,150	\$35,050	\$38,900	\$42,050	\$45,150	\$48,250	\$51,350	\$681	\$730	\$876	\$1,011	\$1,128	\$1,245
	40	\$21,800	\$24,920	\$28,040	\$31,120	\$33,640	\$36,120	\$38,600	\$41,080	\$545	\$584	\$701	\$809	\$903	\$996
	30	\$16,350	\$18,690	\$21,030	\$23,340	\$25,230	\$27,090	\$28,950	\$30,810	\$408	\$438	\$525	\$607	\$677	\$747
	20	\$10,900	\$12,460	\$14,020	\$15,560	\$16,820	\$18,060	\$19,300	\$20,540	\$272	\$292	\$350	\$404	\$451	\$498
Tucson (Pima)	60	\$28,740	\$32,880	\$36,960	\$41,040	\$44,340	\$47,640	\$50,940	\$54,180	\$718	\$770	\$924	\$1,067	\$1,191	\$1,314
	50	\$23,950	\$27,400	\$30,800	\$34,200	\$36,950	\$39,700	\$42,450	\$45,150	\$598	\$641	\$770	\$889	\$992	\$1,095
	40	\$19,160	\$21,920	\$24,640	\$27,360	\$29,560	\$31,760	\$33,960	\$36,120	\$479	\$513	\$616	\$711	\$794	\$876
	30	\$14,370	\$16,440	\$18,480	\$20,520	\$22,170	\$23,820	\$25,470	\$27,090	\$359	\$385	\$462	\$533	\$595	\$657
	20	\$9,580	\$10,960	\$12,320	\$13,680	\$14,780	\$15,880	\$16,980	\$18,060	\$239	\$256	\$308	\$355	\$397	\$438
Yuma (Yuma)	60	\$23,100	\$26,400	\$29,700	\$32,940	\$35,580	\$38,220	\$40,860	\$43,500	\$577	\$618	\$742	\$856	\$955	\$1,054
	50	\$19,250	\$22,000	\$24,750	\$27,450	\$29,650	\$31,850	\$34,050	\$36,250	\$481	\$515	\$618	\$713	\$796	\$878
	40	\$15,400	\$17,600	\$19,800	\$21,960	\$23,720	\$25,480	\$27,240	\$29,000	\$385	\$412	\$495	\$571	\$637	\$703
	30	\$11,550	\$13,200	\$14,850	\$16,470	\$17,790	\$19,110	\$20,430	\$21,750	\$288	\$309	\$371	\$428	\$477	\$527
	20	\$7,700	\$8,800	\$9,900	\$10,980	\$11,860	\$12,740	\$13,620	\$14,500	\$192	\$206	\$247	\$285	\$318	\$351
HERA Special	60	\$24,240	\$27,660	\$31,140	\$34,560	\$37,380	\$40,140	\$42,900	\$45,660	\$606	\$648	\$778	\$899	\$1,003	\$1,107
	50	\$20,200	\$23,050	\$25,950	\$28,800	\$31,150	\$33,450	\$35,750	\$38,050	\$505	\$540	\$648	\$749	\$836	\$922
	40	\$16,160	\$18,440	\$20,760	\$23,040	\$24,920	\$26,760	\$28,600	\$30,440	\$404	\$432	\$519	\$599	\$669	\$738
	30	\$12,120	\$13,830	\$15,570	\$17,280	\$18,690	\$20,070	\$21,450	\$22,830	\$303	\$324	\$389	\$449	\$501	\$553
	20	\$8,080	\$9,220	\$10,380	\$11,520	\$12,460	\$13,380	\$14,300	\$15,220	\$202	\$216	\$259	\$299	\$334	\$369
Apache	60	\$20,760	\$23,700	\$26,640	\$29,580	\$31,980	\$34,320	\$36,720	\$39,060	\$519	\$555	\$666	\$769	\$858	\$947
	50	\$17,300	\$19,750	\$22,200	\$24,650	\$26,650	\$28,600	\$30,600	\$32,550	\$432	\$463	\$555	\$641	\$715	\$789
