

§ 1282.18

Number of persons in family	Percentage of area median income
1 .....	70
2 .....	80
3 .....	90
4 .....	100
5 or more .....	*

\* 100% plus (8% multiplied by the number of persons in excess of 4).

(b) *Low-income* means:

(1) In the case of owner-occupied units, income not in excess of 80 percent of area median income; and

(2) In the case of rental units, where the income of actual or prospective tenants is available, income not in excess of the following percentages of area median income corresponding to the following family sizes:

Number of persons in family	Percentage of area median income
1 .....	56
2 .....	64
3 .....	72
4 .....	80
5 or more .....	*

\* 80% plus (6.4% multiplied by the number of persons in excess of 4).

(c) *Very-low-income* means:

(1) In the case of owner-occupied units, income not in excess of 60 percent of area median income; and

(2) In the case of rental units, where the income of actual or prospective tenants is available, income not in excess of the following percentages of area median income corresponding to the following family sizes:

Number of persons in family	Percentage of area median income
1 .....	42
2 .....	48
3 .....	54
4 .....	60
5 or more .....	*

\* 60% plus (4.8% multiplied by the number of persons in excess of 4).

(d) *Especially-low-income* means, in the case of rental units, where the income of actual or prospective tenants is available, income not in excess of the following percentages of area median income corresponding to the following family sizes:

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Number of persons in family	Percentage of area median income
1 .....	35
2 .....	40
3 .....	45
4 .....	50
5 or more .....	*

\* 50% plus (4.0% multiplied by the number of persons in excess of 4).

§ 1282.18 **Affordability—Income level definitions—family size not known (actual or prospective tenants).**

In determining whether a rental unit is affordable to very low-, low-, or moderate-income families where family size is not known to the Enterprise, income will be adjusted using unit size, and affordability determined as follows:

(a) *For moderate-income*, the income of prospective tenants shall not exceed the following percentages of area median income with adjustments, depending on unit size:

Unit size	Percentage of area median income
Efficiency .....	70
1 bedroom .....	75
2 bedrooms .....	90
3 bedrooms or more .....	*

\* 104% plus (12% multiplied by the number of bedrooms in excess of 3).

(b) *For low-income*, income of prospective tenants shall not exceed the following percentages of area median income with adjustments, depending on unit size:

Unit size	Percentage of area median income
Efficiency .....	56
1 bedroom .....	60
2 bedrooms .....	72
3 bedrooms or more .....	*

\* 83.2% plus (9.6% multiplied by the number of bedrooms in excess of 3).

(c) *For very low-income*, income of prospective tenants shall not exceed the following percentages of area median income with adjustments, depending on unit size:

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Unit size	Percentage of area median income
Efficiency .....	42
1 bedroom .....	45
2 bedrooms .....	54
3 bedrooms or more .....	*

\* 62.4% plus (7.2% multiplied by the number of bedrooms in excess of 3).

(d) For especially low-income, income of prospective tenants shall not exceed the following percentages of area median income with adjustments, depending on unit size:

Unit size	Percentage of area median income
Efficiency .....	35
1 bedroom .....	37.5
2 bedrooms .....	45
3 bedrooms or more .....	*

\* 52% plus (6.0% multiplied by the number of bedrooms in excess of 3).

**§ 1282.19 Affordability—Rent level definitions—tenant income is not known.**

For purposes of determining whether a rental unit is affordable to very low-, low-, or moderate-income families where the income of the family in the dwelling unit is not known to the Enterprise, the affordability of the unit is determined based on unit size as follows:

(a) For moderate-income, maximum affordable rents to count as housing for moderate-income families shall not exceed the following percentages of area median income with adjustments, depending on unit size:

Unit size	Percentage of area median income
Efficiency .....	21
1 bedroom .....	22.5
2 bedrooms .....	27
3 bedrooms or more .....	*

\* 31.2% plus (3.6% multiplied by the number of bedrooms in excess of 3).

(b) For low-income, maximum affordable rents to count as housing for low-income families shall not exceed the following percentages of area median income with adjustments, depending on unit size:

Unit size	Percentage of area median income
Efficiency .....	16.8
1 bedroom .....	18
2 bedrooms .....	21.6
3 bedrooms or more .....	*

\* 24.96% plus (2.88% multiplied by the number of bedrooms in excess of 3).

(c) For very low-income, maximum affordable rents to count as housing for very low-income families shall not exceed the following percentages of area median income with adjustments, depending on unit size:

Unit size	Percentage of area median income
Efficiency .....	12.6
1 bedroom .....	13.5
2 bedrooms .....	16.2
3 bedrooms or more .....	*

\* 18.72% plus (2.16% multiplied by the number of bedrooms in excess of 3).

(d) For especially low-income, maximum affordable rents to count as housing for especially low-income families shall not exceed the following percentages of area median income with adjustments, depending on unit size:

Unit size	Percentage of area median income
Efficiency .....	10.5
1 bedroom .....	11.25
2 bedrooms .....	13.5
3 bedrooms or more .....	*

\* 15.6% plus (1.8% multiplied by the number of bedrooms in excess of 3).

(e) Missing Information. Each Enterprise shall make every effort to obtain the information necessary to make the calculations in this section. If an Enterprise makes such efforts but cannot obtain data on the number of bedrooms in particular units, in making the calculations on such units, the units shall be assumed to be efficiencies except as provided in §1282.15(e)(6)(i).

**§ 1282.20 Actions to be taken to meet the goals.**

To meet the goals under this rule, each Enterprise shall operate in accordance with 12 U.S.C. 4565(b).