

AHIWG Initial Recommendations - Affordability Definitions

April 2008

- *Enhanced Definition of Affordable Housing*

Affordable

Workforce

Rental

Up to 60% of median

(with attention paid to households at 0% - 30% of median and 31% - 50% of median)

Examples (using 2007 income limits):

One person <\$39,720

-Parking Lot Attendant

-Cashier

-Accounting Clerk

-Auto Mechanic

-Executive Secretary

Three person <\$51,060

-Paralegal

-Mental Health Worker

-Custodian and Maid/Housekeeper

Up to mathematical 80% of median

Examples (using 2007 income limits):

One person <\$52,900

-Deputy Sheriff

-Lab Tech

-Superintendent of Construction

Three person <\$68,050

-Teacher Assistant and Claims Adjuster

-Nurses Aid and Fire Fighter

-Electrician

-Landscape Architect

AHIWG Initial Recommendations, continued

Home-ownership

Affordable

Up to mathematical 80% of median

To be used for Homeownership Assistance Program (HAP)

Examples (using 2007 income limits):

One person <\$52,900

- Police Corporal
- Insurance Agent
- Computer Support Specialist

Three person <\$68,050

- Teacher Assistant and Claims Adjuster
- Nurses Aid and Fire Fighter
- Electrician
- Landscape Architect

Workforce

Up to 120% of median

Some in this group[1] would be eligible for Moderate Income Homeownership Program (MIHP); higher income levels in this group would be eligible for set-aside units but not MIHP assistance.

Examples (using 2007 income limits):

One person <\$75,600 (MIHP)

- Architect
- Speech Pathologist

One person <\$79,400 (120%)

- Real Estate Broker
- Network and Computer System Administrator

Three person <\$94,500 (MIHP)

- School Psychologist
- Preschool Teacher and Deputy Sheriff IV
- Executive Secretary and Police Corporal

Three person <\$102,050 (120%)

- Two Teachers
- Electrician and Retail Manager

[1] For MIHP, the current unadjusted area median income (normally applied to four-person households) is the maximum income limit for households of three or more persons. The two-person limit is 90 percent of that figure, and the one-person limit is 80 percent of that figure.