

# **Attachment # 12**

## **Miami Dade County Income Limits**



# FY 2015 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

## FY 2015 Income Limits Summary

FY 2015 Income Limit Area	Median Income Explanation	FY 2015 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Miami-Dade County</b>	\$49,900	Very Low (50%) Income Limits (\$) Explanation	23,700	27,100	30,500	<b>33,850</b>	36,600	39,300	42,000	44,700
		Extremely Low Income Limits (\$)* Explanation	14,250	16,250	20,090	<b>24,250</b>	28,410	32,570	36,730	40,890
		Low (80%) Income Limits (\$) Explanation	37,950	43,350	48,750	<b>54,150</b>	58,500	62,850	67,150	71,500

**Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.**

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2015 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2015 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2014 Median Family Income and Income Limits for Miami-Dade County](#)

Select a different county or county equivalent in Florida:

- Miami-Dade County
- Monroe County ^
- Nassau County
- Okaloosa County
- Okeechobee County v
- Orange County

Select county or county equivalent

Select any FY2015 HUD Metropolitan FMR Area's Income Limits:

Miami-Miami Beach-Kendall, FL HUD Metro FMR Area v

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Prepared by the Economic and Market Analysis Division, HUD.



# FY 2015 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2015 Low-Income Income Limits Calculation

In general, most 4-person low-income limits are the higher of 80 percent of the area median family income or 80 percent of the State non-metropolitan median family level. However, calculating low-income limits as 80 percent of the area median family income may produce anomalies inconsistent with statutory intent because the very low-income limits are not always based on 50 percent of the median(e.g., very-low income limits could be higher than low-income limits).

The calculation normally used, therefore, is to set the 4-person low-income limit at 1.6 (i.e. 80%/50%) times the relevant 4-person very low income limit. The only exception is that the resulting income limit may not exceed the U.S. median family income level (\$65,800 for FY 2015) except when justified by high housing costs. Use of very low-income limits as a starting point for calculating other income limits tied to Section (3)(b)(2) of the U.S. Housing Act of 1937 has the effect of adjusting low-income limits in areas where the very low-income limits have been adjusted because of unusually high or low housing-cost-to-income relationships.

1. The first step of calculating low-income limits is to establish the preliminary 4-person income limit. This is derived by multiplying the 4-person very low-income limit by 1.6 (80%/50%) and rounding the product to the nearest 50.

Area	4-Person Very Low-Income Limit	Preliminary 4-Person Low-Income Limit
<b>Miami-Dade County, FL</b>	\$33,850	\$54,150

2. Next, a comparison is made to ensure that the preliminary 4-Person low-income limit is not greater than the U.S. median family income level:

Area	US Median Family Income	Comparison	Result
<b>Miami-Dade County, FL</b>	\$65,800	Is \$54,150 > \$65,800?	No Adjustment 4 Person LIL = <b>\$54,150</b>

3. Next, a check is made to see if the area qualifies as a high housing cost area. This is similar to the high housing cost adjustment made for very low-income limits. An area's income limit is adjusted due to high housing costs if 85% of the area's annual 2 bedroom FMR is greater than

35% of the US median income. As we are deriving the low-income limit, the 85% of the annual 2-BR FMR is augmented by 1.6:

Area	2BR FMR	Annual 2BR FMR	Annual 2BR FMR* 1.6*85%	35% of US Median Income	Comparison	Result
<b>Miami-Dade County, FL</b>	\$1,162	\$13,944	\$18,964	\$23,030	Is \$18,964 > \$23,030? <b>No</b>	No Adjustment 4-Person LIL = <b>\$54,150</b>

4. Subsequent to the comparisons above, low-income limits are calculated for each person size family between 1 and 8 persons. As is done with the very low-income limits, the 1-person limit is calculated by multiplying the 4-person limit by 70%, the 2-person is obtained by multiplying the 4-person limit by 80%, the 3-person by multiplying the 4-person by 90%, the 5-person by multiplying the 4-person by 108%, the 6-person by multiplying the 4-person limit by 116%, the 7-person by multiplying the 4-person limit by 124%, and the 8-person by multiplying the 4-person limit by 132%. The low-income limits for these family size are then rounded up to the nearest \$50.

Miami-Dade County, FL								
Income Limit	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
<b>FY2015 Low-Income Limits</b>	\$37,950	\$43,350	\$48,750	\$54,150	\$58,500	\$62,850	\$67,150	\$71,500

**Low-Income Limit Calculation For Families With More Than 8 People**

Select family size

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