

2009

CONSOLIDATED ACTION PLAN

Information Booklet



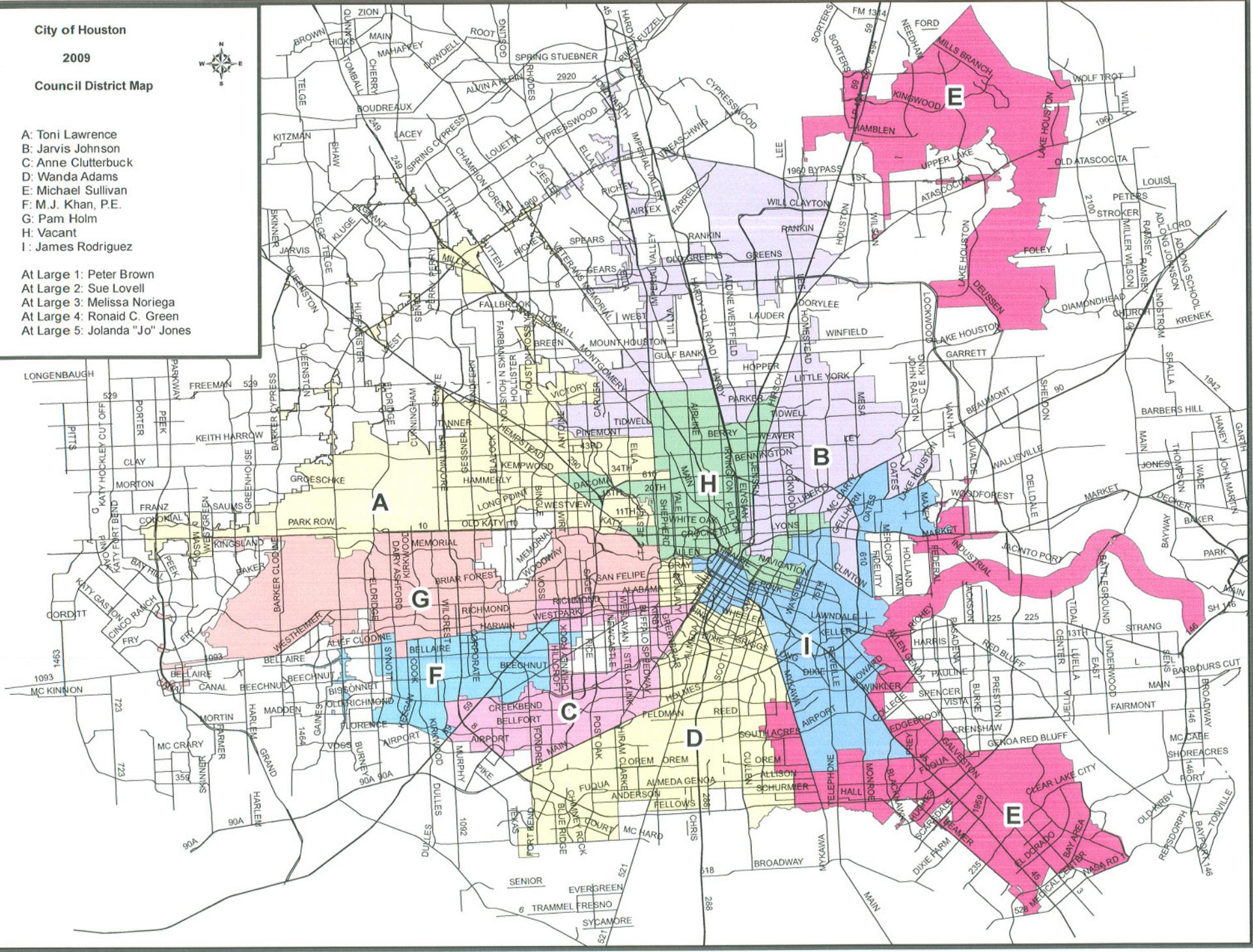
BILL WHITE, MAYOR

Richard S. Celli, Director

City of Houston
2009
Council District Map



- A: Toni Lawrence
 - B: Jarvis Johnson
 - C: Anne Clutterbuck
 - D: Wanda Adams
 - E: Michael Sullivan
 - F: M.J. Khan, P.E.
 - G: Pam Holm
 - H: Vacant
 - I: James Rodriguez
-
- At Large 1: Peter Brown
 - At Large 2: Sue Lovell
 - At Large 3: Melissa Noriega
 - At Large 4: Ronald C. Green
 - At Large 5: Jolanda "Jo" Jones



2009 CONSOLIDATED ACTION PLAN

Introduction

The Consolidated Action Plan combines the planning and application processes for five (5) federal grant programs for the City of Houston. These programs are: **Community Development Block Grant (CDBG); HOME Investment Partnerships Grant (HOME); American Dream Down Payment Initiative (ADDI); Emergency Shelter Grant (ESG); and Housing Opportunities for Persons With AIDS (HOPWA) Grant.** This 2009 report/application represents the fourth update of the **2005 Consolidated Plan.** Through a comprehensive assessment of needs, the Plan established **housing, economic development, homelessness/supportive services and public improvements** as priorities for funding.

This booklet provides basic information about the grants and the process for accessing funds and describes improvement programs sponsored by the Housing Community Development Department (HCDD). Beginning on page 8 are budgets originally approved by City Council, in April 2008, as part of the **2008 Consolidated Action Plan.** A brief description of CDBG, HOME, ESG and HOPWA grants follows.

