

# KANSAS HOUSING

## Moderate Income Housing Income Range

HUD's FY 2022 Income Limits

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
150%	\$ 90,900	\$ 103,950	\$ 116,850	\$ 129,900	\$ 140,250	\$ 150,750	\$ 161,100	\$ 171,450
100%	\$ 60,600	\$ 69,300	\$ 77,900	\$ 86,600	\$ 93,500	\$ 100,500	\$ 107,400	\$ 114,300
60%	\$ 36,360	\$ 41,580	\$ 46,740	\$ 51,960	\$ 56,100	\$ 60,300	\$ 64,440	\$ 68,580

Based upon HUD's FY 2022 State Income Limits  
Effective as of August 3, 2022  
Effective Through: TBD

## Housing Affordability Table and Minimum Household Wages

2022 HUD Data

**Miami County Area Median Income = \$97,700**

Household Size	Maximum Rent or Housing costs		Maximum Rent or Housing costs		Maximum Rent or Housing costs		Maximum Rent or Housing costs		Maximum Rent or Housing costs		Maximum Rent or Housing costs	
	AMI Income	PITI+utilities	AMI Income	PITI+utilities	AMI Income	PITI+utilities	AMI Income	PITI+utilities	AMI Income	PITI+utilities	AMI Income	PITI+utilities
1 Person	50.00%	MAX	60.00%	MAX	80.00%	MAX	100.00%	MAX	120.00%	MAX	150.00%	MAX
Min. Household Hr. Wage	33,900	847.50	40,680	1,017.00	54,240	1,356.00	67,800	1,695.00	81,360	2,034.00	101,700	2,542.50
2 Person	38,750	968.75	46,500	1,162.50	62,000	1,550.00	77,500	1,937.50	93,000	2,325.00	116,250	2,906.25
Min. Household Hr. Wage	16.30	18.63	19.56	22.36	26.08	29.81	32.60	37.26	39.12	44.71	55.89	62.88
3 Person	43,600	1,090.00	52,320	1,308.00	69,760	1,744.00	87,200	2,180.00	104,640	2,616.00	130,800	3,270.00
Min. Household Hr. Wage	20.96	25.15	25.15	33.54	33.54	41.92	41.92	50.31	50.31	55.85	60.35	69.81
4 Person	48,400	1,210.00	58,080	1,452.00	77,440	1,936.00	96,800	2,420.00	116,160	2,904.00	145,200	3,630.00
Min. Household Hr. Wage	23.27	27.92	27.92	37.23	37.23	46.54	46.54	55.85	55.85	60.35	69.81	75.43
5 Person	52,300	1,307.50	62,760	1,569.00	83,680	2,092.00	104,600	2,615.00	125,520	3,138.00	156,900	3,922.50
Min. Household Hr. Wage	25.14	30.17	30.17	40.23	40.23	50.29	50.29	60.35	60.35	69.81	75.43	80.99
6 Person	56,150	1,403.75	67,380	1,684.50	89,840	2,246.00	112,300	2,807.50	134,760	3,369.00	168,450	4,211.25
Min. Household Hr. Wage	27.00	32.39	32.39	43.19	43.19	53.99	53.99	64.79	64.79	75.43	80.99	80.99

Maximum means 30% of a family's gross income spent for housing: rent and utilities OR mortgage payment including taxes & insurance, and utilities

