

SCHA 2021 SUMMIT COUNTY AREA MEDIAN INCOME (AMI)

Figures in RED are directly from HUD 4/1/2021; other numbers have been extrapolated

AMIs

Household size	HUD EXTREMELY LOW			HUD LOW	TRUE	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%
	INCOME	50%	60%	INCOME	80%												
1 person	\$20,200	\$33,650	\$40,380	\$53,850	\$53,840	\$57,205	\$60,570	\$63,935	\$67,300	\$70,665	\$74,030	\$77,395	\$80,760	\$84,125	\$87,490	\$94,220	\$107,680
1.5 person	\$21,650	\$36,050	\$43,260	\$57,700	\$57,680	\$61,285	\$64,890	\$68,495	\$72,100	\$75,705	\$79,310	\$82,915	\$86,520	\$90,125	\$93,730	\$100,940	\$115,360
2 person	\$23,100	\$38,450	\$46,140	\$61,550	\$61,520	\$65,365	\$69,210	\$73,055	\$76,900	\$80,745	\$84,590	\$88,435	\$92,280	\$96,125	\$99,970	\$107,660	\$123,040
3 person	\$26,000	\$43,250	\$51,900	\$69,250	\$69,200	\$73,525	\$77,850	\$82,175	\$86,500	\$90,825	\$95,150	\$99,475	\$103,800	\$108,125	\$112,450	\$121,100	\$138,400
4 person	\$28,850	\$48,050	\$57,660	\$76,900	\$76,880	\$81,685	\$86,490	\$91,295	\$96,100	\$100,905	\$105,710	\$110,515	\$115,320	\$120,125	\$124,930	\$134,540	\$153,760
4.5 person	\$30,025	\$49,975	\$59,970	\$80,000	\$79,960	\$84,958	\$89,955	\$94,953	\$99,950	\$104,948	\$109,945	\$114,943	\$119,940	\$124,938	\$129,935	\$139,930	\$159,920
5 person	\$31,200	\$51,900	\$62,280	\$83,100	\$83,040	\$88,230	\$93,420	\$98,610	\$103,800	\$108,990	\$114,180	\$119,370	\$124,560	\$129,750	\$134,940	\$145,320	\$166,080
6 person	\$35,580	\$55,750	\$66,900	\$89,250	\$89,200	\$94,775	\$100,350	\$105,925	\$111,500	\$117,075	\$122,650	\$128,225	\$133,800	\$139,375	\$144,950	\$156,100	\$178,400
7 person	\$40,120	\$59,600	\$71,520	\$95,400	\$95,360	\$101,320	\$107,280	\$113,240	\$119,200	\$125,160	\$131,120	\$137,080	\$143,040	\$149,000	\$154,960	\$166,880	\$190,720
8 person	\$44,660	\$63,450	\$76,140	\$101,550	\$101,520	\$107,865	\$114,210	\$120,555	\$126,900	\$133,245	\$139,590	\$145,935	\$152,280	\$158,625	\$164,970	\$177,660	\$203,040

Rentals

Maximum affordable monthly rent

Assumes affordability = 30% of monthly household income

Maximum affordable monthly rent amounts should also include the following utilities: electric, gas, water, sewer, trash, & snow removal

Unit Size	HUD EXTREMELY LOW			HUD LOW	TRUE	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%
	INCOME	50%	60%	INCOME	80%												
Studio (1 person)	\$505.00	\$841.25	\$1,009.50	\$1,346.25	\$1,346.00	\$1,430.13	\$1,514.25	\$1,598.38	\$1,682.50	\$1,766.63	\$1,850.75	\$1,934.88	\$2,019.00	\$2,103.13	\$2,187.25	\$2,355.50	\$2,692.00
1 bed (1.5 person)	\$541.25	\$901.25	\$1,081.50	\$1,442.50	\$1,442.00	\$1,532.13	\$1,622.25	\$1,712.38	\$1,802.50	\$1,892.63	\$1,982.75	\$2,072.88	\$2,163.00	\$2,253.13	\$2,343.25	\$2,523.50	\$2,884.00
2 bed (3 person)	\$650.00	\$1,081.25	\$1,297.50	\$1,731.25	\$1,730.00	\$1,838.13	\$1,946.25	\$2,054.38	\$2,162.50	\$2,270.63	\$2,378.75	\$2,486.88	\$2,595.00	\$2,703.13	\$2,811.25	\$3,027.50	\$3,460.00
3 bed (4.5 person)	\$750.63	\$1,249.38	\$1,499.25	\$2,000.00	\$1,999.00	\$2,123.94	\$2,248.88	\$2,373.81	\$2,498.75	\$2,623.69	\$2,748.63	\$2,873.56	\$2,998.50	\$3,123.44	\$3,248.38	\$3,498.25	\$3,998.00
4 bed (6 person)	\$889.50	\$1,393.75	\$1,672.50	\$2,231.25	\$2,230.00	\$2,369.38	\$2,508.75	\$2,648.13	\$2,787.50	\$2,926.88	\$3,066.25	\$3,205.63	\$3,345.00	\$3,484.38	\$3,623.75	\$3,902.50	\$4,460.00

