

Housing Finance and Development Division - Office of Housing Finance

2018 Program Maximum Gross Rents
for LIHTC and HOME Programs

60%, 50%, & 30% LIHTC rents are calculated using 2018 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 4/1/2018, assuming 1.5 persons per bedroom. For LIHTC projects with DCA HOME, there are two types of rents associated with the HOME Program: Low HOME rents and High HOME rents (both rents are taken directly from the 2018 HUD HOME Rents schedule effective 6/1/2018). DCA policy further restricts the HOME rents as follows: the HIGH HOME rent to the lesser of the LIHTC 60% rent or the published High HOME rent for the area, and the Low HOME rent to the lesser of the LIHTC 50% rent or the published Low HOME rent for the area.

Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
METROPOLITAN AREAS								
Albany	LIHTC	60%	553	593	712	822	918	1012
(Baker, Dougherty, Lee, Terrell, Worth counties)	LIHTC	50%	461	494	593	685	765	843
	LIHTC	30%	276	296	356	411	459	506
	HOME	High	562	588	716	857	936	1015
	HOME	Low	461	494	593	685	765	843
Athens-Clarke County	LIHTC	60%	619	663	796	919	1026	1131
(Clarke, Madison, Oconee Oglethorpe counties)	LIHTC	50%	516	553	663	766	855	943
	LIHTC	30%	309	331	398	459	513	565
	HOME	High	613	666	783	1054	1188	1291
	HOME	Low	525	562	675	780	870	960
Atlanta-Sandy Springs-Marietta	LIHTC	60%	786	842	1011	1167	1302	1437
(Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Heard, Henry, Jasper, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, and Walton counties)	LIHTC	50%	655	701	842	972	1085	1197
	LIHTC	30%	393	421	505	583	651	718
	HOME	High	851	898	1031	1260	1386	1511
	HOME	Low	655	701	842	972	1085	1197
Augusta-Richmond Co.	LIHTC	60%	655	702	841	972	1084	1197
(Burke, Columbia, McDuffie, Richmond counties)	LIHTC	50%	546	585	701	810	903	997
	LIHTC	30%	327	351	420	486	542	598
	HOME	High	617	636	771	1053	1196	1301
	HOME	Low	546	585	701	810	903	997
Brunswick	LIHTC	60%	556	596	715	827	922	1018
(Brantley, Glynn, McIntosh counties)	LIHTC	50%	463	496	596	689	768	848
	LIHTC	30%	278	298	357	413	461	509
	HOME	High	580	583	752	984	1079	1171
	HOME	Low	527	565	677	783	873	963
Butts Co.	LIHTC	60%	619	663	796	921	1027	1133
(Butts county)	LIHTC	50%	516	553	663	767	856	944
	LIHTC	30%	309	331	398	460	513	566
	HOME	High	657	662	880	1108	1234	1342
	HOME	Low	566	606	728	841	938	1036
Chattanooga	LIHTC	60%	648	694	834	963	1074	1185
(Catoosa, Dade, Walker counties)	LIHTC	50%	540	578	695	802	895	988
	LIHTC	30%	324	347	417	481	537	592
	HOME	High	542	656	806	1053	1178	1281
	HOME	Low	540	578	695	802	895	988
Columbus	LIHTC	60%	588	630	756	873	975	1076
(Chattahoochee, Harris, Marion Muscogee counties)	LIHTC	50%	490	525	630	728	812	896
	LIHTC	30%	294	315	378	436	487	538
	HOME	High	621	671	808	924	1011	1097
	HOME	Low	490	525	630	728	812	896