Community Development Block Grant (CDBG)

The CDBG finances a variety of community improvement projects to assist low and moderate-income residents. Housing and Community Development Department (HCDD) uses the CDBG funds to finance: public facilities improvements (e.g., parks, libraries, streets, fire stations); affordable housing activities (e.g., down payment assistance programs, home repairs); public services (e.g., day care, after-school programs, elderly assistance); and economic development activities (e.g., small business revolving loan fund, technical assistance support).

Home Investment Partnerships (HOME) Program

HOME funds are devoted entirely to expanding the supply of safe, sanitary and affordable housing, for low and moderate-income residents, through acquisition, rehabilitation or new construction. In the area of single-family housing, HOME finances the Homebuyer Assistance Program and provides loans to non-profit developers in order to reduce new home prices. For multi-family housing, HOME finances the Affordable Rental Housing Program, which provides zero-interest loans to make development of the project feasible with below market affordable rents.

The American Dream Down Payment Initiative (ADDI) is administered under the HOME Program. ADDI's goal is to increase the percentage of first time homebuyers, particularly among minority households.

Housing Opportunities for Persons with AIDS (HOPWA) Grant

The HOPWA grant provides housing and supportive services to low-income persons living with HIV/AIDS. The Housing and Community Development Department provides grants to eligible non-profit organizations for scattered site housing; acquisition, rehabilitation, conversion of multi-family units; supportive services associated with housing; and rent, mortgage and utility assistance.

Emergency Shelter Grant (ESG) Program

The ESG funds improvement of emergency shelters for the homeless, operating costs for emergency shelters, and the provision of services for homeless individuals. This program also finances homeless prevention assistance.

Grant Funding

For the current fiscal year, which ends June 30, 2009, the U. S. Department of Housing and Urban Development (HUD) allocated \$49,993,446 to the City of Houston. When program income, \$4,218,519, is included, the total amount for the fiscal year (July 1, 2008 – June 30, 2009) increases to \$54,211,965. Information is not currently available regarding the projected allocation from HUD for the five (5) grant programs for Fiscal Year 2010.

Project Review

Activities submitted for funding must go through a detailed and deliberate assessment, followed by submission to City Council for approval, concluding with the execution and related monitoring of the completed project. Each project goes through five (5) phases:

- 1) **Initial assessment** covers a review for eligibility and environmental issues
- 2) **Budget Review** determines the feasibility of proposed project and suitability of project site
- 3) **Project execution** allows for the contract development and submission to City Council for approval
- 4) **Project construction** involves finalizing project documents and moving on to the implementation of project
- 5) **Monitoring** the project after steps 1 through 4 have been completed satisfies the requirements of the Project Review process, which is critical to accessing the federal funds administered by the Housing and Community Development Department

Accessing Funds

The Housing and Community Development Department (HCDD) has developed a process through which funds can be obtained to finance improvements projects. ESG and HOPWA grant funds, which are used for homeless assistance and for housing persons with AIDS, are made available through Requests for Proposals (RFP's) which are periodically issued throughout the fiscal year. Eligible non-profit organizations submit proposals that are reviewed and evaluated for consistency with established needs, funding priorities, and HUD regulations. Upon determination of project feasibility, proposals that achieve the greatest benefit for the "at need" population are selected. HOME funds for the multi-family and transitional housing projects are also available through a RFP process. The public is notified about the availability of Requests for Proposals through public notices in the Houston Chronicle, community newspapers and on the department's web site www.houstonhousing.org.

HCDD funds homebuyer assistance for those who are eligible and wish to purchase a qualified new or existing home. For homebuyer assistance, HOME funds are allocated on a first-come, first-serve basis.

CDBG funds are used for a variety of projects and/or services (e.g., housing, public facilities and infrastructure improvements, economic development and public services). The funds are targeted to benefit low and moderate-income people (see Annual Income Limits) and areas, as well as programs aimed at neighborhood revitalization. CDBG funds used for multi-family housing and non-profit neighborhood facilities are also available through the RFP process. Requests for public improvements should be submitted to the appropriate city department (e.g., Public Works, Parks and Recreation, etc.) for feasibility analysis.

Funding Priorities

HCDD continues to assess needs to determine if current funding priorities, established in earlier Consolidated Plans, are still valid. As part of the assessment, HCDD contacts other city departments, non-profit and for-profit agencies to solicit updated information regarding community needs in Houston. Funding priorities are subdivided into four (4) categories designed to benefit the low and moderate-income population of Houston. These priorities are:

- 1) **Affordable Housing**
 - a) Renters
 - b) Homeowners
 - c) Homebuyers
 - d) Non-Homeless with Special Needs

- 2) **Economic Development**
 - a) Small Business Expansion and Development
 - b) Jobs
 - c) Removal of Slum and Blight
- 3) **Homelessness and Supportive Services**
 - a) Shelters
 - b) Assistance Programs
- 4) **Public Improvements and Infrastructure**
 - a) Infrastructure (e.g., streets, storm drainage, wastewater lines)
 - b) Public and Private Neighborhood Facilities (e.g., multi-service centers, branch libraries)
 - c) Parks and Neighborhood Facilities (e.g., community parks, youth centers)

HCDD Programs

The Housing and Community Development Department (HCDD) has developed and implemented a number of programs and activities designed to assist low and moderate-income persons. A brief description of some of these programs financed by CDBG, HOME, HOPWA and ESG follows:

Housing

Single-Family Home Repair Program – Tier 1 Emergency Repair provides grants to qualified single-family, elderly or disabled homeowners to alleviate life, health or safety hazards resulting from severely substandard housing conditions that occur without warning. Specifically, the emergency condition must be addressed within seventy-two (72) hours of contacting the city.

