

## 2024 WORKFORCE RENTAL HOUSING LIMIT CALCULATIONS

- These rental limit calculations are for affordable housing projects using the City of Bloomington’s Unified Development Ordinance (UDO) payment-in-lieu or affordable housing incentives, which can be found beginning on page 248 here: [https://bloomington.in.gov/sites/default/files/2023-05/UDO%20April 2023 Final APPROVED 0.pdf](https://bloomington.in.gov/sites/default/files/2023-05/UDO%20April%202023%20Final%20APPROVED%200.pdf).
  - *Please note that these limits do not necessarily apply to federally-funded projects, such as the HOME program. Those are determined by HUD and can be found here: [https://www.huduser.gov/portal/datasets/home-datasets/files/HOME\\_RentLimits\\_State\\_IN\\_2023.pdf](https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_IN_2023.pdf)*
  - For reference on the calculations below, please go to page 34 of the UDO Administrative Manual found here: [https://bloomington.in.gov/sites/default/files/2023-07/Administrative Manual 072023.pdf](https://bloomington.in.gov/sites/default/files/2023-07/Administrative_Manual_072023.pdf)
    - Per the UDO Administrative Manual guidelines the “rental rates become applicable to Workforce Housing units the year following publication in order to increase predictability in marketing the units. For example, HUD’s 2019 published AMI rates applied to rents for 2020.”
- Adjusted AMI as published annually by HUD to be used as the baseline income to set rents. The current 2023 Adjusted AMI is \$63,300. [Please note: this is a calculation that doubles the HUD “Very Low Income” (50% of AMI) for a 1 person household. For 2023, that number is \$31,650].
  - *Reference: <https://www.huduser.gov/portal/datasets/il.html#2023> Scroll down and access “Click here for FY 2023 IL Documentation” button, then search for IN (state) and Monroe County (county). A chart will appear with income limits for 2023.*
- Rents by income sub-band should be based on 25% of monthly AMI, thereby allowing some head room below the 30% cost-burdened maximum threshold promoted by HUD to accommodate for utilities and other ancillary housing costs.
- The calculation of total beds that equal the “eligible” beds is 15% (to align with UDO Tier One Affordable Housing definition at 120% AMI and below). For Tier Two eligibility, it is permissible that 7.5% of the units be at 120% AMI and below, and 7.5% be at 90% AMI and below. Please reference pages 215-216 of the UDO for additional detail.
- Duration of the affordability period is “income-restricted permanently” unless otherwise forfeited, which means the term would be specified as at least 99 years, or longer, so long as the structure is present.
- For documentation purposes, all properties/owners are to use the Workforce Housing Eligibility Form to include the Independent Student Verification.
- Note that workforce housing units can be leased for less than the rental rates listed.
- Please contact the City’s Housing and Neighborhood Development Department with any questions at 812.349.3401 or [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov)

## 2024 WORKFORCE RENTAL HOUSING CALCULATIONS

2024 RENTS					
% of AMI	Studio	1 BR	2 BR	3 BR	4 BR
80%	817	957	1124	1492	1645
90%	891	1187	1484	1781	2078
100%	990	1319	1649	1979	2309
110%	1089	1451	1814	2177	2540
120%	1188	1583	1979	2375	2771

2024 Income AMI	1 person	2 person	3 person	4 person	6 person	6 person	7 person	8 person
80%	50,600	57,800	65,050	72,250	78,050	83,850	89,600	95,400
90%	56,970	65,070	73,170	81,270	87,840	94,320	100,800	107,280
100%	63,300	72,300	81,300	90,300	97,600	104,800	112,000	119,200
110%	69,630	79,530	89,430	99,330	107,360	115,280	123,200	131,120
120%	75,960	86,760	97,560	108,360	117,120	125,760	134,400	143,040

### Calculation of Rents:

The 80% Rent amounts used are the High HOME HUD Rent Limit 80% AMI rates

#### 90% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: Adjusted AMI/12 x % AMI x 25% ( $\$63,300/12 \times .90 \times 25\%$ )

#### 100% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: Adjusted AMI/12 x % AMI x 25% ( $\$63,300/12 \times 1.00 \times 25\%$ )

