

Housing Finance and Development Division
**2016 Program Maximum Gross Rents
for LIHTC and HOME Programs**

60%, 50%, & 30% LIHTC rents are calculated using 2016 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/28/2016, 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 2016 HUD HOME Rents schedule effective 6/6/2016). 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 (Baker, Dougherty, Lee, Terrell, Worth counties)	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	544	579	702	802	875	947
	HOME	Low	432	463	556	642	717	791
Athens-Clarke County (Clarke, Madison, Oconee Oglethorpe counties)	LIHTC	60%	589	631	757	875	976	1077
	LIHTC	50%	491	526	631	729	813	898
	LIHTC	30%	294	315	378	437	488	538
	HOME	High	582	644	759	1009	1106	1202
	HOME	Low	520	557	668	772	862	951
Atlanta-Sandy Springs-Marietta (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	60%	709	759	912	1053	1174	1296
	LIHTC	50%	591	633	760	877	978	1080
	LIHTC	30%	354	379	456	526	587	648
	HOME	High	764	820	949	1175	1291	1407
	HOME	Low	607	650	780	901	1005	1109
Augusta-Richmond Co. (Burke, Columbia, McDuffie, Richmond counties)	LIHTC	60%	619	663	796	921	1027	1133
	LIHTC	50%	516	553	663	767	856	944
	LIHTC	30%	309	331	398	460	513	566
	HOME	High	533	612	735	997	1115	1211
	HOME	Low	517	554	665	768	857	946
Brunswick (Brantley, Glynn, McIntosh counties)	LIHTC	60%	553	592	711	821	916	1011
	LIHTC	50%	461	493	592	684	763	842
	LIHTC	30%	276	296	355	410	458	505
	HOME	High	588	592	792	984	1079	1171
	HOME	Low	527	565	677	783	873	963
Butts Co. (Butts county)	LIHTC	60%	666	714	856	989	1104	1218
	LIHTC	50%	555	595	713	824	920	1015
	LIHTC	30%	333	357	428	494	552	609
	HOME	High	591	595	796	988	1091	1255
	HOME	Low	566	595	728	841	938	1036
Chattanooga (Catoosa, Dade, Walker counties)	LIHTC	60%	643	689	826	954	1065	1175
	LIHTC	50%	536	574	688	795	887	979
	LIHTC	30%	321	344	413	477	532	587
	HOME	High	515	616	767	1001	1098	1192
	HOME	Low	515	574	688	795	887	979
Columbus (Chattahoochee, Harris, Marion Muscogee counties)	LIHTC	60%	544	583	700	808	901	995
	LIHTC	50%	453	486	583	673	751	829
	LIHTC	30%	272	291	350	404	450	497
	HOME	High	593	658	777	924	1011	1097
	HOME	Low	472	506	607	702	783	864



