



Arizona Department of Housing 2022 Information Bulletin

PROGRAMS: Rental Development and Rental Compliance
REGARDING: Low Income Housing Tax Credit Income and Rent Limits
(Post-1989 Developments) effective as of 04-18-2022

INFORMATION BULLETIN No. 32-22

ISSUED: April 20, 2022

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

Attached are the new 2022 Income and Rent Limits (post-1989 Projects) for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of April 18, 2022.

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 Maricopa, Yuma, Apache, Cochise, Mohave, and Santa Cruz. 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#2022_faq

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.



Arizona
Department
of Housing

1110 West Washington, Suite 280 | Phoenix, AZ 85007
Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001
www.azhousing.gov



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 18, 2022)

MSA/County	%	Person Count								Bedroom Count					
		(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	\$37,140	\$42,420	\$47,700	\$52,980	\$57,240	\$61,500	\$65,700	\$69,960	\$928	\$994	\$1,192	\$1,377	\$1,537	\$1,695
	50	\$30,950	\$35,350	\$39,750	\$44,150	\$47,700	\$51,250	\$54,750	\$58,300	\$773	\$828	\$993	\$1,148	\$1,281	\$1,413
	40	\$24,760	\$28,280	\$31,800	\$35,320	\$38,160	\$41,000	\$43,800	\$46,640	\$619	\$663	\$795	\$918	\$1,025	\$1,130
	30	\$18,570	\$21,210	\$23,850	\$26,490	\$28,620	\$30,750	\$32,850	\$34,980	\$464	\$497	\$596	\$688	\$768	\$847
	20	\$12,380	\$14,140	\$15,900	\$17,660	\$19,080	\$20,500	\$21,900	\$23,320	\$309	\$331	\$397	\$459	\$512	\$565
HERA Special	60	\$37,320	\$42,660	\$48,000	\$53,280	\$57,600	\$61,860	\$66,120	\$70,380	\$933	\$999	\$1,200	\$1,386	\$1,546	\$1,706
	50	\$31,100	\$35,550	\$40,000	\$44,400	\$48,000	\$51,550	\$55,100	\$58,650	\$777	\$833	\$1,000	\$1,155	\$1,288	\$1,421
	40	\$24,880	\$28,440	\$32,000	\$35,520	\$38,400	\$41,240	\$44,080	\$46,920	\$622	\$666	\$800	\$924	\$1,031	\$1,137
	30	\$18,660	\$21,330	\$24,000	\$26,640	\$28,800	\$30,930	\$33,060	\$35,190	\$466	\$499	\$600	\$693	\$773	\$853
	20	\$12,440	\$14,220	\$16,000	\$17,760	\$19,200	\$20,620	\$22,040	\$23,460	\$311	\$333	\$400	\$462	\$515	\$568
Tucson (Pima)	60	\$32,220	\$36,840	\$41,460	\$46,020	\$49,740	\$53,400	\$57,120	\$60,780	\$805	\$863	\$1,036	\$1,197	\$1,335	\$1,473
	50	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650	\$671	\$719	\$863	\$997	\$1,112	\$1,228
	40	\$21,480	\$24,560	\$27,640	\$30,680	\$33,160	\$35,600	\$38,080	\$40,520	\$537	\$575	\$691	\$798	\$890	\$982
	30	\$16,110	\$18,420	\$20,730	\$23,010	\$24,870	\$26,700	\$28,560	\$30,390	\$402	\$431	\$518	\$598	\$667	\$736
	20	\$10,740	\$12,280	\$13,820	\$15,340	\$16,580	\$17,800	\$19,040	\$20,260	\$268	\$287	\$345	\$399	\$445	\$491
Yuma (Yuma)	60	\$24,060	\$27,480	\$30,900	\$34,320	\$37,080	\$39,840	\$42,600	\$45,360	\$601	\$644	\$772	\$892	\$996	\$1,099
	50	\$20,050	\$22,900	\$25,750	\$28,600	\$30,900	\$33,200	\$35,500	\$37,800	\$501	\$536	\$643	\$743	\$830	\$916
	40	\$16,040	\$18,320	\$20,600	\$22,880	\$24,720	\$26,560	\$28,400	\$30,240	\$401	\$429	\$515	\$595	\$664	\$733
	30	\$12,030	\$13,740	\$15,450	\$17,160	\$18,540	\$19,920	\$21,300	\$22,680	\$300	\$322	\$386	\$446	\$498	\$549
	20	\$8,020	\$9,160	\$10,300	\$11,440	\$12,360	\$13,280	\$14,200	\$15,120	\$200	\$214	\$257	\$297	\$332	\$366
HERA Special	60	\$24,540	\$28,020	\$31,500	\$34,980	\$37,800	\$40,620	\$43,380	\$46,200	\$613	\$657	\$787	\$909	\$1,015	\$1,119
	50	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500	\$33,850	\$36,150	\$38,500	\$511	\$547	\$656	\$758	\$846	\$933
	40	\$16,360	\$18,680	\$21,000	\$23,320	\$25,200	\$27,080	\$28,920	\$30,800	\$409	\$438	\$525	\$606	\$677	\$746
	30	\$12,270	\$14,010	\$15,750	\$17,490	\$18,900	\$20,310	\$21,690	\$23,100	\$306	\$328	\$393	\$454	\$507	\$559
	20	\$8,180	\$9,340	\$10,500	\$11,660	\$12,600	\$13,540	\$14,460	\$15,400	\$204	\$219	\$262	\$303	\$338	\$373
Apache	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