	40	\$13,840	\$15,800	\$17,760	\$19,720	\$21,320	\$22,880	\$24,480	\$26,040	\$346	\$370	\$444	\$513	\$572	\$631
	30	\$10,380	\$11,850	\$13,320	\$14,790	\$15,990	\$17,160	\$18,360	\$19,530	\$259	\$277	\$333	\$384	\$429	\$473
	20	\$6,920	\$7,900	\$8,880	\$9,860	\$10,660	\$11,440	\$12,240	\$13,020	\$173	\$185	\$222	\$256	\$286	\$315
HERA Special	60	\$24,900	\$28,440	\$31,980	\$35,520	\$38,400	\$41,220	\$44,100	\$46,920	\$622	\$666	\$799	\$924	\$1,030	\$1,137
	50	\$20,750	\$23,700	\$26,650	\$29,600	\$32,000	\$34,350	\$36,750	\$39,100	\$518	\$555	\$666	\$770	\$858	\$948
	40	\$16,600	\$18,960	\$21,320	\$23,680	\$25,600	\$27,480	\$29,400	\$31,280	\$415	\$444	\$533	\$616	\$687	\$758
	30	\$12,450	\$14,220	\$15,990	\$17,760	\$19,200	\$20,610	\$22,050	\$23,460	\$311	\$333	\$399	\$462	\$515	\$568
	20	\$8,300	\$9,480	\$10,660	\$11,840	\$12,800	\$13,740	\$14,700	\$15,640	\$207	\$222	\$266	\$308	\$343	\$379

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)
(Figures derived from HUD Median Income Charts effective April 01, 2020)

MSA/County	%	Imputed Income								0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	Rent	Rent	Rent	Rent	Rent	Rent
Cochise	60	\$25,200	\$28,800	\$32,400	\$35,940	\$38,820	\$41,700	\$44,580	\$47,460	\$630	\$675	\$810	\$934	\$1,042	\$1,150
	50	\$21,000	\$24,000	\$27,000	\$29,950	\$32,350	\$34,750	\$37,150	\$39,550	\$525	\$562	\$675	\$778	\$868	\$958
	40	\$16,800	\$19,200	\$21,600	\$23,960	\$25,880	\$27,800	\$29,720	\$31,640	\$420	\$450	\$540	\$623	\$695	\$767
	30	\$12,600	\$14,400	\$16,200	\$17,970	\$19,410	\$20,850	\$22,290	\$23,730	\$315	\$337	\$405	\$467	\$521	\$575
	20	\$8,400	\$9,600	\$10,800	\$11,980	\$12,940	\$13,900	\$14,860	\$15,820	\$210	\$225	\$270	\$311	\$347	\$383
HERA Special	60	\$27,900	\$31,860	\$35,820	\$39,780	\$43,020	\$46,200	\$49,380	\$52,560	\$697	\$747	\$895	\$1,035	\$1,155	\$1,274
	50	\$23,250	\$26,550	\$29,850	\$33,150	\$35,850	\$38,500	\$41,150	\$43,800	\$581	\$622	\$746	\$862	\$962	\$1,061
	40	\$18,600	\$21,240	\$23,880	\$26,520	\$28,680	\$30,800	\$32,920	\$35,040	\$465	\$498	\$597	\$690	\$770	\$849
	30	\$13,950	\$15,930	\$17,910	\$19,890	\$21,510	\$23,100	\$24,690	\$26,280	\$348	\$373	\$447	\$517	\$577	\$637
	20	\$9,300	\$10,620	\$11,940	\$13,260	\$14,340	\$15,400	\$16,460	\$17,520	\$232	\$249	\$298	\$345	\$385	\$424
Coconino	60	\$31,620	\$36,120	\$40,620	\$45,120	\$48,780	\$52,380	\$55,980	\$59,580	\$790	\$846	\$1,015	\$1,173	\$1,309	\$1,444