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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%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	545	549	677	829	905	980
	HOME	Low	445	476	572	660	737	813
Gainesville (Hall county)	LIHTC	60%	594	636	763	882	984	1085
	LIHTC	50%	495	530	636	735	820	904
	LIHTC	30%	297	318	381	441	492	542
	HOME	High	640	676	829	1019	1118	1215
	HOME	Low	542	581	697	806	900	992
Haralson Co. (Haralson county)	LIHTC	60%	519	556	667	771	861	949
	LIHTC	50%	432	463	556	642	717	791
	LIHTC	30%	259	278	333	385	430	474
	HOME	High	553	557	731	835	911	987
	HOME	Low	432	463	556	642	717	791
Hinesville-Fort Stewart (Liberty county)	LIHTC	60%	516	552	663	766	855	943
	LIHTC	50%	430	460	552	638	712	786
	LIHTC	30%	258	276	331	383	427	471
	HOME	High	583	626	753	861	941	1020
	HOME	Low	437	468	562	650	725	800
Lamar Co. (Lamar county)	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	510	513	645	842	920	997
	HOME	Low	445	476	572	660	737	813
Lincoln Co. (Lincoln county)	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	482	557	645	799	871	942
	HOME	Low	408	437	525	606	676	746
Long Co. (Long county)	LIHTC	60%	546	585	702	810	904	997
	LIHTC	50%	455	487	585	675	753	831
	LIHTC	30%	273	292	351	405	452	498
	HOME	High	479	482	645	900	984	1067
	HOME	Low	455	482	585	675	753	831
Macon (Bibb, Crawford, Jones, Twiggs counties)	LIHTC	60%	526	564	676	782	873	963
	LIHTC	50%	438	470	563	651	727	802
	LIHTC	30%	263	282	338	391	436	481
	HOME	High	446	609	705	890	974	1056
	HOME	Low	446	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%	480	513	616	711	793	876
	LIHTC	50%	400	428	513	593	661	730
	LIHTC	30%	240	256	308	355	396	438
	HOME	High	534	554	649	818	893	967
	HOME	Low	438	470	563	651	727	802
Monroe Co. (Monroe county)	LIHTC	60%	619	663	796	921	1027	1133
	LIHTC	50%	516	553	663	767	856	944
	LIHTC	30%	309	331	398	460	513	566
	HOME	High	453	576	667	972	1079	1241
	HOME	Low	453	576	667	843	941	1038
Morgan Co. (Morgan county)	LIHTC	60%	594	636	763	882	984	1085
	LIHTC	50%	495	530	636	735	820	904
	LIHTC	30%	297	318	381	441	492	542
	HOME	High	549	576	667	972	1125	1293
	HOME	Low	546	576	667	811	905	998
Murray Co. (Murray county)	LIHTC	60%	483	517	621	717	801	884
	LIHTC	50%	402	431	517	598	667	736
	LIHTC	30%	241	258	310	358	400	442
	HOME	High	488	491	645	788	860	930
	HOME	Low	423	453	543	628	701	773
Peach Co. (Peach 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	406	526	659	900	903	1038
	HOME	Low	406	526	657	759	847	935
Pulaski Co. (Pulaski county)	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	479	482	645	858	938	1016
	HOME	Low	433	464	557	643	718	792
Rome (Floyd county)	LIHTC	60%	511	547	657	758	846	933
	LIHTC	50%	426	456	547	631	705	778
	LIHTC	30%	255	273	328	379	423	466
	HOME	High	494	501	670	879	988	1071
	HOME	Low	462	495	595	686	766	845
Savannah (Bryan, Chatham, Effingham counties)	LIHTC	60%	667	714	858	990	1105	1220
	LIHTC	50%	556	595	715	825	921	1016
	LIHTC	30%	333	357	429	495	552	610
	HOME	High	657	774	897	1066	1170	1272
	HOME	Low	556	595	715	825	921	1016