*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.*



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 18, 2022)

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	
Apache	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	
	HERA	50	\$20,750	\$23,700	\$26,650	\$29,600	\$32,000	\$34,350	\$36,750	\$39,100	\$518	\$555	\$666	\$770	\$858	\$948
	Special	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	
Cochise	60	\$27,120	\$30,960	\$34,860	\$38,700	\$41,820	\$44,940	\$48,000	\$51,120	\$678	\$726	\$871	\$1,006	\$1,123	\$1,239	
	50	\$22,600	\$25,800	\$29,050	\$32,250	\$34,850	\$37,450	\$40,000	\$42,600	\$565	\$605	\$726	\$838	\$936	\$1,032	
	40	\$18,080	\$20,640	\$23,240	\$25,800	\$27,880	\$29,960	\$32,000	\$34,080	\$452	\$484	\$581	\$671	\$749	\$826	
	30	\$13,560	\$15,480	\$17,430	\$19,350	\$20,910	\$22,470	\$24,000	\$25,560	\$339	\$363	\$435	\$503	\$561	\$619	
	20	\$9,040	\$10,320	\$11,620	\$12,900	\$13,940	\$14,980	\$16,000	\$17,040	\$226	\$242	\$290	\$335	\$374	\$413	
HERA	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	
Special	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	
	20	\$9,380	\$10,720	\$12,060	\$13,380	\$14,460	\$15,540	\$16,600	\$17,680	\$234	\$251	\$301	\$348	\$388	\$428	
Coconino	60	\$36,120	\$41,280	\$46,440	\$51,540	\$55,680	\$59,820	\$63,960	\$68,040	\$903	\$967	\$1,161	\$1,340	\$1,495	\$1,650	
	50	\$30,100	\$34,400	\$38,700	\$42,950	\$46,400	\$49,850	\$53,300	\$56,700	\$752	\$806	\$967	\$1,116	\$1,246	\$1,375	
	40	\$24,080	\$27,520	\$30,960	\$34,360	\$37,120	\$39,880	\$42,640	\$45,360	\$602	\$645	\$774	\$893	\$997	\$1,100	
	30	\$18,060	\$20,640	\$23,220	\$25,770	\$27,840	\$29,910	\$31,980	\$34,020	\$451	\$483	\$580	\$670	\$747	\$825	
	20	\$12,040	\$13,760	\$15,480	\$17,180	\$18,560	\$19,940	\$21,320	\$22,680	\$301	\$322	\$387	\$446	\$498	\$550	
Gila	60	\$25,320	\$28,920	\$32,520	\$36,120	\$39,060	\$41,940	\$44,820	\$47,700	\$633	\$678	\$813	\$939	\$1,048	\$1,156	
	50	\$21,100	\$24,100	\$27,100	\$30,100	\$32,550	\$34,950	\$37,350	\$39,750	\$527	\$565	\$677	\$783	\$873	\$963	
	40	\$16,880	\$19,280	\$21,680	\$24,080	\$26,040	\$27,960	\$29,880	\$31,800	\$422	\$452	\$542	\$626	\$699	\$771	
	30	\$12,660	\$14,460	\$16,260	\$18,060	\$19,530	\$20,970	\$22,410	\$23,850	\$316	\$339	\$406	\$469	\$524	\$578	
	20	\$8,440	\$9,640	\$10,840	\$12,040	\$13,020	\$13,980	\$14,940	\$15,900	\$211	\$226	\$271	\$313	\$349	\$385	
Graham	60	\$27,780	\$31,740	\$35,700	\$39,660	\$42,840	\$46,020	\$49,200	\$52,380	\$694	\$744	\$892	\$1,031	\$1,150	\$1,269	
	50	\$23,150	\$26,450	\$29,750	\$33,050	\$35,700	\$38,350	\$41,000	\$43,650	\$578	\$620	\$743	\$859	\$958	\$1,058	
	40	\$18,520	\$21,160	\$23,800	\$26,440	\$28,560	\$30,680	\$32,800	\$34,920	\$463	\$496	\$595	\$687	\$767	\$846	
	30	\$13,890	\$15,870	\$17,850	\$19,830	\$21,420	\$23,010	\$24,600	\$26,190	\$347	\$372	\$446	\$515	\$575	\$634	
	20	\$9,260	\$10,580	\$11,900	\$13,220	\$14,280	\$15,340	\$16,400	\$17,460	\$231	\$248	\$297	\$343	\$383	\$423	