#### 110% Rent 1 BR

- BR Rent (Baseline) AMI calculation: Adjusted AMI/12 x % AMI x 25% ( $\$63,300/12 \times 1.10 \times 25\%$ )

#### 120% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: Adjusted AMI/12 x % AMI x 25% ( $\$63,300/12 \times 1.20 \times 25\%$ )

### Rent Calculations for 90%, 100% and 120% Rent Bands for 1 Studio, 2BR, 3BR, 4BR:

The 90%, 100%, and 120% Rents are calculated using their 1 BR rent as the baseline. Studio Rents are calculated at 75% of the 1BR baseline; 2BR Rents are calculated at 125% of the 1BR baseline; 3BR Rents are calculated at 150% of the 1BR baseline (i.e. 90% AMI =  $\$1187 \times .75$ , 1.25, 1.50 and 1.75). Dollar values are rounded up to the nearest dollar.

Calculation of Income: The 80% AMI Income amounts used are the High HOME HUD Rent Limit as 80% AMI amounts. The 100% AMI is derived by doubling HUD's "Very Low Income" (50% AMI). The 90% AMI and 120% AMI are calculated from the 100% AMI Income amounts.

# WFA Zoning Agreement

2. Binding. This written Commitment is binding on the owner of the Property. Upon the written Commitment being recorded in the office of the Monroe County Recorder, this written Commitment shall be binding on Owner's successors and assigns, including but not limited to any subsequent owner or any other person who acquires an interest in the Property, and shall run with the land.

3. Recording. This written Commitment shall be recorded in the office of the Monroe County Recorder within 30 days of the signing of this Commitment.

4. Modification. This written Commitment shall only be modified by the City of Bloomington Plan Commission after notice of the hearing in which the modification will be considered has been provided in accordance with the Rules and Procedures of said Commission.

5. Rental Commitment. Owner agrees to designate fifteen percent (15%) of its bedrooms for workforce housing; ten percent (10%) of the bedrooms shall be offered and rented to anyone earning up to 100% of the Area Median Income (AMI); five percent (5%) of the bedrooms shall be offered and rented to anyone earning up to 120% of AMI. The base rental rate for the workforce housing units shall be no more than twenty-five percent (25%) of the adjusted AMI at the time the lease is established.

6. Base Rental Rate. The base rental rate shall be inclusive of utilities with the exception of cable, internet, and/or electricity. In the event that the individual units within the Property are separately metered or sub-metered for water or sewer utility purposes, Owner shall have the right to pass through to its tenants the amount of the monthly billing that exceeds the average monthly billing for similar sized units at the Property, regardless of whether such tenant is a workforce housing tenant or not. Location premiums, unit finish premiums, furniture premiums, and washer/dryer premiums are not considered base rental rate amounts and shall not be included in base rental rates. Rather, said premiums will be in addition to any base rental rates for all units at the Property, including workforce housing.

7. Workforce Housing Qualifications. The workforce housing qualifications and rents shall be set in coordination with Bloomington's Housing and Neighborhood Development ("HAND") Department policies. HAND will annually provide income eligibility guidelines and rent structure guidelines to the Owner for use in this workforce housing project. The income eligibility and rent structure may be modified from time to time in accordance with guidelines provided by HAND, or its successor City department, in which case notice shall issue to Owner by HAND.

8. Unit Types. Owner shall make studio and one-bedroom units available as workforce housing.

2022

**Rental Limits Table by Income Band**

% of AMI	Studio Rents	1BR Rents (Baseline)	2BR Rents	3BR Rents
→ 120%	\$1,121	\$1,495	\$1,869	\$2,243
→ 100%	\$934	\$1,246	\$1,558	\$1,869
90%	\$841	\$1,121	\$1,401	\$1,682

**Notes**

- Dollar values are rounded up to the nearest dollar.

Studio Rents are calculated at 75% of the 1BR baseline; 2BR Rents are calculated at 125% of the 1BR baseline; 3BR Rents are calculated at 150% of the 1BR baseline (i.e. \$997 x .75, 1.25 and 1.50).

