

**Issuance of Housing Choice Voucher**

Highest Income Limit Area  
February 13, 2002

Number of Persons in Household

<u>County</u>	<u>Income Levels</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
	Extremely Low	8500	9700	10950	12150	13100	14100	15050	16050
	Very Low	14200	16200	18250	20250	21850	23500	25100	26750
	Low	22700	25900	29150	32400	35000	37600	40150	42750

**Admission to Program**

Number of Persons in Household

<u>County</u>	<u>Income Levels</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Chaves	Extremely Low	7600	8650	9750	10850	11700	12550	13450	14300
	Very Low	12650	14450	16250	18050	19500	20950	22400	23850
	Low	20200	23100	26000	28900	31200	33500	35800	38100
Eddy	Extremely Low	8500	9700	10950	12150	13100	14100	15050	16050
	Very Low	14200	16200	18250	20250	21850	23500	25100	26750
	Low	22700	25900	29150	32400	35000	37600	40150	42750
Lea	Extremely Low	7850	9000	10100	11200	12100	13000	13900	14800
	Very Low	13100	14950	16850	18700	20200	21700	23200	24700
	Low	20950	23950	26950	29900	32300	34700	37100	39500
Lincoln	Extremely Low	7350	8400	9400	10450	11300	12150	13000	13800
	Very Low	12200	13950	15700	17450	18850	20250	21650	23050
	Low	19550	22350	25150	27900	30150	32400	34600	36850
Otero	Extremely Low	8050	9200	10350	11500	12400	13350	14250	15150
	Very Low	13400	15300	17250	19150	20700	22200	23750	25300
	Low	21450	24500	27600	30650	33100	35550	38000	40450

## **POINTS TO REMEMBER ABOUT THE INCOME LIMITS**

- The Department of Housing & Urban Development (HUD) establishes income limits for each area of the country. Income Limits are published on an annual basis. There are income limits for each of the five counties in Region VI Housing Authority's jurisdiction.
- An applicant's household income must not exceed the applicable income limit. Income Limits are established by the number of persons in the household.
- For most applicant families, the Very Low Income limits are applied. The only exceptions for the Housing Authority to use the Lower Income limits are as follows:
  - a) A low-income family that is "continuously assisted" under the 1937 Housing Act.
  - b) A low-income family physically displaced by rental rehabilitation activity under 24 CFR part 511.
  - c) A low-income non-purchasing family residing in a HOPE I (HOPE for Public and Indian Housing Home ownership) or HOPE-2 (Hope for Home ownership of Multifamily Units) project.
  - d) A low-income non-purchasing family residing in a project subject to a Home ownership program under 24 CFR 248.173.
  - e) A low-income family displaced as a result of the prepayment of a mortgage or voluntary termination of a mortgages insurance contract under 24 CFR 248.165.

Since the Housing Authority has five income limit areas and does not know where the applicant family will initially rent with assistance under the programs, regulations require our agency to:

1. Use the highest income limit (Very Low or Lower) of all the income limit areas in our jurisdiction when issuing a Voucher; and
  2. Use the income limit (Very low or lower) of the area where the family decides to rent a unit when admitting the family to the program (i.e., executing contracts and releasing payment to the landlord).
- It is important to take note that the Housing Authority applies income limits twice before a family is admitted to the Program. An applicant family may meet the first test of income eligibility when the family attends the briefing session but the applicant may not qualify under the second income test!
  - If the annual household income is close to exceeding the applicable income limits when a Housing Voucher is issued, an applicant may not qualify on the second income eligibility test.