Single-Family Home Repair Program – Tier 2 provides deferred payment loans to qualified homeowners for home repairs.

Single-Family Home Repair Program – Tier 3 provides deferred payment loans to qualified homeowners for reconstruction.

Apartments to Standards Program provides zero percent performance-based loans to revitalize units in areas with a high concentration of substandard multi-family housing. Targeted units are those between ten (10) and thirty (30) years old.

Affordable Rental Housing Program provides zero percent performance-based loans to non-profit and for-profit developers to acquire and/or rehabilitate or construct multi-family units for occupancy by low and moderate-income residents including those with special needs.

Down Payment Assistance Program provides deferred payment loans to qualified homebuyers to cover downpayments, closing costs and pre-paid expenses for mortgages and/or principle reduction. HCDD provides \$10,000 to \$19,500 in downpayment assistance through the Homebuyer Assistance Program for homebuyers purchasing in the incorporated area of the City of Houston. HCDD also provides up to \$39,900 in down payment assistance to homebuyers seeking to purchase in the Houston Hope areas under the Good Neighbor Next Door program. These efforts are coupled with education and counseling to increase the homeownership rate of low and moderate-income families.

Lead-Based Paint Hazard Control Program seeks to reduce the threat to health and safety caused by the existence of lead-based paint hazards in residential units through testing of homes for the presence of lead-based paint and the removal of this paint where found.

Public Improvements and Infrastructure

CDBG funds are used for a variety of public improvements projects. Such projects include construction of street improvements, installation of utilities, the development of recreation facilities, and renovation or construction of community facilities. In this funding category, the CDBG financially supports projects that will help initiate or sustain neighborhood revitalization in low and moderate-income areas.

Economic Development

HCDD sponsors a variety of business assistance programs to secure revitalization and reinvestment of businesses located in economically distressed neighborhoods in Houston. The department's economic development strategy encourages job creation and retention and promotes business development in targeted areas of the city. The primary resource is Houston Business Development, Incorporated (formerly Houston Small Business Development, Incorporated), which was established in 1986 to provide assistance to small and emerging companies. HBDI offers the **Small Business Revolving Loan Fund, Management and Technical Assistance Support, Small Business Incubator Service and the One Stop Capital Shop.**

Supportive (Public) Services

The CDBG finances various public services including after school care, daycare, juvenile delinquency prevention, health education and elderly assistance programs. Based on a federal statutory requirement, the City of Houston, on a yearly basis cannot allocate more than 16.7 percent of its CDBG allocation to public services. (See Public Services budget on pages 8 and 9). A brief description of several public services programs follows:

After-School Achievement Program funds structured educational and recreational enrichment programs for children between the hours of 3:00 p.m. and 6:00 p.m. The goal is to provide a safe environment for children to engage in constructive activities.

Day Care Program provides quality childcare services and parental development services to low and moderate-income persons.

Juvenile Delinquency Prevention funds programs to deter the incidence and/or recurrence of criminal behavior among low and moderate-income youth between the ages of 8 and 19.

Tuberculosis Control Program provides education and awareness to combat the spread of the disease and funds outreach and case management services to existing clients.

HIV/AIDS Education Program serves to increase awareness of HIV/AIDS and monitors the provision of services to the client population.

Elderly Services Program seeks to increase the level of social services to support low and moderate-income senior citizens (60 years or older).

Special Needs Housing

Among the groups categorized as special needs are the elderly, the homeless, those who are HIV positive, the mentally ill, and those who abuse alcohol and/or drugs. HOME and CDBG funds finance the development and/or preservation of affordable housing to serve many of these special populations. Other programs are served by HOPWA and ESG.

Geographic Targeted Areas

The City of Houston has established several geographic areas that are targeted for investment to achieve neighborhood conservation and/or revitalization. These areas represent primary locations for a coordinated strategy of using public resources to maximize investment benefits through an infusion of federal funds.

- **Community Development Areas** – have a concentration of low and moderate-income residents.
- **Houston Hope Neighborhoods** – targeted by Mayor Bill White’s administration for stabilization and revitalization.
- **Tax Increment Reinvestment Zones** – designated by City Council to fund public improvements and services necessary for the zone’s development or redevelopment.
- **Multifamily Revitalization Zones**

Please consult the Housing and Community Development Department’s web page at **www.houstonhousing.org** for more information about HCDD and grant-funded programs. For additional information about the Consolidated Action Plan, contact Marnine Thomas at (713) 865-9314 or Brenda Scott at (713) 868-8484.

**2008 CONSOLIDATED ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
Thirty-fourth Program Year (July 1, 2008 – June 30, 2009)**