	50	\$26,350	\$30,100	\$33,850	\$37,600	\$40,650	\$43,650	\$46,650	\$49,650	\$658	\$705	\$846	\$978	\$1,091	\$1,203
	40	\$21,080	\$24,080	\$27,080	\$30,080	\$32,520	\$34,920	\$37,320	\$39,720	\$527	\$564	\$677	\$782	\$873	\$963
	30	\$15,810	\$18,060	\$20,310	\$22,560	\$24,390	\$26,190	\$27,990	\$29,790	\$395	\$423	\$507	\$586	\$654	\$722
	20	\$10,540	\$12,040	\$13,540	\$15,040	\$16,260	\$17,460	\$18,660	\$19,860	\$263	\$282	\$338	\$391	\$436	\$481
Gila	60	\$22,560	\$25,800	\$29,040	\$32,220	\$34,800	\$37,380	\$39,960	\$42,540	\$564	\$604	\$726	\$837	\$934	\$1,031
	50	\$18,800	\$21,500	\$24,200	\$26,850	\$29,000	\$31,150	\$33,300	\$35,450	\$470	\$503	\$605	\$698	\$778	\$859
	40	\$15,040	\$17,200	\$19,360	\$21,480	\$23,200	\$24,920	\$26,640	\$28,360	\$376	\$403	\$484	\$558	\$623	\$687
	30	\$11,280	\$12,900	\$14,520	\$16,110	\$17,400	\$18,690	\$19,980	\$21,270	\$282	\$302	\$363	\$418	\$467	\$515
	20	\$7,520	\$8,600	\$9,680	\$10,740	\$11,600	\$12,460	\$13,320	\$14,180	\$188	\$201	\$242	\$279	\$311	\$343
Graham	60	\$26,220	\$30,000	\$33,720	\$37,440	\$40,440	\$43,440	\$46,440	\$49,440	\$655	\$702	\$843	\$973	\$1,086	\$1,198
	50	\$21,850	\$25,000	\$28,100	\$31,200	\$33,700	\$36,200	\$38,700	\$41,200	\$546	\$585	\$702	\$811	\$905	\$998
	40	\$17,480	\$20,000	\$22,480	\$24,960	\$26,960	\$28,960	\$30,960	\$32,960	\$437	\$468	\$562	\$649	\$724	\$799
	30	\$13,110	\$15,000	\$16,860	\$18,720	\$20,220	\$21,720	\$23,220	\$24,720	\$327	\$351	\$421	\$486	\$543	\$599
	20	\$8,740	\$10,000	\$11,240	\$12,480	\$13,480	\$14,480	\$15,480	\$16,480	\$218	\$234	\$281	\$324	\$362	\$399
Greenlee	60	\$27,180	\$31,020	\$34,920	\$38,760	\$41,880	\$45,000	\$48,120	\$51,180	\$679	\$727	\$873	\$1,008	\$1,125	\$1,241
	50	\$22,650	\$25,850	\$29,100	\$32,300	\$34,900	\$37,500	\$40,100	\$42,650	\$566	\$606	\$727	\$840	\$937	\$1,034
	40	\$18,120	\$20,680	\$23,280	\$25,840	\$27,920	\$30,000	\$32,080	\$34,120	\$453	\$485	\$582	\$672	\$750	\$827
	30	\$13,590	\$15,510	\$17,460	\$19,380	\$20,940	\$22,500	\$24,060	\$25,590	\$339	\$363	\$436	\$504	\$562	\$620
	20	\$9,060	\$10,340	\$11,640	\$12,920	\$13,960	\$15,000	\$16,040	\$17,060	\$226	\$242	\$291	\$336	\$375	\$413

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FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)
(Figures derived from HUD Median Income Charts effective April 01, 2020)

MSA/County	%	Imputed Income								Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