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Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
METROPOLITAN AREAS (continued)								
Dalton (Whitfield county)	LIHTC	60%	567	607	729	841	939	1035
	LIHTC	50%	472	506	607	701	782	863
	LIHTC	30%	283	303	364	420	469	517
	HOME	High	563	597	696	878	960	1041
	HOME	Low	472	506	607	701	782	863
	Gainesville (Hall county)	LIHTC	60%	675	723	867	1002	1117
LIHTC		50%	562	602	722	835	931	1028
LIHTC		30%	337	361	433	501	558	616
HOME		High	682	725	847	1092	1190	1304
HOME		Low	562	602	722	835	931	1028
Haralson Co. (Haralson county)		LIHTC	60%	594	636	763	882	984
	LIHTC	50%	495	530	636	735	820	904
	LIHTC	30%	297	318	381	441	492	542
	HOME	High	621	625	803	922	1009	1095
	HOME	Low	495	530	636	735	820	904
	Hinesville-Fort Stewart (Liberty county)	LIHTC	60%	525	562	675	778	868
LIHTC		50%	437	468	562	648	723	798
LIHTC		30%	262	281	337	389	434	479
HOME		High	593	636	766	875	956	1037
HOME		Low	460	492	591	682	761	840
Lamar Co. (Lamar county)		LIHTC	60%	547	586	703	813	907
	LIHTC	50%	456	488	586	677	756	834
	LIHTC	30%	273	293	351	406	453	500
	HOME	High	537	540	695	904	947	1072
	HOME	Low	456	488	586	677	756	834
	Lincoln Co. (Lincoln county)	LIHTC	60%	514	551	661	763	852
LIHTC		50%	428	459	551	636	710	783
LIHTC		30%	257	275	330	381	426	469
HOME		High	529	574	659	811	885	958
HOME		Low	428	459	551	636	710	783
Long Co. (Long county)		LIHTC	60%	595	637	765	883	985
	LIHTC	50%	496	531	637	736	821	906
	LIHTC	30%	297	318	382	441	492	543
	HOME	High	531	577	666	965	1056	1147
	HOME	Low	496	531	637	736	821	906
	Macon (Bibb, Crawford, Jones, Twiggs counties)	LIHTC	60%	564	603	724	836	933
LIHTC		50%	470	503	603	696	777	858
LIHTC		30%	282	301	362	418	466	514
HOME		High	528	659	778	906	991	1076
HOME		Low	478	513	616	711	793	876



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Statistical Area		Rent Level	Rent by Unit Size					
			0	1	2	3	4	5
METROPOLITAN AREAS (continued)								
Meriwether (Meriwether county)	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	539	543	722	832	909	984
	HOME	Low	438	470	563	651	727	802
Monroe Co. (Monroe county)	LIHTC	60%	640	686	823	950	1060	1170
	LIHTC	50%	533	571	686	791	883	975
	LIHTC	30%	320	343	411	475	530	585
	HOME	High	533	651	748	1026	1205	1311
	HOME	Low	533	609	731	843	941	1038
Morgan Co. (Morgan county)	LIHTC	60%	622	666	799	924	1030	1137
	LIHTC	50%	518	555	666	770	858	948
	LIHTC	30%	311	333	399	462	515	568
	HOME	High	678	697	801	1083	1189	1293
	HOME	Low	546	585	702	811	905	998
Murray Co. (Murray county)	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	510	513	659	802	875	947
	HOME	Low	428	459	551	636	710	783
Peach Co. (Peach county)	LIHTC	60%	592	635	762	880	982	1083
	LIHTC	50%	493	529	635	733	818	903
	LIHTC	30%	296	317	381	440	491	541
	HOME	High	510	579	694	908	945	1087
	HOME	Low	510	548	657	759	847	935
Pulaski Co. (Pulaski county)	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	485	574	659	858	938	1016
	HOME	Low	433	464	557	643	718	792
Rome (Floyd county)	LIHTC	60%	571	612	735	849	948	1045
	LIHTC	50%	476	510	612	707	790	871
	LIHTC	30%	285	306	367	424	474	522
	HOME	High	520	561	691	917	1003	1088
	HOME	Low	476	510	612	707	790	871
Savannah (Bryan, Chatham, Effingham counties)	LIHTC	60%	685	734	880	1017	1135	1252
	LIHTC	50%	571	611	733	848	946	1043
	LIHTC	30%	342	367	440	508	567	626
	HOME	High	773	829	997	1143	1255	1367
	HOME	Low	571	611	733	848	946	1043