PUBLIC FACILITIES AND IMPROVEMENTS	LOCATIONS	COUNCIL DISTRICT	\$	8,398,171
Construction Fire Station 24	2000 Reed Rd. @ US 288	D	\$	2,400,000
Deluxe Theater (Library Design/Construction)	3303 Lyons Ave.	B	\$	800,000
Tejano Center for Community Concerns	2950 Broadway	I	\$	500,000
Pro Vision, Incorporated	4590 Wilmington	D	\$	250,000
Independence Heights Project			\$	648,171
Trinity/Houston Gardens Storm Drainage Improvements			\$	3,000,000
Moody Park Improvements	3725 Fulton	H	\$	500,000
SPARK (School-Park) Program			\$	300,000
Chavez High School	8501 Howard	E		
Coop Elementary	10130 Aldine-Westfield	B		
Cummings Elementary	10455 So. Kirkwood Rd.	F		
Garfield Elementary	10301 Hartsook	E		
Hererra Elementary	525 Bennington	H		
Patrick Henry Middle School	10702 Hardy	B		
HOUSING			\$	6,811,251
Single Family Housing Repair Program	Citywide	ALL	\$	3,911,251
Relocation Assistance	Citywide	ALL	\$	400,000
Lead-Based Paint Testing Abatement	Citywide	ALL	\$	1,000,000
Housing Program Administration	Not Applicable		\$	1,500,000
PUBLIC SERVICES			\$	5,613,350
Elderly Services	Citywide	ALL	\$	502,432
Day Care Services	7800 West Glen	ALL	\$	566,165
Juvenile Delinquent Prevention Program	Citywide	ALL	\$	580,586
Mayor's After School Program	Citywide	ALL	\$	429,420
Emergency Shelter Grant Match	Citywide	ALL	\$	700,000
Youth Enrichment Program			\$	480,551
Alief Park	11903 Bellaire	F		
Alameda Park	14201 Alameda School Rd.	D		
Candlelight Park	1520 Candlelight	A		
Charlton Park	8200 Park Place	I		
Clark Park	9718 Clark	H		
Clinton Park	200 Mississippi	I		
Cloverland Park	11800 Scott	D		
Crestmont Park	5200 Selinsky Rd.	D		
Dezavala Park	7521 Avenue H	I		
Dodson Lake Park	9010 Dodson	H		
Eastwood Park	5020 Harrisburg	H		
Edgewood Park	5803 Bellfort	D		
Emancipation Park	3018 Dowling	I		
Finnegan Park	4900 Providence	H		
Fonde Park	5505 Carrollton	H		
Garden Villas Park	6720 S. Haywood	I		
Godwin Park	5101 Rutherglen	C		
Hartman Park	9311 E. Avenue P	I		
Highland Park	3316 DeSoto	B		
Hobart Taylor Park	8100 Kenton	B		
Independence Heights Park	603 East 35th	H		
Ingrando Park	7302 Keller	I		
Jane Long After School Program	6501 Bellaire	F		
Judson Robinson Sr. Park	1422 Ledwick	B		
Lakewood Park	8811 Feland	B		
Lincoln Park	979 Grenshaw	B		
Love Park	1000 West 12th	H		
MacGregor Park	5225 Calhoun	D		
Mason Park	541 S 75th Street	I		
Meadowcreek Park	5333 Berry Creek	E		

Melrose Park	12200 Melrose Park Rd.	B		
Milroy Park	1205 Yale	H		
Moody Park	3725 Fulton	H		
Proctor Plaza Park	803 W. Temple	H		
Selena/Denver Harbor Park	6402 Market	I		
Settegast Park	3000 Garrow	H		
Shady Lane Park	10220 Shady Lane	B		
Sharpstown Park	6600 Harbor Town	F		
Stude Park	1031 Stude	H		
Sunnyside Park	3502 Bellfort	D		
Swiney Park	2812 Cline	B		
Tidwell Park	9720 Spaulding	B		
Tuffly Park	3200 Russell	B		
Windsor Village Park	14441 Croquet	D		
Woodland Park	212 Parkview	H		
Non-Profit Clinics (Operating Assistance)	3315 Delano	I	\$	225,345
	5001 Navigation	I		
Tuberculosis Control			\$	501,530
HIV/AIDS Education			\$	249,144
Homeless Management Information System	811 Dallas	I	\$	54,083
H.E.A.R.T.	6717 Stuebner Airline	H	\$	202,811
Graffiti Removal			\$	68,866
Re-Entry/Immigrants Assistance Program			\$	135,207
Mobile Library			\$	90,138
Healthcare for the Homeless			\$	117,180
S.E.A.R.C.H. Mobile Outreach			\$	148,728
Center for the Retarded			\$	180,276
Harris County Stay-in-School			\$	89,360
Jewish Community Center			\$	22,535
Rapid Re-Housing Program			\$	54,917
TSU Small Business Center			\$	182,530
ACORN			\$	31,546
PLANNING			\$	133,415
Coalition for the Homeless	811 Dallas		\$	133,415
ECONOMIC DEVELOPMENT			\$	2,126,540
Business Technology Center	5330 Griggs Rd.	D	\$	970,200
Revolving Loan Fund	5330 Griggs Rd.	D	\$	1,156,340
CLEARANCE			\$	4,483,000
Staff for Dangerous Building Clearance/ Legal Staff for Title Searches	Not Applicable		\$	3,616,700
Staff for Code Enforcement	Not Applicable		\$	866,300
PROGRAM ADMINISTRATION			\$	6,151,490
Administration	Not Applicable		\$	5,742,190
Legal Department	Not Applicable		\$	305,000
Finance Budget Office	Not Applicable		\$	104,300
Total CDBG			\$	33,717,217

