



Arizona
Department
of Housing

Arizona Department of Housing 2021 Information Bulletin

PROGRAMS: Rental Development and Rental Compliance
REGARDING: Low Income Housing Tax Credit Income and Rent Limits
(Post-1989 Developments) effective as of 04-01-2021

INFORMATION BULLETIN No. 11-21

ISSUED: April 2, 2021

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

Attached are the new 2021 Income and Rent Limits (post-1989 Projects) for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of April 1, 2021.

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, Navajo, 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 current circumstances if they choose to increase rents. As a reminder, the rent limits provided in the attached document are what an owner can charge, not what an owner must charge to avoid non-compliance. Notifications sent to residents, for any owner imposed rent increase, that are characterized as mandates under ADOH, IRS or HUD regulations are prohibited.

Please refer to question and answer number one from the HUD income limits frequently asked question portion of their website.

https://www.huduser.gov/portal/datasets/il.html#2021_faq



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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 & PBCA Administrator, 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, 2021)

MSA/County	%	(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	\$33,180	\$37,920	\$42,660	\$47,400	\$51,240	\$55,020	\$58,800	\$62,580	\$829	\$888	\$1,066	\$1,233	\$1,375	\$1,517
	50	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$49,000	\$52,150	\$691	\$740	\$888	\$1,027	\$1,146	\$1,264
	40	\$22,120	\$25,280	\$28,440	\$31,600	\$34,160	\$36,680	\$39,200	\$41,720	\$553	\$592	\$711	\$822	\$917	\$1,011
	30	\$16,590	\$18,960	\$21,330	\$23,700	\$25,620	\$27,510	\$29,400	\$31,290	\$414	\$444	\$533	\$616	\$687	\$758
	20	\$11,060	\$12,640	\$14,220	\$15,800	\$17,080	\$18,340	\$19,600	\$20,860	\$276	\$296	\$355	\$411	\$458	\$505
Tucson (Pima)	60	\$28,860	\$32,940	\$37,080	\$41,160	\$44,460	\$47,760	\$51,060	\$54,360	\$721	\$772	\$927	\$1,070	\$1,194	\$1,317
	50	\$24,050	\$27,450	\$30,900	\$34,300	\$37,050	\$39,800	\$42,550	\$45,300	\$601	\$643	\$772	\$891	\$995	\$1,098
	40	\$19,240	\$21,960	\$24,720	\$27,440	\$29,640	\$31,840	\$34,040	\$36,240	\$481	\$515	\$618	\$713	\$796	\$878
	30	\$14,430	\$16,470	\$18,540	\$20,580	\$22,230	\$23,880	\$25,530	\$27,180	\$360	\$386	\$463	\$535	\$597	\$658
	20	\$9,620	\$10,980	\$12,360	\$13,720	\$14,820	\$15,920	\$17,020	\$18,120	\$240	\$257	\$309	\$356	\$398	\$439
Yuma (Yuma)	60	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200	\$42,780	\$567	\$607	\$729	\$843	\$940	\$1,037
	50	\$18,900	\$21,600	\$24,300	\$27,000	\$29,200	\$31,350	\$33,500	\$35,650	\$472	\$506	\$607	\$702	\$783	\$864
	40	\$15,120	\$17,280	\$19,440	\$21,600	\$23,360	\$25,080	\$26,800	\$28,520	\$378	\$405	\$486	\$562	\$627	\$691
	30	\$11,340	\$12,960	\$14,580	\$16,200	\$17,520	\$18,810	\$20,100	\$21,390	\$283	\$303	\$364	\$421	\$470	\$518
	20	\$7,560	\$8,640	\$9,720	\$10,800	\$11,680	\$12,540	\$13,400	\$14,260	\$189	\$202	\$243	\$281	\$313	\$345
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	\$21,720	\$24,840	\$27,960	\$31,020	\$33,540	\$36,000	\$38,520	\$40,980	\$543	\$582	\$699	\$807	\$900	\$993
	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
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

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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, 2021)

