

Invest Atlanta

FY 2024 Multifamily Tax Subsidy Project (MTSP) Income Limit Area (non-HERA) Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Median Income \$106,600

Effective Date: April 1, 2024 Implementation Date: May 15, 2024

Income Limits for 2024 (Based on 2024 MTSP Income Limits)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
30%	\$22,590	\$25,800	\$29,040	\$32,250	\$34,830	\$37,410	\$39,990
40%	\$30,120	\$34,400	\$38,720	\$43,000	\$46,440	\$49,880	\$53,320
50%	\$37,650	\$43,000	\$48,400	\$53,750	\$58,050	\$62,350	\$66,650
60%	\$45,180	\$51,600	\$58,080	\$64,500	\$69,660	\$74,820	\$79,980
70%	\$52,710	\$60,200	\$67,760	\$75,250	\$81,270	\$87,290	\$93,310
80%	\$60,240	\$68,800	\$77,440	\$86,000	\$92,880	\$99,760	\$106,640
100%	\$75,300	\$86,000	\$96,800	\$107,500	\$116,100	\$124,700	\$133,300
115%	\$86,595	\$98,900	\$111,320	\$123,625	\$133,515	\$143,405	\$153,295
120%	\$90,360	\$103,200	\$116,160	\$129,000	\$139,320	\$149,640	\$159,960
140%	\$105,420	\$120,400	\$135,520	\$150,500	\$162,540	\$174,580	\$186,620

Rent Limits for 2024 (Based on 2024 MTSP Income Limits not including UA)

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Rent at 30%	\$564	\$604	\$726	\$838	\$935
Max Rent at 40%	\$753	\$806	\$968	\$1,118	\$1,247
Max Rent at 50%	\$941	\$1,008	\$1,210	\$1,397	\$1,558
Max Rent at 60%	\$1,129	\$1,209	\$1,452	\$1,677	\$1,870
Max Rent at 70%	\$1,317	\$1,411	\$1,694	\$1,956	\$2,182
Max Rent at 80%	\$1,506	\$1,613	\$1,936	\$2,236	\$2,494

2024 Homeownership Sale Price Maximums

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Sale Price at 60%	\$135,540	\$145,170	\$174,240	\$201,240	\$224,460
Max Sale Price at 80%	\$180,720	\$193,560	\$232,320	\$268,320	\$299,280
Max Sale Price at 100%	\$225,900	\$241,950	\$290,400	\$335,400	\$374,100
Max Sale Price at 120%	\$271,080	\$290,340	\$348,480	\$402,480	\$448,920
Max Sale Price at 140%	\$316,260	\$338,730	\$406,560	\$469,560	\$523,740

According to an IRS revenue ruling, participating properties base their rents on the income limits published by HUD. HUD or IRS does not require participating property owners to raise rents based on updated income limit calculations. To the extent that owners increase rents, given the purpose, is to keep units affordable. HUD encourages owners to increase them no more than what is needed to keep pace with rising costs and recognizes that to promote housing stability, incremental increases are easier for tenants to absorb than sudden significant increases.

Disclaimer:

This chart is for informational purposes and may assist housing professionals who understand income limits, rents and the program requirements for each program. This chart summarizes HUD data and users are encouraged to visit HUD's website. (<https://www.huduser.gov/portal/datasets/mtsp.html>) for the accuracy of the above information.