HOME INVESTMENT PARTNERSHIPS PROGRAM			\$	13,130,151
Down Payment/Closing Cost Assistance New Existing Homes	Citywide	ALL	\$	5,275,000
Single Family Housing Rehabilitation/ Remediation /New Construction	Citywide	ALL	\$	1,400,000
Multifamily Acquisition/Rehabilitation/ New Construction/Relocation	Citywide	ALL	\$	4,883,151
Community Housing Development Organizations CHDO's Operation Program Administration	Citywide	ALL	\$	300,000
			\$	1,272,000
EMERGENCY SHELTER GRANT PROGRAM			\$	1,326,597
Essential Services [576.21(a)(4)]	Citywide	ALL	\$	397,979
Operations [573.21(a)(3)]	Citywide	ALL	\$	464,309
Homeless Prevention [573.21(a)(4)]	Citywide	ALL	\$	397,979
Administration	Not Applicable	ALL	\$	66,330
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS			\$	6,038,000
Acquisition/Rehab/Conversion/Repairs/Lease Operating Costs	Citywide	ALL	\$	246,300
Technical Assistance/Housing Information/ Resource Identification	Citywide	ALL	\$	645,000
Supportive Services	Citywide	ALL	\$	47,000
Project of Tenant-based Rental Assistance	Citywide	ALL	\$	1,100,000
Short-term Rent, Mortgage & Utility Subsidies	Citywide	ALL	\$	1,835,000
Grantee Administration	Not Applicable		\$	1,560,000
Sponsor Administration	Not Applicable		\$	182,000
			\$	422,700
TOTAL			\$	54,211,965

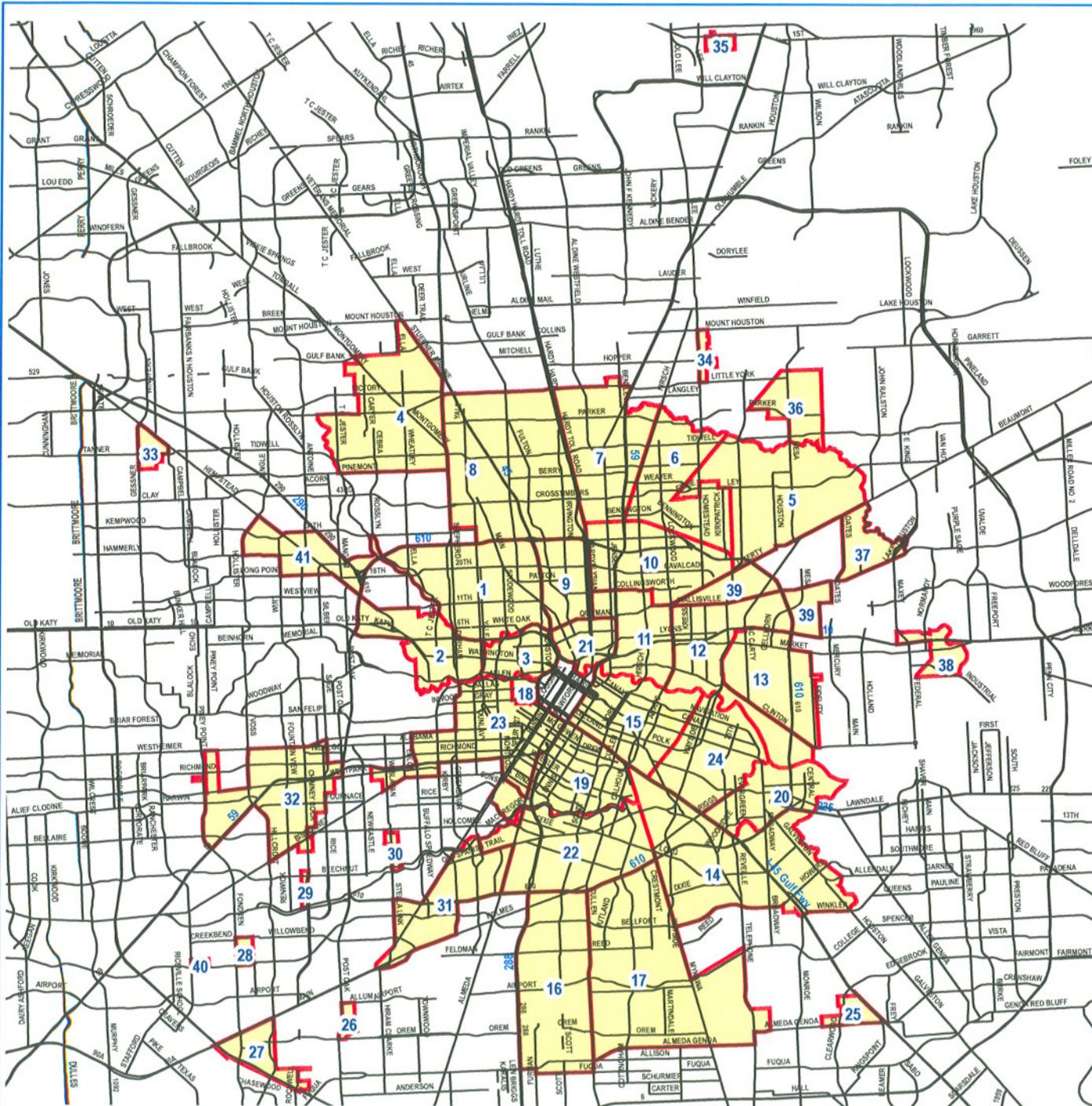
City of Houston Community Development Areas

