

Economic Development Policy

Affordable Housing Eligibility

Rental Units

Affordable housing units for rent must meet the below two thresholds to comply with affordable housing eligibility as per the City’s economic development policy:

1. **Income Eligibility**—Based on the most recently available HUD HOME Income “60% Limits” for the Lawrence MSA.

Note: Student eligibility for independent status is determined through criteria specified in the Lawrence-Douglas County Housing Authority’s [Student Status for Eligibility](#).

2. **Monthly Rent with Utilities**—Based on the most recently adopted LCDHA Fair Market Rents as established by the Lawrence-Douglas County Housing Authority (LDCHA).

It is recommended that applicants work with City staff to ensure the most recently adopted LCDHA Fair Market Rents and HUD HOME Limits are used.

Income Eligibility Limits (Rental Units)	
Persons in Family	60% Area Median Income (annual)
1	\$33,240
2	\$37,980
3	\$42,720
4	\$47,460
5	\$51,300
6	\$55,080
7	\$58,860
8	\$62,700

[Source: U.S. Department of HUD, Kansas 2018 Adjusted Home Income Limits, 60% Limits, Lawrence, KS MSA.](#)

2018 Rent Limits (Rental Units)	
Rental Unit	Monthly Fair Market Rent Including Utilities
Efficiency/Studio	\$635
1-Bedroom	\$704
2-Bedroom	\$927
3-Bedroom	\$1,349
4-Bedroom	\$1,634

[Source: FY-2018 Lawrence-Douglas County Housing Authority \(LDCHA\) Fair Market Rents](#)

Each year, applicant/property owner(s) will be required to verify to the City that tenants meet affordable housing income and rental limits. Applicant/property owner(s) are encouraged to establish methods for tracking tenant affordable housing compliance.

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Ownership Units

Affordable housing units for purchase must meet the below two thresholds to comply with affordable housing eligibility as per the City’s economic development policy:

1. **Income Eligibility**—Based on the most recently available HUD HOME Low Income (80%) Limits for the Lawrence MSA.
2. **Total Housing Costs**—Total housing costs including principal and interest, utilities, and HOA or other fees, must not exceed 30% of household income.

It is recommended that applicants work with City staff to ensure the most recent HUD HOME Limits are used.

2018-Income Eligibility Limits (For Sale Units)	
Persons in Family	80% Area Median Income* (annual)
1	\$44,350
2	\$50,650
3	\$57,000
4	\$63,300
5	\$68,400
6	\$73,450
7	\$78,500
8	\$83,600

[Source: Source: U.S. Department of HUD, Kansas 2018 Adjusted Home Income Limits, Low Income for Lawrence, KS MSA.](#)

2018-Housing Cost Limits (For Sale Units)		
Persons in Family	Annual*	Monthly*
1	\$13,305	\$1,109
2	\$15,195	\$1,266
3	\$17,100	\$1,425
4	\$18,990	\$1,583
5	\$20,520	\$1,710
6	\$22,035	\$1,836
7	\$23,550	\$1,963
8	\$25,080	\$2,090

*Total housing costs including principal and interest, utilities, and HOA or other fees, must not exceed 30% of household income.