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Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
METROPOLITAN AREAS (continued)								
Valdosta (Brooks, Echols, Lanier, Lowndes counties)	LIHTC 60%	520	557	669	772	862	951	
	LIHTC 50%	433	464	557	643	718	792	
	LIHTC 30%	260	278	334	386	431	475	
	HOME High	554	558	709	830	906	981	
	HOME Low	446	478	573	661	738	815	
Warner Robins (Houston county)	LIHTC 60%	703	753	904	1045	1167	1287	
	LIHTC 50%	586	628	753	871	972	1072	
	LIHTC 30%	351	376	452	522	583	643	
	HOME High	587	705	828	1058	1289	1403	
	HOME Low	587	670	803	928	1036	1143	

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Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS								
Appling Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	517	520	659	819	894	968
	HOME	Low	428	459	551	636	710	783
Atkinson Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Bacon Co.	LIHTC	60%	538	576	691	798	891	983
	LIHTC	50%	448	480	576	665	742	819
	LIHTC	30%	269	288	345	399	445	491
	HOME	High	517	520	659	826	965	1047
	HOME	Low	448	480	576	665	742	819
Baldwin Co.	LIHTC	60%	541	579	696	804	897	989
	LIHTC	50%	451	483	580	670	747	824
	LIHTC	30%	270	289	348	402	448	494
	HOME	High	594	597	708	900	984	1067
	HOME	Low	452	485	582	672	750	828
Banks Co.	LIHTC	60%	561	600	720	831	928	1023
	LIHTC	50%	467	500	600	693	773	853
	LIHTC	30%	280	300	360	415	464	511
	HOME	High	561	564	680	917	1018	1104
	HOME	Low	472	506	607	702	783	864
Ben Hill Co	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Berrien Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Bleckley Co.	LIHTC	60%	558	597	717	828	924	1020
	LIHTC	50%	465	498	597	690	770	850
	LIHTC	30%	279	298	358	414	462	510
	HOME	High	517	520	659	912	1015	1101
	HOME	Low	497	520	640	738	823	909



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Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS (continued)								
Bulloch Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	564	568	718	924	1011	1097
	HOME	Low	496	531	638	737	822	908
Calhoun Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	827	903	977
	HOME	Low	428	459	551	636	710	783
Camden Co.	LIHTC	60%	670	718	862	996	1111	1226
	LIHTC	50%	558	598	718	830	926	1021
	LIHTC	30%	335	359	431	498	555	613
	HOME	High	702	715	860	1102	1210	1317
	HOME	Low	572	613	736	850	948	1046
Candler Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Charlton Co.	LIHTC	60%	582	624	748	864	964	1064
	LIHTC	50%	485	520	623	720	803	886
	LIHTC	30%	291	312	374	432	482	532
	HOME	High	517	520	659	920	1047	1171
	HOME	Low	485	520	623	720	803	886
Chattooga Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Clay Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Clinch Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783



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Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS (continued)								
Coffee Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Colquitt Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	518	522	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Cook Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	517	520	659	855	935	1013
	HOME	Low	440	471	565	653	728	803
Crisp Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	538	568	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Decatur Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	515	518	685	793	865	936
	HOME	Low	428	459	551	636	710	783
Dodge Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	498	501	667	836	918	998
	HOME	Low	435	465	558	645	720	794
Dooly Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	538	574	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Early Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	498	574	659	793	865	936
	HOME	Low	428	459	551	636	710	783



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Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS (continued)								
Elbert Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Emanuel Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Evans Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	533	536	659	844	921	998
	HOME	Low	428	459	551	636	710	783
Fannin Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	538	577	694	793	865	936
	HOME	Low	428	459	551	636	710	783
Franklin Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	420	521	659	823	899	973
	HOME	Low	420	459	551	636	710	783
Gilmer Co.	LIHTC	60%	541	579	696	804	897	989
	LIHTC	50%	451	483	580	670	747	824
	LIHTC	30%	270	289	348	402	448	494
	HOME	High	566	581	732	837	915	991
	HOME	Low	451	483	580	670	747	824
Glascock Co.	LIHTC	60%	547	586	703	813	907	1001
	LIHTC	50%	456	488	586	677	756	834
	LIHTC	30%	273	293	351	406	453	500
	HOME	High	508	511	659	900	984	1067
	HOME	Low	456	488	586	677	756	834
Gordon Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	443	525	659	897	981	1064
	HOME	Low	443	491	590	681	760	838