For Sale

Maximum Monthly Principal & Interest Payment

Based on the affordable monthly rent amounts above, less a \$350 allowance to cover taxes, insurance, and HOA dues

Unit Size	HUD EXTREMELY LOW			HUD LOW	TRUE	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%
	INCOME	50%	60%	INCOME	80%												
Studio (1 person)	\$155.00	\$491.25	\$659.50	\$996.25	\$996.00	\$1,080.13	\$1,164.25	\$1,248.38	\$1,332.50	\$1,416.63	\$1,500.75	\$1,584.88	\$1,669.00	\$1,753.13	\$1,837.25	\$2,005.50	\$2,342.00
1 bed (1.5 person)	\$191.25	\$551.25	\$731.50	\$1,092.50	\$1,092.00	\$1,182.13	\$1,272.25	\$1,362.38	\$1,452.50	\$1,542.63	\$1,632.75	\$1,722.88	\$1,813.00	\$1,903.13	\$1,993.25	\$2,173.50	\$2,534.00
2 bed (3 person)	\$300.00	\$731.25	\$947.50	\$1,381.25	\$1,380.00	\$1,488.13	\$1,596.25	\$1,704.38	\$1,812.50	\$1,920.63	\$2,028.75	\$2,136.88	\$2,245.00	\$2,353.13	\$2,461.25	\$2,677.50	\$3,110.00
3 bed (4.5 person)	\$400.63	\$899.38	\$1,149.25	\$1,650.00	\$1,649.00	\$1,773.94	\$1,898.88	\$2,023.81	\$2,148.75	\$2,273.69	\$2,398.63	\$2,523.56	\$2,648.50	\$2,773.44	\$2,898.38	\$3,148.25	\$3,648.00
4 bed (6 person)	\$539.50	\$1,043.75	\$1,322.50	\$1,881.25	\$1,880.00	\$2,019.38	\$2,158.75	\$2,298.13	\$2,437.50	\$2,576.88	\$2,716.25	\$2,855.63	\$2,995.00	\$3,134.38	\$3,273.75	\$3,552.50	\$4,110.00

Maximum Sales Prices

Assumes interest rate of 5.43%, 30 year loan term, and 90% loan-to-value (Interest rate is the Freddie Mac 10-year trailing average for 2011-2020)

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	INCOME	50%	60%	INCOME	80%												
Studio (1 person)	\$30,568	\$96,881	\$130,062	\$196,474	\$196,425	\$213,015	\$229,606	\$246,197	\$262,787	\$279,378	\$295,968	\$312,559	\$329,150	\$345,740	\$362,331	\$395,512	\$461,874
1 bed (1.5 person)	\$37,717	\$108,714	\$144,262	\$215,456	\$215,357	\$233,131	\$250,905	\$268,679	\$286,453	\$304,227	\$322,001	\$339,774	\$357,548	\$375,322	\$393,096	\$428,644	\$499,739
2 bed (3 person)	\$59,164	\$144,212	\$186,860	\$272,401	\$272,155	\$293,478	\$314,802	\$336,126	\$357,450	\$378,773	\$400,097	\$421,421	\$442,745	\$464,068	\$485,392	\$528,039	\$613,334
3 bed (4.5 person)	\$79,009	\$177,369	\$226,648	\$325,402	\$325,205	\$349,845	\$374,484	\$399,123	\$423,763	\$448,402	\$473,041	\$497,681	\$522,320	\$546,960	\$571,599	\$620,878	\$719,435
4 bed (6 person)	\$106,397	\$205,842	\$260,815	\$371,008	\$370,762	\$398,248	\$425,735	\$453,222	\$480,708	\$508,195	\$535,681	\$563,168	\$590,655	\$618,141	\$645,628	\$700,601	\$810,548

Effective 4/1/2021

THESE FIGURES ARE SUBJECT TO CHANGE WITHOUT NOTICE