

CITY OF CHICAGO

MAXIMUM AFFORDABLE MONTHLY RENTS 2016 (corrected--supersedes all previous versions)

Maximum Monthly Gross Rents (maximum rents when tenants pay no utilities/landlord pays all utilities):

<u>Number of Bedrooms</u>	<u>10%</u>	<u>15%</u>	<u>20%</u>	<u>30%</u>	<u>40%</u>	<u>50% (Low HOME Rent Limit)</u>	<u>60%</u>	<u>High HOME Rent Limit*</u>	<u>65%</u>	<u>80%</u>	<u>100%</u>	<u>120%</u>	<u>HUD Fair Market Rent*</u>
0	\$135	\$202	\$270	\$404	\$539	\$673	\$809	\$860	\$895	\$1,076	\$1,348	\$1,617	\$860
1	\$144	\$217	\$289	\$433	\$578	\$721	\$866	\$960	\$960	\$1,153	\$1,444	\$1,733	\$1,001
2	\$173	\$260	\$347	\$519	\$693	\$866	\$1,040	\$1,154	\$1,154	\$1,384	\$1,733	\$2,079	\$1,176
3	\$200	\$300	\$400	\$599	\$800	\$1,000	\$1,200	\$1,325	\$1,325	\$1,599	\$2,000	\$2,400	\$1,494
4	\$223	\$335	\$447	\$669	\$893	\$1,116	\$1,340	\$1,459	\$1,459	\$1,784	\$2,233	\$2,679	\$1,780
5	\$246	\$369	\$493	\$738	\$985	\$1,231	\$1,478	\$1,591	\$1,591	\$1,969	\$2,463	\$2,955	\$2,047

Maximum rents when tenants pay for cooking gas and other electric (not heat):

	<u>Number of Bedrooms</u>	<u>10%</u>	<u>15%</u>	<u>20%</u>	<u>30%</u>	<u>40%</u>	<u>50% (Low HOME Rent Limit)</u>	<u>60%</u>	<u>High HOME Rent Limit*</u>	<u>65%</u>	<u>80%</u>	<u>100%</u>	<u>120%</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$89	\$156	\$224	\$358	\$493	\$627	\$763	\$814	\$849	\$1,030	\$1,302	\$1,571	\$814
	1	\$86	\$159	\$231	\$375	\$520	\$663	\$808	\$902	\$902	\$1,095	\$1,386	\$1,675	\$943
	2	\$102	\$189	\$276	\$448	\$622	\$795	\$969	\$1,083	\$1,083	\$1,313	\$1,662	\$2,008	\$1,105
	3	\$116	\$216	\$316	\$515	\$716	\$916	\$1,116	\$1,241	\$1,241	\$1,515	\$1,916	\$2,316	\$1,410
	4	\$126	\$238	\$350	\$572	\$796	\$1,019	\$1,243	\$1,362	\$1,362	\$1,687	\$2,136	\$2,582	\$1,683
	5	\$136	\$259	\$383	\$628	\$875	\$1,121	\$1,368	\$1,481	\$1,481	\$1,859	\$2,353	\$2,845	\$1,937
Duplex/2-family	0	\$101	\$168	\$236	\$370	\$505	\$639	\$775	\$826	\$861	\$1,042	\$1,314	\$1,583	\$826
	1	\$99	\$172	\$244	\$388	\$533	\$676	\$821	\$915	\$915	\$1,108	\$1,399	\$1,688	\$956
	2	\$115	\$202	\$289	\$461	\$635	\$808	\$982	\$1,096	\$1,096	\$1,326	\$1,675	\$2,021	\$1,118
	3	\$129	\$229	\$329	\$528	\$729	\$929	\$1,129	\$1,254	\$1,254	\$1,528	\$1,929	\$2,329	\$1,423
	4	\$139	\$251	\$363	\$585	\$809	\$1,032	\$1,256	\$1,375	\$1,375	\$1,700	\$2,149	\$2,595	\$1,696
	5	\$150	\$273	\$397	\$642	\$889	\$1,135	\$1,382	\$1,495	\$1,495	\$1,873	\$2,367	\$2,859	\$1,951
Multi-family**	0	\$100	\$167	\$235	\$369	\$504	\$638	\$774	\$825	\$860	\$1,041	\$1,313	\$1,582	\$825
	1	\$101	\$174	\$246	\$390	\$535	\$678	\$823	\$917	\$917	\$1,110	\$1,401	\$1,690	\$958
	2	\$120	\$207	\$294	\$466	\$640	\$813	\$987	\$1,101	\$1,101	\$1,331	\$1,680	\$2,026	\$1,123
	3	\$138	\$238	\$338	\$537	\$738	\$938	\$1,138	\$1,263	\$1,263	\$1,537	\$1,938	\$2,338	\$1,432
	4	\$151	\$263	\$375	\$597	\$821	\$1,044	\$1,268	\$1,387	\$1,387	\$1,712	\$2,161	\$2,607	\$1,708
	5	\$164	\$287	\$411	\$656	\$903	\$1,149	\$1,396	\$1,509	\$1,509	\$1,887	\$2,381	\$2,873	\$1,965