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Statistical Area		Rent Level	<i>Rent by Unit Size</i>					
			0	1	2	3	4	5
METROPOLITAN AREAS (continued)								
Valdosta (Brooks, Echols, Lanier, Lowndes counties)	LIHTC	60%	529	567	679	785	876	966
	LIHTC	50%	441	472	566	654	730	805
	LIHTC	30%	264	283	339	392	438	483
	HOME	High	544	547	700	830	906	981
	HOME	Low	446	478	573	661	738	815
Warner Robins (Houston county)	LIHTC	60%	690	739	888	1025	1144	1262
	LIHTC	50%	575	616	740	854	953	1051
	LIHTC	30%	345	369	444	512	572	631
	HOME	High	646	660	806	1026	1225	1403
	HOME	Low	625	660	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%	481	516	619	714	798	879
	LIHTC	50%	401	430	516	595	665	733
	LIHTC	30%	240	258	309	357	399	439
	HOME	High	500	503	645	800	894	968
	HOME	Low	415	445	533	616	687	758
Atkinson Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Bacon Co.	LIHTC	60%	514	551	661	765	853	941
	LIHTC	50%	428	459	551	637	711	784
	LIHTC	30%	257	275	330	382	426	470
	HOME	High	500	503	645	800	899	973
	HOME	Low	428	459	551	637	711	784
Baldwin Co.	LIHTC	60%	525	562	675	780	870	960
	LIHTC	50%	437	468	562	650	725	800
	LIHTC	30%	262	281	337	390	435	480
	HOME	High	460	560	703	884	966	1048
	HOME	Low	452	485	582	672	750	828
Banks Co.	LIHTC	60%	556	596	715	825	921	1016
	LIHTC	50%	463	496	596	688	767	846
	LIHTC	30%	278	298	357	412	460	508
	HOME	High	500	504	657	906	1018	1104
	HOME	Low	470	503	603	696	777	858
Ben Hill Co	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	480	483	647	779	849	918
	HOME	Low	403	432	518	599	668	738
Berrien Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Bleckley Co.	LIHTC	60%	567	607	729	843	940	1037
	LIHTC	50%	472	506	607	702	783	864
	LIHTC	30%	283	303	364	421	470	518
	HOME	High	531	537	645	927	1015	1101
	HOME	Low	497	533	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%	525	562	675	780	870	960
	LIHTC	50%	437	468	562	650	725	800
	LIHTC	30%	262	281	337	390	435	480
	HOME	High	505	510	656	924	1011	1097
	HOME	Low	496	510	638	737	822	908
Calhoun Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	813	888	961
	HOME	Low	415	444	532	615	686	757
Camden Co.	LIHTC	60%	654	700	840	970	1083	1195
	LIHTC	50%	545	583	700	808	902	996
	LIHTC	30%	327	350	420	485	541	597
	HOME	High	604	608	814	1083	1189	1293
	HOME	Low	572	608	736	850	948	1046
Candler Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Charlton Co.	LIHTC	60%	540	579	694	802	895	987
	LIHTC	50%	450	482	578	668	746	823
	LIHTC	30%	270	289	347	401	447	493
	HOME	High	479	482	645	918	1005	1090
	HOME	Low	450	482	578	668	746	823
Chattooga Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Clay Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	521	524	672	779	849	918
	HOME	Low	403	432	518	599	668	738
Clinch Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	779	849	918
	HOME	Low	415	445	533	616	687	758



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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%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Colquitt Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	487	490	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Cook Co.	LIHTC	60%	501	537	645	744	831	916
	LIHTC	50%	417	447	537	620	692	763
	LIHTC	30%	250	268	322	372	415	458
	HOME	High	531	557	645	855	935	1013
	HOME	Low	440	471	565	653	728	803
Crisp Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	503	507	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Decatur Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	519	522	651	779	849	918
	HOME	Low	415	445	533	616	687	758
Dodge 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	479	482	645	844	921	998
	HOME	Low	435	465	558	645	720	794
Dooly Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	492	496	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Early Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	504	551	645	779	849	918
	HOME	Low	403	432	518	599	668	738



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			0	1	2	3	4	5
NON - METROPOLITAN AREAS (continued)								
Elbert Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Emanuel Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Evans Co.	LIHTC	60%	501	536	643	743	829	915
	LIHTC	50%	417	446	536	619	691	762
	LIHTC	30%	250	268	321	371	414	457
	HOME	High	519	523	645	844	884	998
	HOME	Low	421	451	541	625	697	770
Fannin Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	525	528	677	779	849	918
	HOME	Low	406	435	521	602	672	741
Franklin Co.	LIHTC	60%	495	530	636	735	820	905
	LIHTC	50%	412	441	530	612	683	754
	LIHTC	30%	247	265	318	367	410	452
	HOME	High	487	490	656	823	899	973
	HOME	Low	416	445	535	617	688	760
Gilmer Co.	LIHTC	60%	481	516	619	714	798	879
	LIHTC	50%	401	430	516	595	665	733
	LIHTC	30%	240	258	309	357	399	439
	HOME	High	521	524	694	793	865	936
	HOME	Low	415	445	533	616	687	758
Glascocock 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	479	482	645	900	984	1067
	HOME	Low	450	481	577	667	745	821
Gordon Co.	LIHTC	60%	526	564	676	782	873	963
	LIHTC	50%	438	470	563	651	727	802
	LIHTC	30%	263	282	338	391	436	481
	HOME	High	458	552	694	897	981	1064
	HOME	Low	458	491	590	681	760	838