MSA/County	%	Imputed Income								Allowable 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
Cochise	60	\$26,400	\$30,180	\$33,960	\$37,680	\$40,740	\$43,740	\$46,740	\$49,740	\$660	\$707	\$849	\$980	\$1,093	\$1,206
	50	\$22,000	\$25,150	\$28,300	\$31,400	\$33,950	\$36,450	\$38,950	\$41,450	\$550	\$589	\$707	\$816	\$911	\$1,005
	40	\$17,600	\$20,120	\$22,640	\$25,120	\$27,160	\$29,160	\$31,160	\$33,160	\$440	\$471	\$566	\$653	\$729	\$804
	30	\$13,200	\$15,090	\$16,980	\$18,840	\$20,370	\$21,870	\$23,370	\$24,870	\$330	\$353	\$424	\$490	\$546	\$603
	20	\$8,800	\$10,060	\$11,320	\$12,560	\$13,580	\$14,580	\$15,580	\$16,580	\$220	\$235	\$283	\$326	\$364	\$402
HERA Special	60	\$28,140	\$32,160	\$36,180	\$40,140	\$43,380	\$46,620	\$49,800	\$53,040	\$703	\$753	\$904	\$1,044	\$1,165	\$1,285
	50	\$23,450	\$26,800	\$30,150	\$33,450	\$36,150	\$38,850	\$41,500	\$44,200	\$586	\$628	\$753	\$870	\$971	\$1,071
	40	\$18,760	\$21,440	\$24,120	\$26,760	\$28,920	\$31,080	\$33,200	\$35,360	\$469	\$502	\$603	\$696	\$777	\$857
	30	\$14,070	\$16,080	\$18,090	\$20,070	\$21,690	\$23,310	\$24,900	\$26,520	\$351	\$376	\$452	\$522	\$582	\$642
Coconino	60	\$32,280	\$36,900	\$41,520	\$46,080	\$49,800	\$53,460	\$57,180	\$60,840	\$807	\$864	\$1,038	\$1,198	\$1,336	\$1,475
	50	\$26,900	\$30,750	\$34,600	\$38,400	\$41,500	\$44,550	\$47,650	\$50,700	\$672	\$720	\$865	\$998	\$1,113	\$1,229
	40	\$21,520	\$24,600	\$27,680	\$30,720	\$33,200	\$35,640	\$38,120	\$40,560	\$538	\$576	\$692	\$799	\$891	\$983
	30	\$16,140	\$18,450	\$20,760	\$23,040	\$24,900	\$26,730	\$28,590	\$30,420	\$403	\$432	\$519	\$599	\$668	\$737
	20	\$10,760	\$12,300	\$13,840	\$15,360	\$16,600	\$17,820	\$19,060	\$20,280	\$269	\$288	\$346	\$399	\$445	\$491
Gila	60	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280	\$588	\$630	\$756	\$872	\$973	\$1,074
	50	\$19,600	\$22,400	\$25,200	\$27,950	\$30,200	\$32,450	\$34,700	\$36,900	\$490	\$525	\$630	\$726	\$811	\$895
	40	\$15,680	\$17,920	\$20,160	\$22,360	\$24,160	\$25,960	\$27,760	\$29,520	\$392	\$420	\$504	\$581	\$649	\$716
	30	\$11,760	\$13,440	\$15,120	\$16,770	\$18,120	\$19,470	\$20,820	\$22,140	\$294	\$315	\$378	\$436	\$486	\$537
	20	\$7,840	\$8,960	\$10,080	\$11,180	\$12,080	\$12,980	\$13,880	\$14,760	\$196	\$210	\$252	\$290	\$324	\$358
Graham	60	\$26,940	\$30,780	\$34,620	\$38,460	\$41,580	\$44,640	\$47,700	\$50,820	\$673	\$721	\$865	\$1,000	\$1,116	\$1,231
	50	\$22,450	\$25,650	\$28,850	\$32,050	\$34,650	\$37,200	\$39,750	\$42,350	\$561	\$601	\$721	\$833	\$930	\$1,026
	40	\$17,960	\$20,520	\$23,080	\$25,640	\$27,720	\$29,760	\$31,800	\$33,880	\$449	\$481	\$577	\$667	\$744	\$821
	30	\$13,470	\$15,390	\$17,310	\$19,230	\$20,790	\$22,320	\$23,850	\$25,410	\$336	\$360	\$432	\$500	\$558	\$615
	20	\$8,980	\$10,260	\$11,540	\$12,820	\$13,860	\$14,880	\$15,900	\$16,940	\$224	\$240	\$288	\$333	\$372	\$410
Greenlee	60	\$27,960	\$31,920	\$35,940	\$39,900	\$43,140	\$46,320	\$49,500	\$52,680	\$699	\$748	\$898	\$1,038	\$1,158	\$1,277
	50	\$23,300	\$26,600	\$29,950	\$33,250	\$35,950	\$38,600	\$41,250	\$43,900	\$582	\$623	\$748	\$865	\$965	\$1,064
	40	\$18,640	\$21,280	\$23,960	\$26,600	\$28,760	\$30,880	\$33,000	\$35,120	\$466	\$499	\$599	\$692	\$772	\$851
	30	\$13,980	\$15,960	\$17,970	\$19,950	\$21,570	\$23,160	\$24,750	\$26,340	\$349	\$374	\$449	\$519	\$579	\$638
	20	\$9,320	\$10,640	\$11,980	\$13,300	\$14,380	\$15,440	\$16,500	\$17,560	\$233	\$249	\$299	\$346	\$386	\$425

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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, 2021)