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Maximum rents when tenants pay for electric heat, cooking gas, and other electric:

	Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
Single-family	0	\$45	\$112	\$180	\$314	\$449	\$583	\$719	\$770	\$805	\$986	\$1,258	\$1,527	\$770
	1	\$33	\$106	\$178	\$322	\$467	\$610	\$755	\$849	\$849	\$1,042	\$1,333	\$1,622	\$890
	2	\$40	\$127	\$214	\$386	\$560	\$733	\$907	\$1,021	\$1,021	\$1,251	\$1,600	\$1,946	\$1,043
	3	\$45	\$145	\$245	\$444	\$645	\$845	\$1,045	\$1,170	\$1,170	\$1,444	\$1,845	\$2,245	\$1,339
	4	\$46	\$158	\$270	\$492	\$716	\$939	\$1,163	\$1,282	\$1,282	\$1,607	\$2,056	\$2,502	\$1,603
	5	\$47	\$170	\$294	\$539	\$786	\$1,032	\$1,279	\$1,392	\$1,392	\$1,770	\$2,264	\$2,756	\$1,848
Duplex/2-family	0	\$62	\$129	\$197	\$331	\$466	\$600	\$736	\$787	\$822	\$1,003	\$1,275	\$1,544	\$787
	1	\$52	\$125	\$197	\$341	\$486	\$629	\$774	\$868	\$868	\$1,061	\$1,352	\$1,641	\$909
	2	\$59	\$146	\$233	\$405	\$579	\$752	\$926	\$1,040	\$1,040	\$1,270	\$1,619	\$1,965	\$1,062
	3	\$65	\$165	\$265	\$464	\$665	\$865	\$1,065	\$1,190	\$1,190	\$1,464	\$1,865	\$2,265	\$1,359
	4	\$67	\$179	\$291	\$513	\$737	\$960	\$1,184	\$1,303	\$1,303	\$1,628	\$2,077	\$2,523	\$1,624
	5	\$70	\$193	\$317	\$562	\$809	\$1,055	\$1,302	\$1,415	\$1,415	\$1,793	\$2,287	\$2,779	\$1,871
Multi-family**	0	\$78	\$145	\$213	\$347	\$482	\$616	\$752	\$803	\$838	\$1,019	\$1,291	\$1,560	\$803
	1	\$75	\$148	\$220	\$364	\$509	\$652	\$797	\$891	\$891	\$1,084	\$1,375	\$1,664	\$932
	2	\$89	\$176	\$263	\$435	\$609	\$782	\$956	\$1,070	\$1,070	\$1,300	\$1,649	\$1,995	\$1,092
	3	\$102	\$202	\$302	\$501	\$702	\$902	\$1,102	\$1,227	\$1,227	\$1,501	\$1,902	\$2,302	\$1,396
	4	\$111	\$223	\$335	\$557	\$781	\$1,004	\$1,228	\$1,347	\$1,347	\$1,672	\$2,121	\$2,567	\$1,668
	5	\$119	\$242	\$366	\$611	\$858	\$1,104	\$1,351	\$1,464	\$1,464	\$1,842	\$2,336	\$2,828	\$1,920

Maximum rents when tenants pay for gas heat, cooking gas, and other electric:

	Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
Single-family	0	\$55	\$122	\$190	\$324	\$459	\$593	\$729	\$780	\$815	\$996	\$1,268	\$1,537	\$780
	1	\$46	\$119	\$191	\$335	\$480	\$623	\$768	\$862	\$862	\$1,055	\$1,346	\$1,635	\$903
	2	\$55	\$142	\$229	\$401	\$575	\$748	\$922	\$1,036	\$1,036	\$1,266	\$1,615	\$1,961	\$1,058
	3	\$63	\$163	\$263	\$462	\$663	\$863	\$1,063	\$1,188	\$1,188	\$1,462	\$1,863	\$2,263	\$1,357
	4	\$67	\$179	\$291	\$513	\$737	\$960	\$1,184	\$1,303	\$1,303	\$1,628	\$2,077	\$2,523	\$1,624
	5	\$71	\$194	\$318	\$563	\$810	\$1,056	\$1,303	\$1,416	\$1,416	\$1,794	\$2,288	\$2,780	\$1,872
Duplex/2-family	0	\$70	\$137	\$205	\$339	\$474	\$608	\$744	\$795	\$830	\$1,011	\$1,283	\$1,552	\$795
	1	\$63	\$136	\$208	\$352	\$497	\$640	\$785	\$879	\$879	\$1,072	\$1,363	\$1,652	\$920
	2	\$73	\$160	\$247	\$419	\$593	\$766	\$940	\$1,054	\$1,054	\$1,284	\$1,633	\$1,979	\$1,076
	3	\$82	\$182	\$282	\$481	\$682	\$882	\$1,082	\$1,207	\$1,207	\$1,481	\$1,882	\$2,282	\$1,376
	4	\$86	\$198	\$310	\$532	\$756	\$979	\$1,203	\$1,322	\$1,322	\$1,647	\$2,096	\$2,542	\$1,643
	5	\$92	\$215	\$339	\$584	\$831	\$1,077	\$1,324	\$1,437	\$1,437	\$1,815	\$2,309	\$2,801	\$1,893
Multi-family**	0	\$83	\$150	\$218	\$352	\$487	\$621	\$757	\$808	\$843	\$1,024	\$1,296	\$1,565	\$808
	1	\$80	\$153	\$225	\$369	\$514	\$657	\$802	\$896	\$896	\$1,089	\$1,380	\$1,669	\$937
	2	\$96	\$183	\$270	\$442	\$616	\$789	\$963	\$1,077	\$1,077	\$1,307	\$1,656	\$2,002	\$1,099
	3	\$111	\$211	\$311	\$510	\$711	\$911	\$1,111	\$1,236	\$1,236	\$1,510	\$1,911	\$2,311	\$1,405
	4	\$121	\$233	\$345	\$567	\$791	\$1,014	\$1,238	\$1,357	\$1,357	\$1,682	\$2,131	\$2,577	\$1,678
	5	\$131	\$254	\$378	\$623	\$870	\$1,116	\$1,363	\$1,476	\$1,476	\$1,854	\$2,348	\$2,840	\$1,932

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Maximum rents when tenants pay for electric cooking and other electric (not heat):

	Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
Single-family	0	\$86	\$153	\$221	\$355	\$490	\$624	\$760	\$811	\$846	\$1,027	\$1,299	\$1,568	\$811
	1	\$81	\$154	\$226	\$370	\$515	\$658	\$803	\$897	\$897	\$1,090	\$1,381	\$1,670	\$938
	2	\$96	\$183	\$270	\$442	\$616	\$789	\$963	\$1,077	\$1,077	\$1,307	\$1,656	\$2,002	\$1,099
	3	\$109	\$209	\$309	\$508	\$709	\$909	\$1,109	\$1,234	\$1,234	\$1,508	\$1,909	\$2,309	\$1,403
	4	\$118	\$230	\$342	\$564	\$788	\$1,011	\$1,235	\$1,354	\$1,354	\$1,679	\$2,128	\$2,574	\$1,675
Duplex/2-family	0	\$98	\$165	\$233	\$367	\$502	\$636	\$772	\$823	\$858	\$1,039	\$1,311	\$1,580	\$823
	1	\$94	\$167	\$239	\$383	\$528	\$671	\$816	\$910	\$910	\$1,103	\$1,394	\$1,683	\$951
	2	\$109	\$196	\$283	\$455	\$629	\$802	\$976	\$1,090	\$1,090	\$1,320	\$1,669	\$2,015	\$1,112
	3	\$122	\$222	\$322	\$521	\$722	\$922	\$1,122	\$1,247	\$1,247	\$1,521	\$1,922	\$2,322	\$1,416
	4	\$131	\$243	\$355	\$577	\$801	\$1,024	\$1,248	\$1,367	\$1,367	\$1,692	\$2,141	\$2,587	\$1,688
Multi-family**	0	\$97	\$164	\$232	\$366	\$501	\$635	\$771	\$822	\$857	\$1,038	\$1,310	\$1,579	\$822
	1	\$96	\$169	\$241	\$385	\$530	\$673	\$818	\$912	\$912	\$1,105	\$1,396	\$1,685	\$953
	2	\$114	\$201	\$288	\$460	\$634	\$807	\$981	\$1,095	\$1,095	\$1,325	\$1,674	\$2,020	\$1,117
	3	\$131	\$231	\$331	\$530	\$731	\$931	\$1,131	\$1,256	\$1,256	\$1,530	\$1,931	\$2,331	\$1,425
	4	\$143	\$255	\$367	\$589	\$813	\$1,036	\$1,260	\$1,379	\$1,379	\$1,704	\$2,153	\$2,599	\$1,700
5	\$155	\$278	\$402	\$647	\$894	\$1,140	\$1,387	\$1,500	\$1,500	\$1,878	\$2,372	\$2,864	\$1,956	

Maximum rents when tenants pay only for other electric:

	Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
Single-family	0	\$92	\$159	\$227	\$361	\$496	\$630	\$766	\$817	\$852	\$1,033	\$1,305	\$1,574	\$817
	1	\$89	\$162	\$234	\$378	\$523	\$666	\$811	\$905	\$905	\$1,098	\$1,389	\$1,678	\$946
	2	\$106	\$193	\$280	\$452	\$626	\$799	\$973	\$1,087	\$1,087	\$1,317	\$1,666	\$2,012	\$1,109
	3	\$121	\$221	\$321	\$520	\$721	\$921	\$1,121	\$1,246	\$1,246	\$1,520	\$1,921	\$2,321	\$1,415
	4	\$132	\$244	\$356	\$578	\$802	\$1,025	\$1,249	\$1,368	\$1,368	\$1,693	\$2,142	\$2,588	\$1,689
Duplex/2-family	0	\$104	\$171	\$239	\$373	\$508	\$642	\$778	\$829	\$864	\$1,045	\$1,317	\$1,586	\$829
	1	\$102	\$175	\$247	\$391	\$536	\$679	\$824	\$918	\$918	\$1,111	\$1,402	\$1,691	\$959
	2	\$119	\$206	\$293	\$465	\$639	\$812	\$986	\$1,100	\$1,100	\$1,330	\$1,679	\$2,025	\$1,122
	3	\$134	\$234	\$334	\$533	\$734	\$934	\$1,134	\$1,259	\$1,259	\$1,533	\$1,934	\$2,334	\$1,428
	4	\$145	\$257	\$369	\$591	\$815	\$1,038	\$1,262	\$1,381	\$1,381	\$1,706	\$2,155	\$2,601	\$1,702
Multi-family**	0	\$103	\$170	\$238	\$372	\$507	\$641	\$777	\$828	\$863	\$1,044	\$1,316	\$1,585	\$828
	1	\$104	\$177	\$249	\$393	\$538	\$681	\$826	\$920	\$920	\$1,113	\$1,404	\$1,693	\$961
	2	\$124	\$211	\$298	\$470	\$644	\$817	\$991	\$1,105	\$1,105	\$1,335	\$1,684	\$2,030	\$1,127
	3	\$143	\$243	\$343	\$542	\$743	\$943	\$1,143	\$1,268	\$1,268	\$1,542	\$1,943	\$2,343	\$1,437
	4	\$157	\$269	\$381	\$603	\$827	\$1,050	\$1,274	\$1,393	\$1,393	\$1,718	\$2,167	\$2,613	\$1,714
5	\$171	\$294	\$418	\$663	\$910	\$1,156	\$1,403	\$1,516	\$1,516	\$1,894	\$2,388	\$2,880	\$1,972	

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MAXIMUM AFFORDABLE MONTHLY RENTS 2016 (corrected--supersedes all previous versions)

		Utility allowances per CHA schedule for:				
	Number of Bedrooms	Cooking gas & other electric (not heat)	Electric heat, cooking gas & other electric	Gas heat, cooking gas & other electric	Electric cooking & other electric (not heat)	Other electric only (not cooking or heat)
Single-family	0	\$46	\$90	\$80	\$49	\$43
	1	\$58	\$111	\$98	\$63	\$55
	2	\$71	\$133	\$118	\$77	\$67
	3	\$84	\$155	\$137	\$91	\$79
	4	\$97	\$177	\$156	\$105	\$91
	5	\$110	\$199	\$175	\$119	\$103
Duplex/2-family	0	\$34	\$73	\$65	\$37	\$31
	1	\$45	\$92	\$81	\$50	\$42
	2	\$58	\$114	\$100	\$64	\$54
	3	\$71	\$135	\$118	\$78	\$66
	4	\$84	\$156	\$137	\$92	\$78
	5	\$96	\$176	\$154	\$105	\$89
Multi-family**	0	\$35	\$57	\$52	\$38	\$32
	1	\$43	\$69	\$64	\$48	\$40
	2	\$53	\$84	\$77	\$59	\$49
	3	\$62	\$98	\$89	\$69	\$57
	4	\$72	\$112	\$102	\$80	\$66
	5	\$82	\$127	\$115	\$91	\$75

NOTE: Gross rent limits for 50% and 65% AMI, High HOME Rent and Fair Market Rent are published by HUD. All other rent limits are calculated assuming 1.5 occupants per bedroom and 1 occupant for an apartment with no bedrooms.

* For HOME-funded developments, rents are the "lesser of" the Fair Market Rent for the unit size or the High HOME Rent for the unit size. In HOME-funded developments with 5 or more units, 20% of the HOME-assisted units must be occupied by very-low income families whose rents do not exceed 30% of the annual income of a-family whose income equals 50% of the area median. This is known as the "Low HOME Rent."

** Low- or high-rise