

Income Targeting and Expenditures for Major Housing Programs

HOUSING PROGRAM	INCOME TARGETING REQUIREMENTS	NATIONAL ANNUAL FUNDING
Public Housing	At least 40% of units are for households with income less than 30% of AMI, with the remainder for households earning up to 80% of AMI.	\$6.4 billion (FY17 HUD appropriation)
Housing Choice Vouchers	At least 75% of vouchers are for households with income less than 30% of AMI, with the remainder for households earning up to 80% of AMI.	\$20.1 billion (FY17 HUD appropriation)
Project-Based Rental Assistance	At least 40% of units are for households with income less than 30% of AMI, with the remainder for households earning up to 50% of AMI.	\$10.8 billion (FY17 HUD appropriation)
Section 202 and Section 811	For Section 202 and the 811 Capital Advance/Project Rental Assistance Contract programs, all units are for households with income less than 50% of AMI. For the 811 Project Rental Assistance program, all units are for households with income less than 30% of AMI.	\$684 million (FY17 HUD appropriation)
HOME Investment Partnerships	If used for rental, at least 90% of units assisted by the jurisdiction must be for households with income less than 60% AMI, with the remainder for households with income up to 80% AMI. If more than 5 HOME-assisted units are in a building, then 20% of the HOME-assisted units must be for households with income less than 50% AMI. Assisted homeowners must have income less than 80% AMI.	\$950 million (FY17 HUD appropriation)
Community Development Block Grant	At least 70% of households served must have income less than 80% AMI. Remaining funds can serve households of any income group.	\$3 billion (FY17 HUD appropriation)
McKinney-Vento Homeless Assistance Grants	All assistance is for participants who meet HUD's definition of homeless (those who lack a fixed, regular, and adequate nighttime residence).	\$2.4 billion (FY17 HUD appropriation)
Housing Opportunities for Persons with AIDS	All housing is for households with income less than 80% of AMI.	\$356 million (FY17 HUD appropriation)
Low Income Housing Tax Credit	All units are for households with income less than 50% or 60% of AMI (depends on if developer chooses 20% units at 50% AMI or 40% units at 60% AMI).	\$10.1 billion (FY18 estimated tax expenditure)
Federal Home Loan Banks' Affordable Housing Program	All units are for households with income less than 80% of AMI. For rental projects, 20% of units are for households earning less than 50% of AMI.	\$369 million (2016 FHLB assessment)
Section 515 Rural Rental Housing	All units are for households with income less than the U.S. Department of Agriculture (USDA) definition of moderate income, 80% of AMI plus \$5,500. Households in substandard housing are given first priority.	\$35 million (FY17 USDA appropriation)

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Section 521 Rural Rental Assistance	In new projects, 95% of units are for households with income less than 50% of AMI. In existing projects, 75% of units are for households earning less than 50% of AMI.	\$1.4 billion (FY17 USDA appropriation)
National Housing Trust Fund	At least 90% of funds must be for rental housing, and at least 75% of rental housing funds must benefit households with income less than 30% AMI or poverty level, whichever is greater. Remaining funds can assist households with income less than 50% AMI. Up to 10% may be for homeowner activities benefitting households with income less than 50% AMI.	\$219 million in 2017

Note: From the beginning of FY16 through January 19, 2018, all programs operated under a Continuing Resolution (CR).

AMI: area median income

Extremely low income: income less than 30% of AMI or less than the federal poverty line

Very low income: income less than 50% of AMI

Low income: income less than 80% of AMI

National Low Income Housing Coalition, January 2018