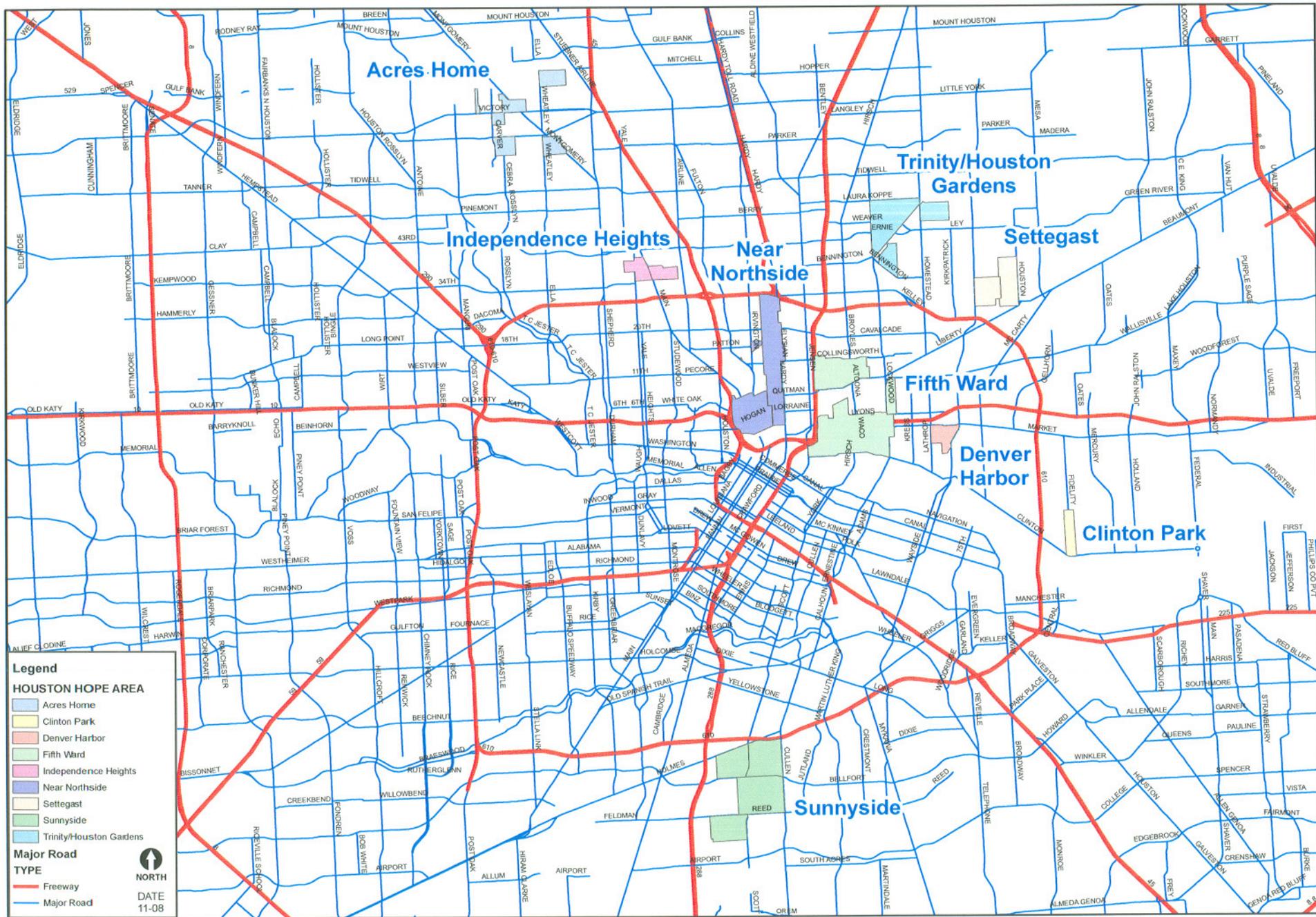
1. Height/Shady Acres
2. West End / Cottage
3. First And Sixth Wards
4. Acres Homes
5. Settegast
6. Trinity Gardens
7. Tidwell / Jensen
8. Northline / Little York / Independence Heights
9. Moody Park
10. Kashmere
11. Fifth Ward
12. Denver Harbor
13. Fidelity / Pleasantville
14. Gulfgate
15. Second Ward / Navigation / Near East End
16. Sunnyside
17. Southpark / Allen Fams Airport Gardens
18. Fourth Ward
19. Third Ward
20. Magnolia / Manchester
21. Near North Side
22. Foster Place / MacGregor
23. Montrose / Sunset Terrace / Montclair Addition
24. Harrisburg / Wayside
25. Almeda - Genoa
26. Ramblewood
27. Southmain Estates
28. Northbrook
29. Norwood Meadows Bracsmont
30. Wake Forest
31. Astrodome / South Main
32. Glenhaven/South West Carvercrest
33. Carverdale
34. Edgworth / North Wood Manor
35. Bordersville
36. Melbourne / Wood Glen / Kentshire
37. Greens Bayou / Maxey Estates
38. Woodland Acres / Greens Bayou Park
39. Eldorado
40. Riceville
41. Northwest Mail



City of Houston
Community Development Areas
August 11, 2005

— mroad
 cdtargetareas





Houston Hope Boundaries

City of Houston Tax Increment Reinvestment Zones (TIRZ)