Housing Finance and Development Division
**2016 Program Maximum Gross Rents
for LIHTC and HOME Programs**

60%, 50%, & 30% LIHTC rents are calculated using 2016 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/28/2016, 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 2016 HUD HOME Rents schedule effective 6/6/2016). 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%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	528	557	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Greene Co.	LIHTC	60%	546	585	702	811	906	999
	LIHTC	50%	455	487	585	676	755	832
	LIHTC	30%	273	292	351	405	453	499
	HOME	High	491	494	661	849	928	1005
	HOME	Low	455	487	585	676	755	832
Habersham Co.	LIHTC	60%	529	567	679	785	876	966
	LIHTC	50%	441	472	566	654	730	805
	LIHTC	30%	264	283	339	392	438	483
	HOME	High	540	561	656	899	983	1066
	HOME	Low	463	496	596	688	767	846
Hancock Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	500	503	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Hart Co.	LIHTC	60%	511	548	658	759	847	935
	LIHTC	50%	426	456	548	633	706	779
	LIHTC	30%	255	274	329	379	423	467
	HOME	High	479	482	645	840	884	996
	HOME	Low	443	475	570	658	733	810
Irwin Co.	LIHTC	60%	540	579	694	802	895	987
	LIHTC	50%	450	482	578	668	746	823
	LIHTC	30%	270	289	347	401	447	493
	HOME	High	500	503	645	821	986	1069
	HOME	Low	470	503	603	696	777	858
Jackson Co.	LIHTC	60%	658	705	847	978	1092	1204
	LIHTC	50%	548	588	706	815	910	1003
	LIHTC	30%	329	352	423	489	546	602
	HOME	High	606	610	777	964	1192	1341
	HOME	Low	548	588	706	815	910	1003
Jeff Davis Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	500	503	645	782	853	922
	HOME	Low	403	432	518	599	668	738



Housing Finance and Development Division
**2016 Program Maximum Gross Rents
for LIHTC and HOME Programs**

60%, 50%, & 30% LIHTC rents are calculated using 2016 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/28/2016, 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 2016 HUD HOME Rents schedule effective 6/6/2016). 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%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Jenkins Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	500	503	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Johnson Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	481	484	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Laurens Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	518	522	645	834	910	986
	HOME	Low	450	481	577	667	745	821
Lumpkin Co.	LIHTC	60%	613	657	787	909	1015	1119
	LIHTC	50%	511	547	656	758	846	933
	LIHTC	30%	306	328	393	454	507	559
	HOME	High	544	548	723	1004	1100	1196
	HOME	Low	511	547	656	758	846	933
Macon Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	486	489	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Miller Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	500	503	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Mitchell Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	511	515	689	819	894	968
	HOME	Low	423	453	543	628	701	773



Housing Finance and Development Division
**2016 Program Maximum Gross Rents
for LIHTC and HOME Programs**