2018 Program Maximum Gross Rents
for LIHTC and HOME Programs

60%, 50%, & 30% LIHTC rents are calculated using 2018 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 4/1/2018, assuming 1.5 persons per bedroom. For LIHTC projects with DCA HOME, there are two types of rents associated with the HOME Program: Low HOME rents and High HOME rents (both rents are taken directly from the 2018 HUD HOME Rents schedule effective 6/1/2018). DCA policy further restricts the HOME rents as follows: the HIGH HOME rent to the lesser of the LIHTC 60% rent or the published High HOME rent for the area, and the Low HOME rent to the lesser of the LIHTC 50% rent or the published Low HOME rent for the area.

Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS (continued)								
Grady Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	538	576	662	793	865	936
	HOME	Low	428	459	551	636	710	783
Greene Co.	LIHTC	60%	582	623	747	863	963	1062
	LIHTC	50%	485	519	622	719	802	885
	LIHTC	30%	291	311	373	431	481	531
	HOME	High	550	553	664	910	996	1081
	HOME	Low	485	519	622	719	802	885
Habersham Co.	LIHTC	60%	547	586	703	813	907	1001
	LIHTC	50%	456	488	586	677	756	834
	LIHTC	30%	273	293	351	406	453	500
	HOME	High	544	548	683	914	966	1085
	HOME	Low	463	496	596	688	767	846
Hancock Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Hart Co.	LIHTC	60%	517	554	664	768	856	945
	LIHTC	50%	431	461	553	640	713	788
	LIHTC	30%	258	277	332	384	428	472
	HOME	High	492	495	659	826	898	1013
	HOME	Low	443	475	570	658	733	810
Irwin Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	517	520	659	862	986	1069
	HOME	Low	470	503	603	696	777	858
Jackson Co.	LIHTC	60%	690	738	886	1023	1141	1260
	LIHTC	50%	575	615	738	853	951	1050
	LIHTC	30%	345	369	443	511	570	630
	HOME	High	583	587	770	968	1233	1341
	HOME	Low	575	587	738	853	951	1050
Jeff Davis Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	517	520	659	794	866	937
	HOME	Low	428	459	551	636	710	783



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2018 Program Maximum Gross Rents
for LIHTC and HOME Programs

60%, 50%, & 30% LIHTC rents are calculated using 2018 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 4/1/2018, assuming 1.5 persons per bedroom. For LIHTC projects with DCA HOME, there are two types of rents associated with the HOME Program: Low HOME rents and High HOME rents (both rents are taken directly from the 2018 HUD HOME Rents schedule effective 6/1/2018). DCA policy further restricts the HOME rents as follows: the HIGH HOME rent to the lesser of the LIHTC 60% rent or the published High HOME rent for the area, and the Low HOME rent to the lesser of the LIHTC 50% rent or the published Low HOME rent for the area.

Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS (continued)								
Jefferson Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Jenkins Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	517	520	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Johnson Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	535	538	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Laurens Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	525	528	659	834	910	986
	HOME	Low	450	481	577	667	745	821
Lumpkin Co.	LIHTC	60%	631	676	811	938	1047	1155
	LIHTC	50%	526	563	676	781	872	962
	LIHTC	30%	315	338	405	469	523	577
	HOME	High	592	596	793	1004	1100	1196
	HOME	Low	526	563	676	781	872	962
Macon Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Miller Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	538	574	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Mitchell Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	826	898	986
	HOME	Low	428	459	551	636	710	783



Housing Finance and Development Division - Office of Housing Finance

2018 Program Maximum Gross Rents
for LIHTC and HOME Programs

60%, 50%, & 30% LIHTC rents are calculated using 2018 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 4/1/2018, assuming 1.5 persons per bedroom. For LIHTC projects with DCA HOME, there are two types of rents associated with the HOME Program: Low HOME rents and High HOME rents (both rents are taken directly from the 2018 HUD HOME Rents schedule effective 6/1/2018). DCA policy further restricts the HOME rents as follows: the HIGH HOME rent to the lesser of the LIHTC 60% rent or the published High HOME rent for the area, and the Low HOME rent to the lesser of the LIHTC 50% rent or the published Low HOME rent for the area.

Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS (continued)								
Montgomery Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	549	574	659	811	885	958
	HOME	Low	428	459	551	636	710	783
Pierce Co.	LIHTC	60%	534	572	687	792	885	975
	LIHTC	50%	445	476	572	660	737	813
	LIHTC	30%	267	286	343	396	442	487
	HOME	High	558	574	659	880	963	1043
	HOME	Low	448	480	576	665	742	819
Polk Co.	LIHTC	60%	540	578	693	801	894	986
	LIHTC	50%	450	481	577	667	745	821
	LIHTC	30%	270	289	346	400	447	493
	HOME	High	541	545	725	878	960	1041
	HOME	Low	450	481	577	667	745	821
Putnam Co.	LIHTC	60%	616	660	792	914	1020	1125
	LIHTC	50%	513	550	660	761	850	938
	LIHTC	30%	308	330	396	457	510	562
	HOME	High	642	660	758	950	1048	1137
	HOME	Low	513	550	660	761	850	938
Quitman Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	517	520	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Rabun Co.	LIHTC	60%	525	562	675	778	868	958
	LIHTC	50%	437	468	562	648	723	798
	LIHTC	30%	262	281	337	389	434	479
	HOME	High	553	556	740	902	988	1071
	HOME	Low	470	503	603	696	777	858
Randolph Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	533	536	694	793	865	936
	HOME	Low	428	459	551	636	710	783
Schley Co.	LIHTC	60%	543	582	699	807	900	993
	LIHTC	50%	452	485	582	672	750	828
	LIHTC	30%	271	291	349	403	450	496
	HOME	High	492	495	659	934	1023	1109
	HOME	Low	477	495	613	708	791	872



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2018 Program Maximum Gross Rents
for LIHTC and HOME Programs

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Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS (continued)								
Screven Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	844	898	998
	HOME	Low	435	466	560	646	721	796
Seminole Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Stephens Co.	LIHTC	60%	559	599	718	830	927	1022
	LIHTC	50%	466	499	598	691	772	851
	LIHTC	30%	279	299	359	415	463	511
	HOME	High	492	495	659	924	1011	1097
	HOME	Low	466	495	598	691	772	851
Stewart Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Sumter Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	538	574	694	793	865	936
	HOME	Low	428	459	551	636	710	783
Talbot Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	563	569	723	831	908	982
	HOME	Low	428	459	551	636	710	783
Taliaferro Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	565	607	731	835	911	987
	HOME	Low	428	459	551	636	710	783
Tattnall Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	558	574	659	848	926	1003
	HOME	Low	435	465	558	645	720	794



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2018 Program Maximum Gross Rents
for LIHTC and HOME Programs

60%, 50%, & 30% LIHTC rents are calculated using 2018 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 4/1/2018, assuming 1.5 persons per bedroom. For LIHTC projects with DCA HOME, there are two types of rents associated with the HOME Program: Low HOME rents and High HOME rents (both rents are taken directly from the 2018 HUD HOME Rents schedule effective 6/1/2018). DCA policy further restricts the HOME rents as follows: the HIGH HOME rent to the lesser of the LIHTC 60% rent or the published High HOME rent for the area, and the Low HOME rent to the lesser of the LIHTC 50% rent or the published Low HOME rent for the area.

Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS (continued)								
Taylor Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	538	574	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Telfair Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Thomas Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	571	606	738	844	921	998
	HOME	Low	455	487	585	675	753	831
Tift Co.	LIHTC	60%	525	562	675	778	868	958
	LIHTC	50%	437	468	562	648	723	798
	LIHTC	30%	262	281	337	389	434	479
	HOME	High	517	521	677	849	933	1010
	HOME	Low	437	468	562	648	723	798
Toombs Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	489	574	659	831	908	982
	HOME	Low	441	472	566	654	730	805
Towns Co.	LIHTC	60%	528	565	678	783	874	964
	LIHTC	50%	440	471	565	653	728	803
	LIHTC	30%	264	282	339	391	437	482
	HOME	High	580	583	711	885	969	1050
	HOME	Low	450	482	578	668	746	823
Treutlen Co.	LIHTC	60%	582	624	748	864	964	1064
	LIHTC	50%	485	520	623	720	803	886
	LIHTC	30%	291	312	374	432	482	532
	HOME	High	499	502	659	902	988	1071
	HOME	Low	485	502	623	720	803	886
Troup Co.	LIHTC	60%	531	568	682	788	879	970
	LIHTC	50%	442	473	568	656	732	808
	LIHTC	30%	265	284	341	394	439	485
	HOME	High	590	594	749	885	969	1050
	HOME	Low	455	487	585	676	755	832



2018 Program Maximum Gross Rents
for LIHTC and HOME Programs

60%, 50%, & 30% LIHTC rents are calculated using 2018 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 4/1/2018, assuming 1.5 persons per bedroom. For LIHTC projects with DCA HOME, there are two types of rents associated with the HOME Program: Low HOME rents and High HOME rents (both rents are taken directly from the 2018 HUD HOME Rents schedule effective 6/1/2018). DCA policy further restricts the HOME rents as follows: the HIGH HOME rent to the lesser of the LIHTC 60% rent or the published High HOME rent for the area, and the Low HOME rent to the lesser of the LIHTC 50% rent or the published Low HOME rent for the area.

Statistical Area	Rent Level	Rent by Unit Size						
		0	1	2	3	4	5	
NON - METROPOLITAN AREAS (continued)								
Turner Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	517	520	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Union Co.	LIHTC	60%	556	596	715	827	922	1018
	LIHTC	50%	463	496	596	689	768	848
	LIHTC	30%	278	298	357	413	461	509
	HOME	High	499	502	668	838	1014	1100
	HOME	Low	472	502	607	701	782	863
Upson Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	464	577	673	793	865	936
	HOME	Low	428	459	551	636	710	783
Ware Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	420	514	659	841	919	996
	HOME	Low	420	461	553	640	713	788
Warren Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Washington Co.	LIHTC	60%	522	558	670	774	864	953
	LIHTC	50%	435	465	558	645	720	794
	LIHTC	30%	261	279	335	387	432	476
	HOME	High	558	574	659	836	914	989
	HOME	Low	435	465	558	645	720	794
Wayne Co.	LIHTC	60%	540	578	693	801	894	986
	LIHTC	50%	450	481	577	667	745	821
	LIHTC	30%	270	289	346	400	447	493
	HOME	High	492	495	659	874	955	1036
	HOME	Low	458	491	590	681	760	838
Webster Co.	LIHTC	60%	541	579	696	804	897	989
	LIHTC	50%	451	483	580	670	747	824
	LIHTC	30%	270	289	348	402	448	494
	HOME	High	528	531	673	844	998	1082
	HOME	Low	458	491	588	680	758	837



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for LIHTC and HOME Programs

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<u>Statistical Area</u>		Rent Level	Rent by Unit Size					
			0	1	2	3	4	5
NON - METROPOLITAN AREAS (continued)								
Wheeler Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	517	520	659	796	869	940
	HOME	Low	428	459	551	636	710	783
White Co.	LIHTC	60%	532	570	684	789	880	972
	LIHTC	50%	443	475	570	658	733	810
	LIHTC	30%	266	285	342	394	440	486
	HOME	High	558	562	743	941	1012	1118
	HOME	Low	478	512	615	710	792	874
Wilcox Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	538	574	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Wilkes Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	492	495	659	793	865	936
	HOME	Low	428	459	551	636	710	783
Wilkinson Co.	LIHTC	60%	514	551	661	763	852	939
	LIHTC	50%	428	459	551	636	710	783
	LIHTC	30%	257	275	330	381	426	469
	HOME	High	517	520	659	844	921	998
	HOME	Low	432	463	556	642	717	791

