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## Arizona Department of Housing 2021 Information Bulletin

**PROGRAMS:** National Housing Trust Fund (NHTF)

**REGARDING:** National Housing Trust Fund (NHTF)

**INFORMATION BULLETIN No. 15-21**

**ISSUED:** May 11, 2021

**RE:** National Housing Trust Fund (NHTF) Income & Rent Limits effective June 1, 2021

The 2021 income and rent limits for the National Housing Trust Fund (NHTF) are available for download from the Income and Rent Limits page of the Department's website at:

<https://housing.az.gov/documents-links/forms/rent-limits>. The income and rent limits are effective June 1, 2021.

Please note that the NHTF limits are separate from the other State Housing Fund program income and rent limits. Questions on applicability should be forwarded to the Compliance & PBCA Administrator.

Reminder: NHTF rents

NHTF regulations require the Participating Jurisdiction (PJ) to approve rent increase for NHTF assisted units. ADOH is the PJ responsible for the NHTF 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-RentIncrease-Request.pdf>

If you have any questions regarding NHTF rents or other compliance issues, please contact Juan Bello, Compliance & PBCA Administrator, at 602-771-1074 or via email at [juan.bello@azhousing.gov](mailto:juan.bello@azhousing.gov).



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2021 ARIZONA National HTF INCOME LIMITS

State of Arizona -- National Housing Trust Fund Program  
Income Limits

ARIZONA COUNTIES

Effective 6/1/2021

**1 PERSON 2 PERSON 3 PERSON 4 PERSON 5 PERSON 6 PERSON 7 PERSON 8 PERSON +**

<b>Flagstaff, AZ Coconino County</b>	NHTF	<b>16150</b>	<b>18450</b>	<b>21960</b>	<b>26500</b>	<b>31040</b>	<b>35580</b>	<b>40120</b>	<b>44660</b>
	30% Limits	16150	18450	20750	23050	24900	26750	28600	30450
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
<b>Lake Havasu City-Kingman, AZ Mohave County</b>	NHTF	<b>12880</b>	<b>17420</b>	<b>21960</b>	<b>26500</b>	<b>31040</b>	<b>35580</b>	<b>40120</b>	<b>44660</b>
	30% Limits	11700	13400	15050	16700	18050	19400	20750	22050
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
<b>Phoenix-Mesa-Glendale, AZ Maricopa - Pinal Counties</b>	NHTF	<b>16600</b>	<b>19000</b>	<b>21960</b>	<b>26500</b>	<b>31040</b>	<b>35580</b>	<b>40120</b>	<b>44660</b>
	30% Limits	16600	19000	21350	23700	25600	27500	29400	31300
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
<b>Prescott, AZ Yavapai County</b>	NHTF	<b>13450</b>	<b>17420</b>	<b>21960</b>	<b>26500</b>	<b>31040</b>	<b>35580</b>	<b>40120</b>	<b>44660</b>
	30% Limits	13450	15350	17250	19150	20700	22250	23750	25300
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
<b>Sierra Vista-Douglas AZ Cochise County</b>	NHTF	<b>13200</b>	<b>17420</b>	<b>21960</b>	<b>26500</b>	<b>31040</b>	<b>35580</b>	<b>40120</b>	<b>44660</b>
	30% Limits	13200	15100	17000	18850	20400	21900	23400	24900
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
<b>Tucson, AZ Pima County</b>	NHTF	<b>14450</b>	<b>17420</b>	<b>21960</b>	<b>26500</b>	<b>31040</b>	<b>35580</b>	<b>40120</b>	<b>44660</b>
	30% Limits	14450	16500	18550	20600	22250	23900	25550	27200
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
<b>Yuma, AZ Yuma County</b>	NHTF	<b>12880</b>	<b>17420</b>	<b>21960</b>	<b>26500</b>	<b>31040</b>	<b>35580</b>	<b>40120</b>	<b>44660</b>
	30% Limits	11350	13000	14600	16200	17500	18800	20100	21400
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
<b>: Apache County</b>	NHTF	<b>12880</b>	<b>17420</b>	<b>21960</b>	<b>26500</b>	<b>31040</b>	<b>35580</b>	<b>40120</b>	<b>44660</b>
	30% Limits	10850	12400	13950	15500	16750	18000	19250	20500
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660

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Income Limits

ARIZONA COUNTIES

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1 PERSON 2 PERSON 3 PERSON 4 PERSON 5 PERSON 6 PERSON 7 PERSON 8 PERSON +

: Gila County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	11750	13400	15100	16750	18100	19450	20800	22150
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: Graham County	NHTF	13500	17420	21960	26500	31040	35580	40120	44660
	30% Limits	13500	15400	17350	19250	20800	22350	23900	25450
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: Greenlee County	NHTF	14000	17420	21960	26500	31040	35580	40120	44660
	30% Limits	14000	16000	18000	19950	21550	23150	24750	26350
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: La Paz County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	11050	12600	14200	15750	17050	18300	19550	20800
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: Navajo County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	10900	12450	14000	15550	16800	18050	19300	20550
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: Santa Cruz County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	10850	12400	13950	15500	16750	18000	19250	20500
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660

2021 ARIZONA National HTF RENT LIMITS

ARIZONA COUNTIES

Effective June 1, 2021

State of Arizona -- National Housing Trust Fund Program  
Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
<b>Flagstaff, AZ Coconino County</b>	NHTF Rent	403	432	549	719	889	1059	1227
	30% Rent Limit	403	432	518	599	668	738	806
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
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<b>Lake Havasu City - Kingman Mohave County</b>	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	292	313	376	434	485	535	584
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
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<b>Phoenix, AZ Maricopa/Pinal Counties</b>	NHTF Rent	415	445	549	719	889	1059	1227
	30% Rent Limit	415	445	533	616	687	758	829
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
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<b>Prescott, AZ Yavapai County</b>	NHTF Rent	336	378	549	719	889	1059	1227
	30% Rent Limit	336	360	431	498	556	613	670
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
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<b>Sierra Vista-Douglas AZ Cochise County</b>	NHTF Rent	330	378	549	719	889	1059	1227
	30% Rent Limit	330	353	425	490	547	603	659
	Poverty Guideline Rent	322	378	549	719	889	1059	1227

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.

2021 ARIZONA National HTF RENT LIMITS

State of Arizona -- National Housing Trust Fund Program  
Rent Limits

ARIZONA COUNTIES

Effective June 1, 2021

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
<b>Tucson, AZ Pima County</b>								
	NHTF Rent	361	386	549	719	889	1059	1227
	30% Rent Limit	361	386	463	535	597	659	721
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<b>Yuma, AZ Yuma County</b>								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	283	304	365	421	470	518	567
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<b>: Apache County</b>								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	271	290	348	403	450	496	542
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<b>: Gila County</b>								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	293	314	377	435	486	536	586
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<b>: Graham County</b>								
	NHTF Rent	337	378	549	719	889	1059	1227
	30% Rent Limit	337	361	433	500	558	616	673
	Poverty Guideline Rent	322	378	549	719	889	1059	1227

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		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
<b>: Greenlee County</b>								
	NHTF Rent	350	378	549	719	889	1059	1227
	30% Rent Limit	350	375	450	518	578	638	698
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<b>: La Paz County</b>								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	276	295	355	410	457	504	551
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<b>: Navajo County</b>								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	272	291	350	404	451	498	544
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<b>: Santa Cruz County</b>								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	271	290	348	403	450	496	542
	Poverty Guideline Rent	322	378	549	719	889	1059	1227

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