MSA/County	%	(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
La Paz	60	\$22,080	\$25,200	\$28,380	\$31,500	\$34,020	\$36,540	\$39,060	\$41,580	\$552	\$591	\$709	\$819	\$913	\$1,008
	50	\$18,400	\$21,000	\$23,650	\$26,250	\$28,350	\$30,450	\$32,550	\$34,650	\$460	\$492	\$591	\$682	\$761	\$840
	40	\$14,720	\$16,800	\$18,920	\$21,000	\$22,680	\$24,360	\$26,040	\$27,720	\$368	\$394	\$473	\$546	\$609	\$672
	30	\$11,040	\$12,600	\$14,190	\$15,750	\$17,010	\$18,270	\$19,530	\$20,790	\$276	\$295	\$354	\$409	\$456	\$504
	20	\$7,360	\$8,400	\$9,460	\$10,500	\$11,340	\$12,180	\$13,020	\$13,860	\$184	\$197	\$236	\$273	\$304	\$336
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	\$44,160	\$585	\$627	\$753	\$869	\$970	\$1,070
	50	\$19,500	\$22,300	\$25,100	\$27,850	\$30,100	\$32,350	\$34,550	\$36,800	\$487	\$522	\$627	\$724	\$808	\$891
	40	\$15,600	\$17,840	\$20,080	\$22,280	\$24,080	\$25,880	\$27,640	\$29,440	\$390	\$418	\$502	\$579	\$647	\$713
	30	\$11,700	\$13,380	\$15,060	\$16,710	\$18,060	\$19,410	\$20,730	\$22,080	\$292	\$313	\$376	\$434	\$485	\$535
	20	\$7,800	\$8,920	\$10,040	\$11,140	\$12,040	\$12,940	\$13,820	\$14,720	\$195	\$209	\$251	\$289	\$323	\$356
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	\$21,840	\$24,960	\$28,080	\$31,140	\$33,660	\$36,180	\$38,640	\$41,160	\$546	\$585	\$702	\$810	\$904	\$997
	50	\$18,200	\$20,800	\$23,400	\$25,950	\$28,050	\$30,150	\$32,200	\$34,300	\$455	\$487	\$585	\$675	\$753	\$831
	40	\$14,560	\$16,640	\$18,720	\$20,760	\$22,440	\$24,120	\$25,760	\$27,440	\$364	\$390	\$468	\$540	\$603	\$665
	30	\$10,920	\$12,480	\$14,040	\$15,570	\$16,830	\$18,090	\$19,320	\$20,580	\$273	\$292	\$351	\$405	\$452	\$498
	20	\$7,280	\$8,320	\$9,360	\$10,380	\$11,220	\$12,060	\$12,880	\$13,720	\$182	\$195	\$234	\$270	\$301	\$332
HERA Special	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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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
Santa Cruz	60	\$21,720	\$24,840	\$27,960	\$31,020	\$33,540	\$36,000	\$38,520	\$40,980	\$543	\$582	\$699	\$807	\$900	\$993
	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
HERA Special	60	\$21,900	\$25,020	\$28,140	\$31,260	\$33,780	\$36,300	\$38,820	\$41,280	\$547	\$586	\$703	\$813	\$907	\$1,001
	50	\$18,250	\$20,850	\$23,450	\$26,050	\$28,150	\$30,250	\$32,350	\$34,400	\$456	\$488	\$586	\$677	\$756	\$834
	40	\$14,600	\$16,680	\$18,760	\$20,840	\$22,520	\$24,200	\$25,880	\$27,520	\$365	\$391	\$469	\$542	\$605	\$667
	30	\$10,950	\$12,510	\$14,070	\$15,630	\$16,890	\$18,150	\$19,410	\$20,640	\$273	\$293	\$351	\$406	\$453	\$500
Yavapai	60	\$26,820	\$30,660	\$34,500	\$38,280	\$41,400	\$44,460	\$47,520	\$50,580	\$670	\$718	\$862	\$996	\$1,111	\$1,226
	50	\$22,350	\$25,550	\$28,750	\$31,900	\$34,500	\$37,050	\$39,600	\$42,150	\$558	\$598	\$718	\$830	\$926	\$1,021
	40	\$17,880	\$20,440	\$23,000	\$25,520	\$27,600	\$29,640	\$31,680	\$33,720	\$447	\$479	\$575	\$664	\$741	\$817
	30	\$13,410	\$15,330	\$17,250	\$19,140	\$20,700	\$22,230	\$23,760	\$25,290	\$335	\$359	\$431	\$498	\$555	\$613
	20	\$8,940	\$10,220	\$11,500	\$12,760	\$13,800	\$14,820	\$15,840	\$16,860	\$223	\$239	\$287	\$332	\$370	\$408

*The rent limits listed above are what an owner can charge, not what an owner must charge to avoid non-compliance.
 Notifications sent to residents, for any owner imposed rent increase, that are characterized as mandates under ADOH, IRS or HUD regulations are prohibited.*