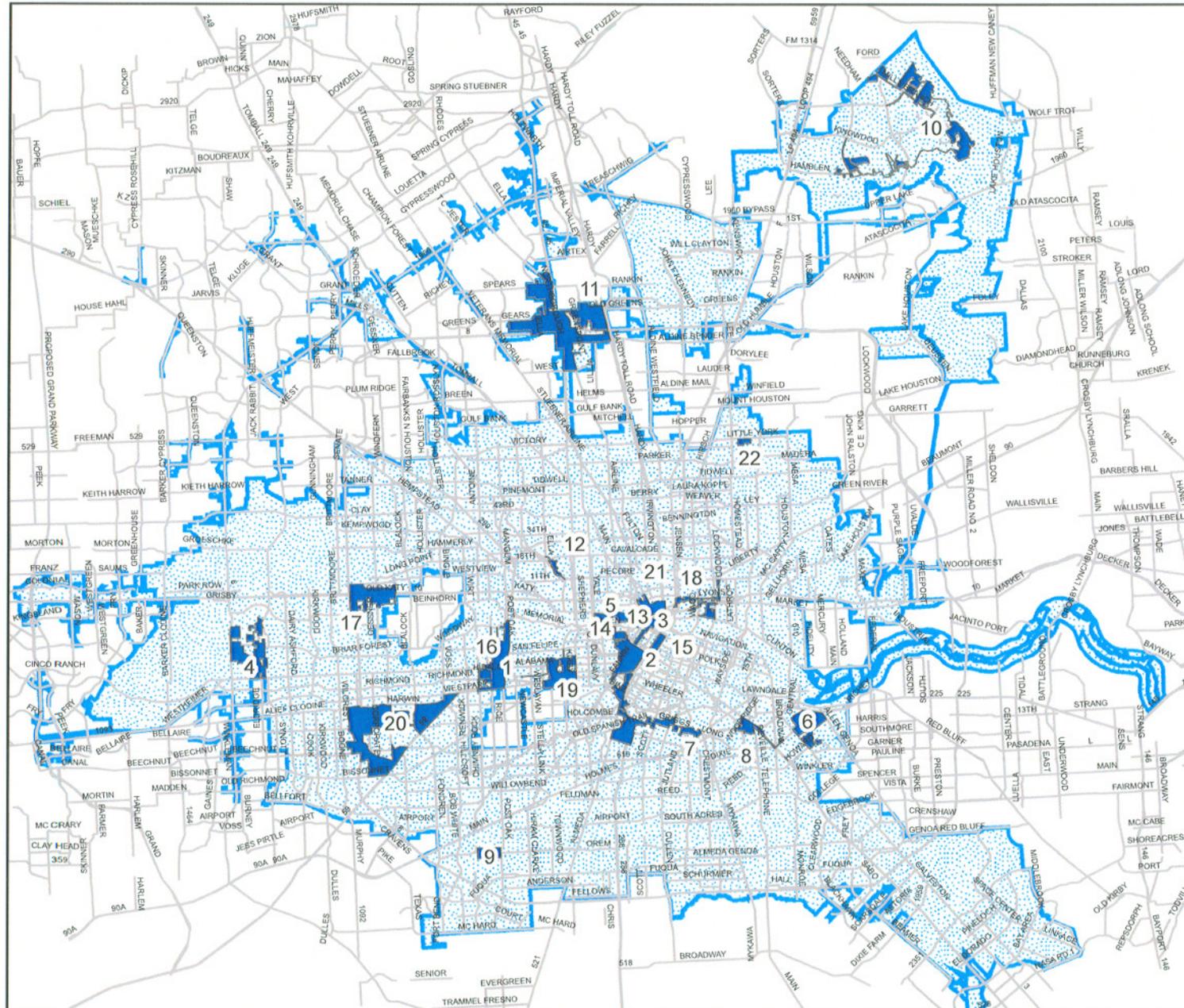
TIRZ:
Id Name

1. ST. GEORGE PLACE
2. MIDTOWN
3. MARKET SQUARE
4. VILLAGE ENCLAVES
5. MEMORIAL HEIGHTS
6. EASTSIDE
7. O.S.T./ALMEDA
8. GULFGATE
9. SOUTH POST OAK
10. LAKE HOUSTON
11. GREENSPPOINT
12. CITY PARK
13. OLD SIXTH WARD
14. FOURTH WARD
15. EAST DOWNTOWN
16. UPTOWN
17. MEMORIAL CITY
18. FIFTH WARD
19. UPPER KIRBY
20. SOUTHWEST HOUSTON
21. HARD/NEAR NORTHSIDE
22. LELAND WOODS