*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.*



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 18, 2022)

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
Greenlee	60	\$30,120	\$34,440	\$38,760	\$43,020	\$46,500	\$49,920	\$53,400	\$56,820	\$753	\$807	\$969	\$1,119	\$1,248	\$1,377
	50	\$25,100	\$28,700	\$32,300	\$35,850	\$38,750	\$41,600	\$44,500	\$47,350	\$627	\$672	\$807	\$932	\$1,040	\$1,148
	40	\$20,080	\$22,960	\$25,840	\$28,680	\$31,000	\$33,280	\$35,600	\$37,880	\$502	\$538	\$646	\$746	\$832	\$918
	30	\$15,060	\$17,220	\$19,380	\$21,510	\$23,250	\$24,960	\$26,700	\$28,410	\$376	\$403	\$484	\$559	\$624	\$688
	20	\$10,040	\$11,480	\$12,920	\$14,340	\$15,500	\$16,640	\$17,800	\$18,940	\$251	\$269	\$323	\$373	\$416	\$459
La Paz	60	\$24,660	\$28,200	\$31,740	\$35,220	\$38,040	\$40,860	\$43,680	\$46,500	\$616	\$660	\$793	\$915	\$1,021	\$1,127
	50	\$20,550	\$23,500	\$26,450	\$29,350	\$31,700	\$34,050	\$36,400	\$38,750	\$513	\$550	\$661	\$763	\$851	\$939
	40	\$16,440	\$18,800	\$21,160	\$23,480	\$25,360	\$27,240	\$29,120	\$31,000	\$411	\$440	\$529	\$610	\$681	\$751
	30	\$12,330	\$14,100	\$15,870	\$17,610	\$19,020	\$20,430	\$21,840	\$23,250	\$308	\$330	\$396	\$457	\$510	\$563
	20	\$8,220	\$9,400	\$10,580	\$11,740	\$12,680	\$13,620	\$14,560	\$15,500	\$205	\$220	\$264	\$305	\$340	\$375
Mohave	60	\$26,220	\$29,940	\$33,660	\$37,380	\$40,380	\$43,380	\$46,380	\$49,380	\$655	\$702	\$841	\$972	\$1,084	\$1,197
	50	\$21,850	\$24,950	\$28,050	\$31,150	\$33,650	\$36,150	\$38,650	\$41,150	\$546	\$585	\$701	\$810	\$903	\$997
	40	\$17,480	\$19,960	\$22,440	\$24,920	\$26,920	\$28,920	\$30,920	\$32,920	\$437	\$468	\$561	\$648	\$723	\$798
	30	\$13,110	\$14,970	\$16,830	\$18,690	\$20,190	\$21,690	\$23,190	\$24,690	\$327	\$351	\$420	\$486	\$542	\$598
	20	\$8,740	\$9,980	\$11,220	\$12,460	\$13,460	\$14,460	\$15,460	\$16,460	\$218	\$234	\$280	\$324	\$361	\$399
HERA Special	60	\$34,860	\$39,840	\$44,820	\$49,740	\$53,760	\$57,720	\$61,680	\$65,700	\$871	\$933	\$1,120	\$1,293	\$1,443	\$1,592
	50	\$29,050	\$33,200	\$37,350	\$41,450	\$44,800	\$48,100	\$51,400	\$54,750	\$726	\$778	\$933	\$1,078	\$1,202	\$1,326
	40	\$23,240	\$26,560	\$29,880	\$33,160	\$35,840	\$38,480	\$41,120	\$43,800	\$581	\$622	\$747	\$862	\$962	\$1,061
	30	\$17,430	\$19,920	\$22,410	\$24,870	\$26,880	\$28,860	\$30,840	\$32,850	\$435	\$466	\$560	\$646	\$721	\$796
	20	\$11,620	\$13,280	\$14,940	\$16,580	\$17,920	\$19,240	\$20,560	\$21,900	\$290	\$311	\$373	\$431	\$481	\$530
Navajo	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