90% Band:

- 1BR Rent (Baseline) 80% AMI calculation:  $AMI/12 \times \% AMI \times 25\%$  ( $\$59,800/12 \times .90 \times 25\%$ )

100% Band:

- 1BR Rent (Baseline) 80% AMI calculation:  $AMI/12 \times \% AMI \times 25\%$  ( $\$59,800/12 \times 1.00 \times 25\%$ )

120% Band:

- 1BR Rent (Baseline) 80% AMI calculation:  $AMI/12 \times \% AMI \times 25\%$  ( $\$59,800/12 \times 1.20 \times 25\%$ )

2023

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Calculation of Income:

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Updated Sept 2023

Workforce Housing

**AFFORDABLE HOUSING COMPLIANCE REPORT**

OWNER: [Redacted]  
 PROPERTY ADDRESS: [Redacted]  
 DATE MAILED: [Redacted]

Total number of units in project: [Redacted]  
 Total number of AFFORDABLE units: [Redacted]  
 Fixed or floating: [Redacted]

\* Maximum rent, based upon the number of bedrooms, with Landlord paying all utilities. If tenants pay for any utilities, contact Matt Swinney to verify proper deductions. Deductible utilities include: heating; cooking; other electric/lighting; air conditioning; water heating; water; sewer; and, trash collection.

63300

Unit #	# of bedrooms	Low or High HOME rent unit	Tenant name	# in Hshld	Annual Income	Date income determined	% Area Median Income.	Current Lease Date	Current lease rent rate <sup>1</sup>	Tenant paid utilities <sup>2</sup>	Total rent plus utilities	Allowable rent & utilities <sup>3*</sup>	Comments	Rate Table
146	1		[Redacted]	2	43,356	10/23/2023	68%	8/25/2023	1319	\$53	\$1,371.65		100% AMI \$ 1319	2023
148	1		[Redacted]	1	52,000	6/7/2023	82%	8/18/2023	1246	\$0.00	\$1,246.00		100% AMI 1246	2022
154	1		[Redacted]	1	45,084	7/20/2023	71%	8/18/2023	1246	\$0.00	\$1,246.00		100% AMI 1246	2022
214	1		[Redacted]	1	39,937	12/7/2023	63%	9/5/2023	1319	\$71.26	\$1,390.26		100% AMI 1319	2023
232	0/studio		[Redacted]	1	14,400	12/6/2023	23%	8/18/2023	1121	\$0.00	\$1,121.00		125% AMI 1121	2022
238	0/studio		[Redacted]	1	38,311	10/25/2023	61%	8/18/2023	1121	\$0.00	\$1,121.00		125% AMI 1121	2022
252	0/studio		[Redacted]	1	14,400	12/3/2023	23%	8/18/2023	1120	\$0.00	\$1,120.00		125% AMI 1120	2022
256	1		[Redacted]	1	39,840	10/23/2023	63%	9/10/2023	1319	\$41.89	\$1,360.89		100% AMI 1319	2023
257	0/studio		[Redacted]	1	22,660	10/27/2023	36%	8/18/2023	1121	\$0.00	\$1,121.00		120% AMI 1121	2022
261	1		[Redacted]	1	67,500	6/21/2023	107%	8/18/2023	1246	\$0.00	\$1,246.00		100% AMI 1246	2022
266	1		[Redacted]	1	12,649	12/16/2023	20%	8/17/2023	1246	\$0.00	\$1,246.00		100% AMI 1246	2022
273	1		[Redacted]	1	52,000	8/13/2023	82%	8/17/2023	1319	\$0.00	\$1,319.00		100% AMI 1319	2023
309	1		[Redacted]	1	31,000	7/22/2023	49%	8/17/2023	1246	\$0.00	\$1,246.00		100% AMI 1246	2022
311	1		[Redacted]	1	52,000	9/18/2023	82%	9/18/2023	1319	\$35.82	\$1,354.82		100% AMI 1319	2023
357	0/studio		[Redacted]	1	\$11,525	10/23/2023	18%	9/1/2023	1121	\$0.00	\$1,121.00		125% AMI 1121	2022

I certify the above information is true and correct.

Owner or property manager signature: [Redacted] Date: [Redacted]

<sup>1</sup>Including any owner-paid utilities

<sup>2</sup>If tenant pays utilities, enter from the BHA utility allowance worksheet. If utilities are included in rent, enter "Incl."

<sup>3</sup>HUD published limits for High or Low HOME rent as applicable with OWNER paying all utilities.