### HUD FAIR MARKET RENTS

2 bedroom	\$ 1,030
3 bedroom	\$ 1,365

### Market Rate Duplex

1,200 sq. ft.	\$ 1,320
1,350 sq. ft.	\$ 1,475

### Estimated Market Rate Rents - New Construction

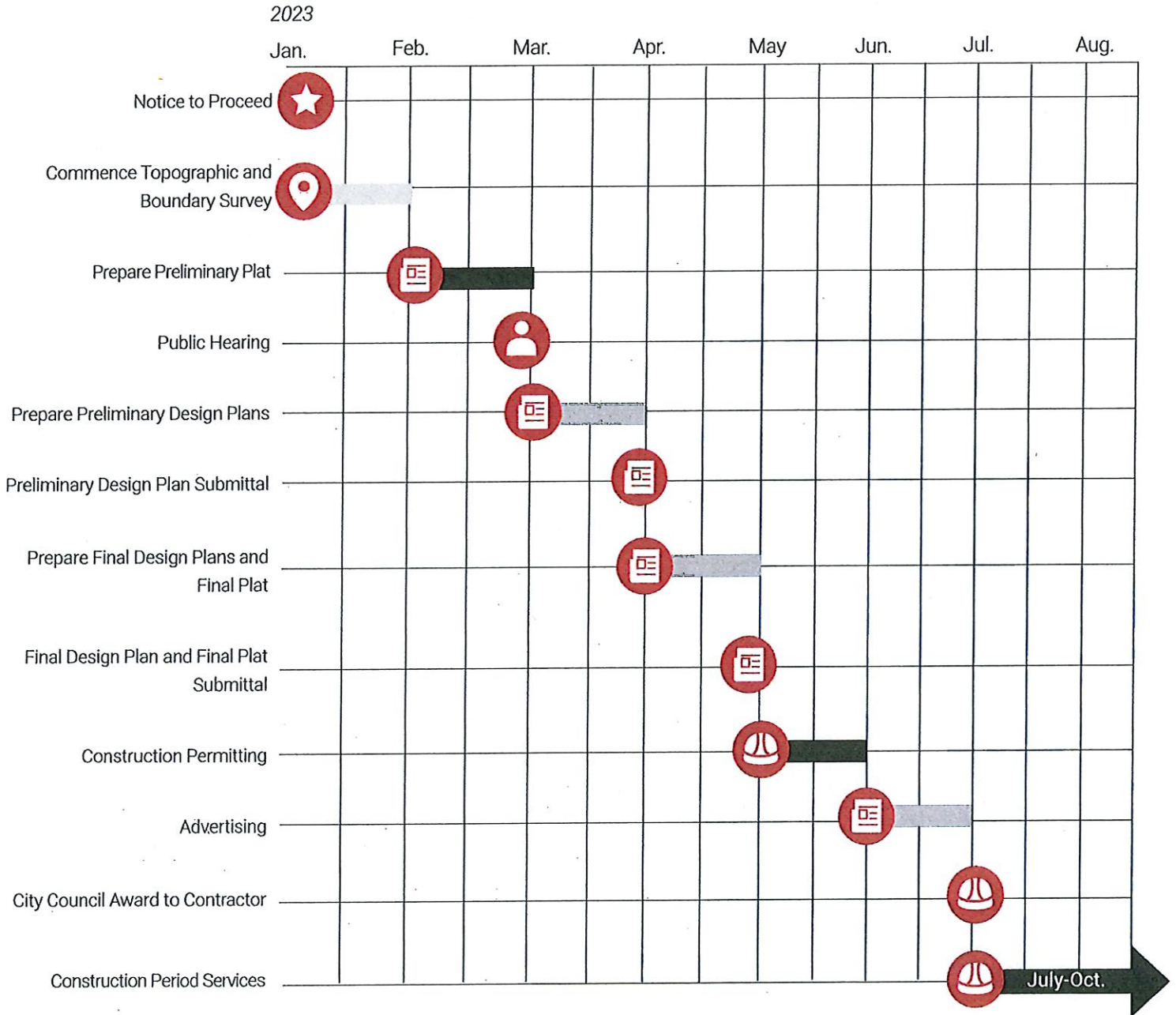
(based on current construction costs, financing costs, taxes, insurance, 6% cap rate IRR)

### HOMEOWNERSHIP ASSUMPTIONS

1 Purchase Price	\$ 300,000	Closing Costs	\$ 2,209	Interest Rate	3.875%
Loan to Value	95%	Prepays	\$ 3,158	Total House Payment	\$ 2,019
Loan Amount	\$ 285,000	Cash to Close	\$ 20,367	Annual Income to Qualify	\$ 80,760
2 Purchase Price	\$ 300,000	Closing Costs	\$ 2,209	Interest Rate	3.875%
Loan to Value	80%	Prepays	\$ 2,850	Total House Payment	\$ 1,654
Loan Amount	\$ 240,000	Cash to Close	\$ 65,059	Annual Income to Qualify	\$ 66,160

# Project Schedule

A preliminary project schedule is presented below. We believe this schedule may be conservative, and Lamp Ryneerson will work with the City to condense the platting, plan development, and permitting process as possible to expedite the beginning of construction.



Project Site Visit