*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.*



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 18, 2022)

MSA/County	%	(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
										Rent	Rent	Rent	Rent	Rent	Rent
Santa Cruz	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
HERA Special	60	\$24,180	\$27,600	\$31,080	\$34,500	\$37,260	\$40,020	\$42,780	\$45,540	\$604	\$647	\$777	\$897	\$1,000	\$1,104
	50	\$20,150	\$23,000	\$25,900	\$28,750	\$31,050	\$33,350	\$35,650	\$37,950	\$503	\$539	\$647	\$747	\$833	\$920
	40	\$16,120	\$18,400	\$20,720	\$23,000	\$24,840	\$26,680	\$28,520	\$30,360	\$403	\$431	\$518	\$598	\$667	\$736
	30	\$12,090	\$13,800	\$15,540	\$17,250	\$18,630	\$20,010	\$21,390	\$22,770	\$302	\$323	\$388	\$448	\$500	\$552
	20	\$8,060	\$9,200	\$10,360	\$11,500	\$12,420	\$13,340	\$14,260	\$15,180	\$201	\$215	\$259	\$299	\$333	\$368
Yavapai	60	\$30,000	\$34,260	\$38,520	\$42,780	\$46,260	\$49,680	\$53,100	\$56,520	\$750	\$803	\$963	\$1,113	\$1,242	\$1,370
	50	\$25,000	\$28,550	\$32,100	\$35,650	\$38,550	\$41,400	\$44,250	\$47,100	\$625	\$669	\$802	\$927	\$1,035	\$1,141
	40	\$20,000	\$22,840	\$25,680	\$28,520	\$30,840	\$33,120	\$35,400	\$37,680	\$500	\$535	\$642	\$742	\$828	\$913
	30	\$15,000	\$17,130	\$19,260	\$21,390	\$23,130	\$24,840	\$26,550	\$28,260	\$375	\$401	\$481	\$556	\$621	\$685
	20	\$10,000	\$11,420	\$12,840	\$14,260	\$15,420	\$16,560	\$17,700	\$18,840	\$250	\$267	\$321	\$371	\$414	\$456

*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.*