



FY 2022 MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS SUMMARY

Newport News city is part of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**, so all information presented here applies to all of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**.

HUD refers to projects financed with tax exempt housing bonds issued to provide qualified residential rental development under section 142 of the Internal Revenue Code (IRC) and low-income housing projects funded with tax credits authorized under section 42 of the IRC, as Multifamily Tax Subsidy Projects (MTSPs). MTSPs are subject to HUD-determined income limits.

For projects placed into service in Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area following publication of the FY2022 Income Limits: For [minimum set-asides](#) using the 20-50 test, use the 50 percent (very low) income limits in the table below; for the 40-60 test, use the 60 percent income limits below. All income limits shown in the following table are applicable in low-income housing credit projects that are using the income averaging test for compliance subsequent to the Consolidated Appropriations Act of 2018, [Pub.L. No. 115-141, 132 Stat. 348 \(SEC. 103.\)](#).

FY 2022 MTSP Income Limits									
FY 2022 MTSP Income Limit Area	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Virginia Beach- Norfolk- Newport News, VA-NC HUD Metro FMR Area	80 Percent Income Limits	\$52,400	\$59,840	\$67,360	\$74,800	\$80,800	\$86,800	\$92,800	\$98,800
	70 Percent Income Limits	\$45,850	\$52,360	\$58,940	\$65,450	\$70,700	\$75,950	\$81,200	\$86,450
	60 Percent Income Limits	\$39,300	\$44,880	\$50,520	\$56,100	\$60,600	\$65,100	\$69,600	\$74,100
	<u>50</u> Percent	\$32,750	\$37,400	\$42,100	\$46,750	\$50,500	\$54,250	\$58,000	\$61,750

Income
Limits

40 Percent Income Limits	\$24,200	\$27,640	\$31,080	\$34,520	\$37,320	\$40,080	\$42,840	\$45,600
30 Percent Income Limits	\$18,150	\$20,730	\$23,310	\$25,890	\$27,990	\$30,060	\$32,130	\$34,200
20 Percent Income Limits	\$12,100	\$13,820	\$15,540	\$17,260	\$18,660	\$20,040	\$21,420	\$22,800

NOTE: Very low-income (50% Income Limits) calculations published by HUD are used as the basis for determining the full range of income limits for minimum set-aside tests. The following illustrates the calculation of additional limits:

80% limit: 160 percent or (80/50) of the income limit for a very low-income family of the same size.

70% limit: 140 percent or (70/50) of the income limit for a very low-income family of the same size.

60% limit: 120 percent or (60/50) of the income limit for a very low-income family of the same size.

50% limit: Equals the income limit for a very low-income family of the same size.

40% limit: 80 percent or (40/50) of the income limit for a very low-income family of the same size.

30% limit: 60 percent or (30/50) of the income limit for a very low-income family of the same size.

20% limit: 40 percent or (20/50) of the income limit for a very low-income family of the same size.

For HUD hold harmless impacted projects placed into service by December, 31, 2008: [Section 3009\(a\)\(E\)\(ii\) & \(iii\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) defines projects as a "HUD hold harmless impacted project" if the project was subject to a policy similar to the rules outlined in section 3009(a)(E)(i) to prevent income limits from declining. A special set of income limits are required for any project located in counties or metropolitan statistical areas (MSAs) that were held harmless under the prior HUD Income Limit Hold Harmless policy with respect to its area median gross income. **Roanoke, VA HUD Metro FMR Area was subject to HUD's Hold Harmless Policy in 2007. However, for FY2022, the HERA Special limit is exceeded by the FY2022 Section 8 Income Limits and as a result, projects placed**

Hold Harmless policy prior to HERA. As a result, projects placed into service prior to December, 31, 2008 in Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area do not require the calculation of a special income limit.

For projects placed into service prior to the publication of FY2022 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2022
01/01/2009 to 05/13/2010	FY2022
05/14/2010 to 05/31/2011	FY2022
06/01/2011 to 11/30/2011	FY2022
12/01/2011 to 12/10/2012	FY2022
12/11/2012 to 12/17/2013	FY2022
12/18/2013 to 03/05/2015	FY2022
03/06/2015 to 03/27/2016	FY2022
03/28/2016 to 04/13/2017	FY2022
04/14/2017 to 03/31/2018	FY2022
04/01/2018 to 04/23/2019	FY2022
04/24/2019 to 03/31/2020	FY2022
04/01/2020 to 03/31/2021	FY2022
04/01/2021 to 04/17/2022	FY2022
04/18/2022 to Present	FY2022

NOTE: Official determinations of maximum income limits and all compliance issues are the purview of the State Housing Finance Agencies and the Internal Revenue Service. A list of state allocating agencies and their internet contact information is available [here](#).

