



Low to Moderate Income Affordability Requirements

**Department of Housing & Urban Development (HUD)
FY 2024 Median Income
Effective June 1, 2024-HOME, CDBG & NSP**

HUD Income Limits for Low to Moderate Income Households:

HH Size % AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Additional Persons +
120%	\$77,600	\$88,750	\$99,850	\$110,950	\$119,850	\$128,650	\$137,550	\$146,400	\$8,900
100%	\$64,700	\$74,000	\$83,200	\$92,400	\$99,800	\$107,200	\$114,600	\$122,000	\$7,400
80%	\$51,750	\$59,150	\$66,550	\$73,900	\$79,850	\$85,750	\$91,650	\$97,550	\$5,950
50%	\$32,350	\$41,600	\$41,600	\$46,200	\$49,900	\$64,320	\$57,300	\$61,000	\$3,700

FY 2025 FMRs By Unit Bedrooms:

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2025 FMR	\$1,324	\$1,431	\$1,584	\$2,131	\$2,459
FY 2024 FMR	\$1,191	\$1,287	\$1,445	\$1,967	\$2,306

The LBA will utilize low and moderate household income limits published by HUD when considering requests from developers and other parties seeking to acquire LBA property for the development, construction and/or renovation of housing.

There are many neighborhoods in Savannah in which house prices and rents are rapidly increasing and so housing is no longer affordable to many low- and modest-wage households and people. Priority will be given to projects that provide housing for low-income households earning 80% or less of area median income and for very-low-income households earning 50% or less of area median income, adjusted for household size. These income limits are shown above and can change without notice during the year.

When selling properties for the development of housing for renters or first-time home buyers, the Land Bank will be looking for proposals in which there is an affordability period and proposed sales prices or fair market rents that are affordable to low to moderate citizens.

For rental developments, the Land Bank asks that you place rental unit(s) on the Housing Authority of Savannah’s Section 8 Housing Choice Voucher (HCV) program. More information about this program can be found at <https://youtu.be/M6n9bwwMH30>

Email Sandy Glicker at glicker@savannahpha.com or call (912) 235-5844, ext. 211 to learn more about listing a property.