60%, 50%, & 30% LIHTC rents are calculated using 2016 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/28/2016, 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 2016 HUD HOME Rents schedule effective 6/6/2016). 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%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	531	557	645	799	871	942
	HOME	Low	428	459	551	636	710	783
Pierce Co.	LIHTC	60%	514	551	661	765	853	941
	LIHTC	50%	428	459	551	637	711	784
	LIHTC	30%	257	275	330	382	426	470
	HOME	High	531	557	645	874	963	1043
	HOME	Low	438	470	563	651	727	802
Polk Co.	LIHTC	60%	525	562	675	780	870	960
	LIHTC	50%	437	468	562	650	725	800
	LIHTC	30%	262	281	337	390	435	480
	HOME	High	413	500	669	878	960	1041
	HOME	Low	413	475	570	658	733	810
Putnam Co.	LIHTC	60%	535	573	688	795	888	980
	LIHTC	50%	446	478	573	663	740	816
	LIHTC	30%	267	286	344	397	444	490
	HOME	High	552	556	713	880	963	1043
	HOME	Low	463	496	596	688	767	846
Quitman Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	500	503	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Rabun Co.	LIHTC	60%	549	588	705	814	909	1003
	LIHTC	50%	457	490	587	678	757	836
	LIHTC	30%	274	294	352	407	454	501
	HOME	High	468	606	749	902	988	1071
	HOME	Low	468	503	603	696	777	858
Randolph Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	508	512	682	779	849	918
	HOME	Low	403	432	518	599	668	738
Schley Co.	LIHTC	60%	565	606	727	840	937	1034
	LIHTC	50%	471	505	606	700	781	861
	LIHTC	30%	282	303	363	420	468	517
	HOME	High	492	495	645	934	1023	1109
	HOME	Low	477	495	613	708	791	872



Housing Finance and Development Division
**2016 Program Maximum Gross Rents
for LIHTC and HOME Programs**

60%, 50%, & 30% LIHTC rents are calculated using 2016 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/28/2016, 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 2016 HUD HOME Rents schedule effective 6/6/2016). 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)								
Screven Co.	LIHTC	60%	502	538	646	746	832	918
	LIHTC	50%	418	448	538	621	693	765
	LIHTC	30%	251	269	323	373	416	459
	HOME	High	479	482	645	844	884	998
	HOME	Low	435	466	560	646	721	796
Seminole Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	500	503	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Stephens Co.	LIHTC	60%	507	543	651	752	840	926
	LIHTC	50%	422	452	542	626	700	771
	LIHTC	30%	253	271	325	376	420	463
	HOME	High	479	482	645	862	943	1021
	HOME	Low	422	452	542	626	700	771
Stewart Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	500	503	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Sumter Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	524	564	653	779	849	918
	HOME	Low	403	432	518	599	668	738
Talbot Co.	LIHTC	60%	508	545	654	755	843	930
	LIHTC	50%	423	454	545	629	702	775
	LIHTC	30%	254	272	327	377	421	465
	HOME	High	563	604	727	831	908	982
	HOME	Low	423	454	545	629	702	775
Taliaferro Co.	LIHTC	60%	501	537	645	744	831	916
	LIHTC	50%	417	447	537	620	692	763
	LIHTC	30%	250	268	322	372	415	458
	HOME	High	555	596	718	820	896	970
	HOME	Low	418	448	538	621	693	765
Tattnell Co.	LIHTC	60%	508	545	654	755	843	930
	LIHTC	50%	423	454	545	629	702	775
	LIHTC	30%	254	272	327	377	421	465
	HOME	High	531	557	645	848	926	1003
	HOME	Low	435	465	558	645	720	794



Housing Finance and Development Division
**2016 Program Maximum Gross Rents
for LIHTC and HOME Programs**