La Paz	60	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600	\$525	\$562	\$675	\$780	\$870	\$960
	50	\$17,500	\$20,000	\$22,500	\$25,000	\$27,000	\$29,000	\$31,000	\$33,000	\$437	\$468	\$562	\$650	\$725	\$800
	40	\$14,000	\$16,000	\$18,000	\$20,000	\$21,600	\$23,200	\$24,800	\$26,400	\$350	\$375	\$450	\$520	\$580	\$640
	30	\$10,500	\$12,000	\$13,500	\$15,000	\$16,200	\$17,400	\$18,600	\$19,800	\$262	\$281	\$337	\$390	\$435	\$480
	20	\$7,000	\$8,000	\$9,000	\$10,000	\$10,800	\$11,600	\$12,400	\$13,200	\$175	\$187	\$225	\$260	\$290	\$320
HERA Special	60	\$23,280	\$26,640	\$29,940	\$33,240	\$35,940	\$38,580	\$41,220	\$43,920	\$582	\$624	\$748	\$864	\$964	\$1,064
	50	\$19,400	\$22,200	\$24,950	\$27,700	\$29,950	\$32,150	\$34,350	\$36,600	\$485	\$520	\$623	\$720	\$803	\$886
	40	\$15,520	\$17,760	\$19,960	\$22,160	\$23,960	\$25,720	\$27,480	\$29,280	\$388	\$416	\$499	\$576	\$643	\$709
	30	\$11,640	\$13,320	\$14,970	\$16,620	\$17,970	\$19,290	\$20,610	\$21,960	\$291	\$312	\$374	\$432	\$482	\$532
	20	\$7,760	\$8,880	\$9,980	\$11,080	\$11,980	\$12,860	\$13,740	\$14,640	\$194	\$208	\$249	\$288	\$321	\$354
Mohave	60	\$23,400	\$26,760	\$30,120	\$33,420	\$36,120	\$38,820	\$41,460	\$43,200	\$585	\$627	\$753	\$869	\$970	\$1,058
	50	\$19,500	\$22,300	\$25,100	\$27,850	\$30,100	\$32,350	\$34,550	\$36,000	\$487	\$522	\$627	\$724	\$808	\$881
	40	\$15,600	\$17,840	\$20,080	\$22,280	\$24,080	\$25,880	\$27,640	\$28,800	\$390	\$418	\$502	\$579	\$647	\$705
	30	\$11,700	\$13,380	\$15,060	\$16,710	\$18,060	\$19,410	\$20,730	\$21,600	\$292	\$313	\$376	\$434	\$485	\$529
	20	\$7,800	\$8,920	\$10,040	\$11,140	\$12,040	\$12,940	\$13,820	\$14,400	\$195	\$209	\$251	\$289	\$323	\$352
HERA Special	60	\$31,020	\$35,460	\$39,900	\$44,280	\$47,880	\$51,420	\$54,960	\$58,500	\$775	\$831	\$997	\$1,152	\$1,285	\$1,418
	50	\$25,850	\$29,550	\$33,250	\$36,900	\$39,900	\$42,850	\$45,800	\$48,750	\$646	\$692	\$831	\$960	\$1,071	\$1,181
	40	\$20,680	\$23,640	\$26,600	\$29,520	\$31,920	\$34,280	\$36,640	\$39,000	\$517	\$554	\$665	\$768	\$857	\$945
	30	\$15,510	\$17,730	\$19,950	\$22,140	\$23,940	\$25,710	\$27,480	\$29,250	\$387	\$415	\$498	\$576	\$642	\$709
	20	\$10,340	\$11,820	\$13,300	\$14,760	\$15,960	\$17,140	\$18,320	\$19,500	\$258	\$277	\$332	\$384	\$428	\$472
Navajo	60	\$22,380	\$25,560	\$28,740	\$31,920	\$34,500	\$37,080	\$39,600	\$42,180	\$559	\$599	\$718	\$830	\$927	\$1,022