Official MTSP Income limits, available in pdf and excel formats at this [link](#), may differ slightly from those calculated in the documentation system and should be used for ALL official purposes. Underlined headings in both the [IL table link](#) to detailed documentation concerning the calculations of the parameters listed here.

Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Prepared by the [Program Parameters and Research Division](#), HUD.

Technical Problems or questions? [Contact Us](#).

GRADY MANAGEMENT, INC.

MEMO TO: Maplewood

FROM: Shelia Kidd, HCCP, AHM, TACCs,

DATE: April 26, 2022

SUBJECT: **Fiscal Year 2022 LIHTC Income and Rent Limits**

PIS: 10/15/10

The U. S. Dept. of Housing & Urban Development issued new Income Limits on April 18,2022 for the Virginia Beach-Norfolk-Newport News, VA-NC HUD metro FMR area. The applicable LIHTC income and rent limits are as follows:

50% INCOME LIMITS

Number in Household	LIHTC INCOME LIMITS 50%	BEDROOM SIZE	GROSS RENT LIMITS	Utilities	Max Rent

Hold Harmless beginning with 2010 Income limits

60%

Number in Household	LIHTC INCOME LIMITS 60%	BEDROOM SIZE	GROSS RENT LIMITS	Utilities	Max Rent
1	39,300				
2	44,880	2	1263	88	1175
3	50,520	3	1458	107	1351
4	56,100				
5	60,600				
6	65,100				

These figures are to be posted in your office.

cc: Brian Alford
Heather Donahue

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): **June 1, 2021**

Locality: **Chesapeake Redevelopment & Housing Authority, VA**

Unit Type: **Apartment**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
	Monthly Dollar Allowances					
Heating						
a. Natural Gas	\$18.00	\$21.00	\$25.00	\$28.00	\$30.00	\$33.00
b. Bottle Gas/Propane	\$62.00	\$72.00	\$82.00	\$92.00	\$102.00	\$112.00
c. Electric	\$13.00	\$15.00	\$20.00	\$25.00	\$29.00	\$34.00
d. Electric Heat Pump	\$11.00	\$13.00	\$16.00	\$18.00	\$20.00	\$22.00
e. Oil	\$47.00	\$54.00	\$63.00	\$69.00	\$76.00	\$85.00
Cooking						
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$9.00	\$10.00
b. Bottle Gas/Propane	\$10.00	\$10.00	\$16.00	\$23.00	\$30.00	\$33.00
c. Electric	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)	\$17.00	\$21.00	\$29.00	\$37.00	\$45.00	\$53.00
Air Conditioning	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$21.00
Water Heating						
a. Natural Gas	\$6.00	\$8.00	\$12.00	\$15.00	\$18.00	\$23.00
b. Bottle Gas/Propane	\$23.00	\$26.00	\$39.00	\$49.00	\$62.00	\$75.00
c. Electric	\$11.00	\$13.00	\$17.00	\$20.00	\$24.00	\$28.00
d. Oil	\$16.00	\$19.00	\$28.00	\$38.00	\$47.00	\$57.00
Water, Sewer, Trash Collection						
Water	\$33.00	\$34.00	\$44.00	\$55.00	\$65.00	\$76.00
Sewer	\$56.00	\$58.00	\$80.00	\$102.00	\$123.00	\$145.00
Trash Collection	N/A	N/A	N/A	N/A	N/A	N/A
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$6.58	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00
Natural Gas Charge \$17.38	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00

Actual Family Allowances	Utility or Service	
	2 BR month	3 BR
To be used by the family to compute allowance. Complete below for the actual unit rented.	Heating	\$ 16 18
Name of Family	Cooking	\$ 8 10
Address of Unit	Other Electric	\$ 29 37
	Air Conditioning	\$ 11 15
	Water Heating	\$ 17 20
Number of Bedrooms	Water	\$ 0 0
	Sewer	\$ 0 0
	Trash Collection	\$ 0 0
	Range / Microwave	\$ 0 0
	Refrigerator	\$ 0 0
	Other	\$ 7 7
	Total	\$ <u>88</u> <u>101</u>