60%, 50%, & 30% LIHTC rents are calculated using 2016 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/28/2016, 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 2016 HUD HOME Rents schedule effective 6/6/2016). 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%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	500	503	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Telfair Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	398	482	645	779	849	918
	HOME	Low	398	432	518	599	668	738
Thomas Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	543	547	718	844	921	998
	HOME	Low	455	487	585	675	753	831
Tift Co.	LIHTC	60%	498	533	639	738	823	909
	LIHTC	50%	415	444	532	615	686	757
	LIHTC	30%	249	266	319	369	411	454
	HOME	High	521	524	675	839	916	992
	HOME	Low	435	466	560	646	721	796
Toombs Co.	LIHTC	60%	502	538	646	746	832	918
	LIHTC	50%	418	448	538	621	693	765
	LIHTC	30%	251	269	323	373	416	459
	HOME	High	479	482	645	817	891	965
	HOME	Low	441	472	566	654	730	805
Towns Co.	LIHTC	60%	493	528	634	732	817	901
	LIHTC	50%	411	440	528	610	681	751
	LIHTC	30%	246	264	317	366	408	450
	HOME	High	556	559	675	846	969	1050
	HOME	Low	450	482	578	668	746	823
Treutlen Co.	LIHTC	60%	499	534	642	741	826	912
	LIHTC	50%	416	445	535	617	688	760
	LIHTC	30%	249	267	321	370	413	456
	HOME	High	520	524	645	816	884	982
	HOME	Low	427	458	550	635	708	781
Troup Co.	LIHTC	60%	546	585	702	811	906	999
	LIHTC	50%	455	487	585	676	755	832
	LIHTC	30%	273	292	351	405	453	499
	HOME	High	572	576	732	885	969	1050
	HOME	Low	455	487	585	676	755	832



Housing Finance and Development Division
**2016 Program Maximum Gross Rents
for LIHTC and HOME Programs**

60%, 50%, & 30% LIHTC rents are calculated using 2016 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/28/2016, 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 2016 HUD HOME Rents schedule effective 6/6/2016). 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%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	500	503	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Union Co.	LIHTC	60%	514	551	661	765	853	941
	LIHTC	50%	428	459	551	637	711	784
	LIHTC	30%	257	275	330	382	426	470
	HOME	High	499	502	672	882	996	1081
	HOME	Low	472	502	607	701	782	863
Upson Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	528	557	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Ware Co.	LIHTC	60%	501	537	645	744	831	916
	LIHTC	50%	417	447	537	620	692	763
	LIHTC	30%	250	268	322	372	415	458
	HOME	High	421	482	645	841	884	996
	HOME	Low	421	461	553	640	713	788
Warren Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	496	500	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Washington Co.	LIHTC	60%	493	528	634	733	819	903
	LIHTC	50%	411	440	528	611	682	752
	LIHTC	30%	246	264	317	366	409	451
	HOME	High	531	557	645	836	914	989
	HOME	Low	430	460	552	638	712	786
Wayne Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	479	482	645	827	939	1017
	HOME	Low	458	482	590	681	760	838
Webster Co.	LIHTC	60%	550	589	706	816	910	1005
	LIHTC	50%	458	491	588	680	758	837
	LIHTC	30%	275	294	353	408	455	502
	HOME	High	514	517	663	823	929	1007
	HOME	Low	458	491	588	680	758	837



Housing Finance and Development Division
**2016 Program Maximum Gross Rents
for LIHTC and HOME Programs**

60%, 50%, & 30% LIHTC rents are calculated using 2016 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/28/2016, 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 2016 HUD HOME Rents schedule effective 6/6/2016). 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)								
Wheeler Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	398	503	645	783	854	923
	HOME	Low	398	450	540	623	695	766
White Co.	LIHTC	60%	553	592	711	821	916	1011
	LIHTC	50%	461	493	592	684	763	842
	LIHTC	30%	276	296	355	410	458	505
	HOME	High	582	586	740	924	1011	1097
	HOME	Low	478	512	615	710	792	874
Wilcox Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	528	557	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Wilkes Co.	LIHTC	60%	477	510	612	707	789	870
	LIHTC	50%	397	425	510	589	657	725
	LIHTC	30%	238	255	306	353	394	435
	HOME	High	486	490	645	779	849	918
	HOME	Low	403	432	518	599	668	738
Wilkinson Co.	LIHTC	60%	493	528	634	733	819	903
	LIHTC	50%	411	440	528	611	682	752
	LIHTC	30%	246	264	317	366	409	451
	HOME	High	479	482	645	844	921	998
	HOME	Low	432	463	556	642	717	791