	50	\$18,650	\$21,300	\$23,950	\$26,600	\$28,750	\$30,900	\$33,000	\$35,150	\$466	\$499	\$598	\$691	\$772	\$851
	40	\$14,920	\$17,040	\$19,160	\$21,280	\$23,000	\$24,720	\$26,400	\$28,120	\$373	\$399	\$479	\$553	\$618	\$681
	30	\$11,190	\$12,780	\$14,370	\$15,960	\$17,250	\$18,540	\$19,800	\$21,090	\$279	\$299	\$359	\$415	\$463	\$511
	20	\$7,460	\$8,520	\$9,580	\$10,640	\$11,500	\$12,360	\$13,200	\$14,060	\$186	\$199	\$239	\$276	\$309	\$340

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FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)
(Figures derived from HUD Median Income Charts effective April 01, 2020)

MSA/County	%	Imputed Income								Allowable Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
Santa Cruz	60	\$20,760	\$23,700	\$26,640	\$29,580	\$31,980	\$34,320	\$36,720	\$39,060	\$519	\$555	\$666	\$769	\$858	\$947
	50	\$17,300	\$19,750	\$22,200	\$24,650	\$26,650	\$28,600	\$30,600	\$32,550	\$432	\$463	\$555	\$641	\$715	\$789
	40	\$13,840	\$15,800	\$17,760	\$19,720	\$21,320	\$22,880	\$24,480	\$26,040	\$346	\$370	\$444	\$513	\$572	\$631
	30	\$10,380	\$11,850	\$13,320	\$14,790	\$15,990	\$17,160	\$18,360	\$19,530	\$259	\$277	\$333	\$384	\$429	\$473
	20	\$6,920	\$7,900	\$8,880	\$9,860	\$10,660	\$11,440	\$12,240	\$13,020	\$173	\$185	\$222	\$256	\$286	\$315
HERA	60	\$21,720	\$24,840	\$27,960	\$31,020	\$33,540	\$36,000	\$38,520	\$40,980	\$543	\$582	\$699	\$807	\$900	\$993
Special	50	\$18,100	\$20,700	\$23,300	\$25,850	\$27,950	\$30,000	\$32,100	\$34,150	\$452	\$485	\$582	\$672	\$750	\$828
	40	\$14,480	\$16,560	\$18,640	\$20,680	\$22,360	\$24,000	\$25,680	\$27,320	\$362	\$388	\$466	\$538	\$600	\$662
	30	\$10,860	\$12,420	\$13,980	\$15,510	\$16,770	\$18,000	\$19,260	\$20,490	\$271	\$291	\$349	\$403	\$450	\$496
	20	\$7,240	\$8,280	\$9,320	\$10,340	\$11,180	\$12,000	\$12,840	\$13,660	\$181	\$194	\$233	\$269	\$300	\$331
Yavapai	60	\$27,180	\$31,020	\$34,920	\$38,760	\$41,880	\$45,000	\$48,120	\$51,180	\$679	\$727	\$873	\$1,008	\$1,125	\$1,241
	50	\$22,650	\$25,850	\$29,100	\$32,300	\$34,900	\$37,500	\$40,100	\$42,650	\$566	\$606	\$727	\$840	\$937	\$1,034
	40	\$18,120	\$20,680	\$23,280	\$25,840	\$27,920	\$30,000	\$32,080	\$34,120	\$453	\$485	\$582	\$672	\$750	\$827
	30	\$13,590	\$15,510	\$17,460	\$19,380	\$20,940	\$22,500	\$24,060	\$25,590	\$339	\$363	\$436	\$504	\$562	\$620
	20	\$9,060	\$10,340	\$11,640	\$12,920	\$13,960	\$15,000	\$16,040	\$17,060	\$226	\$242	\$291	\$336	\$375	\$413