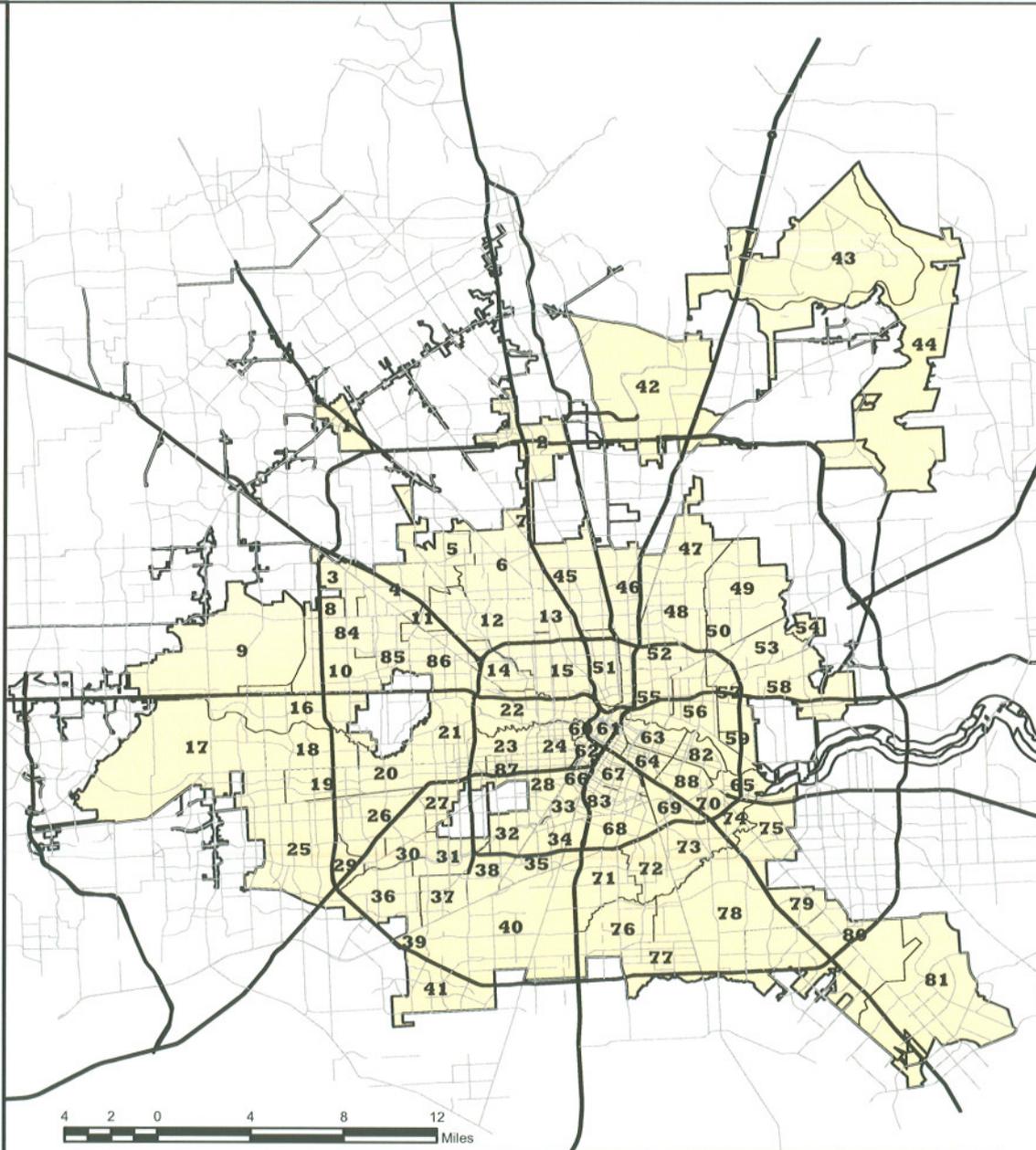
Legend

- Tax Increment
- City Limits



1. WILLOWBROOK
2. GREATER GREENSPPOINT
3. CARVERDALE
4. FAIRBANK
5. GREATER INWOOD
6. ACRES HOME
7. HIDDEN VALLEY
8. WESTBRANCH
9. ADDICKS PARK TEN
10. SPRING BRANCH WEST
11. LANGWOOD
12. OAK FOREST / GARDEN OAKS
13. INDEPENDENCE HEIGHTS
14. LAZY BROOK / TIMBERGROVE
15. GREATER HEIGHTS
16. MEMORIAL
17. ELDRIDGE / WEST OAKS
18. BRIARFOREST AREA
19. WESTCHASE
20. WOODLAKE / BRIARMEADOW
21. GREATER UPTOWN
22. WASHINGTON AVENUE / MEMORIAL
23. AFTON OAKS / RIVER OAKS AREA
24. NEARTOWN - MONTROSE
25. ALIEF
26. SHARPSTOWN
27. GULFTON
28. UNIVERSITY PLACE
29. WESTWOOD
30. BRAEBURN
31. MEYERLAND AREA
32. BRAESWOOD PLACE
33. MEDICAL CENTER AREA
34. ASTRODOME AREA
35. SOUTH MAIN
36. GREATER FONDREN SW
37. WESTBURY
38. WILLOWMEADOWS / WILLOWBEND AREA
39. FONDREN GARDENS
40. CENTRAL SOUTHWEST
41. FORT BEND / HOUSTON
42. IAH / AIRPORT
43. KINGWOOD AREA
44. LAKE HOUSTON

 SNB
 FREEWAY



45. NORTHSIDE / NORTHLINE
46. EASTEX / JENSEN AREA
47. EAST LITTLE YORK / HOMESTEAD
48. TRINITY / HOUSTON GARDENS
49. EAST HOUSTON
50. SETTEGAST
51. NORTHSIDE
52. KASHMERE GARDENS
53. EL DORADO / OATES PRAIRIE
54. HUNTERWOOD
55. GREATER FIFTH WARD
56. DENVER HARBOR / PORT HOUSTON
57. PLEASANTVILLE AREA
58. NORTHSHORE
59. CLINTON PARK TRI-COMMUNITY
60. FOURTH WARD
61. DOWNTOWN
62. MIDTOWN
63. SECOND WARD
64. GREATER EASTWOOD
65. HARRISBURG / MANCHESTER
66. BINZ
67. GREATER THIRD WARD
68. OST / SOUTH UNION
69. GULFWAY / PINE VALLEY
70. PECAN PARK
71. SUNNYSIDE
72. SOUTH PARK
73. GOLFCREST / BELLFORT / REVELLE
74. PARK PLACE
75. MEADOWBROOK / ALLENDALE
76. SOUTH ACRES / CRESTMONT PARK
77. MINNETEX
78. GREATER HOBBY AREA
79. EDGEBROOK AREA
80. SOUTH BELT / ELLINGTON
81. CLEAR LAKE
82. MAGNOLIA PARK
83. MACGREGOR
84. SPRING SHADOWS
85. SPRING BRANCH CENTRAL
86. SPRING BRANCH EAST
87. GREENWAY / UPPER KIRBY AREA
88. LAWNSDALE / WAYSIDE



Map Date: May 2006

City of Houston
Super Neighborhood Map

Released February 2008
 2008 Monthly Income Limits For
 Extremely Low-Income, Very Low Income &
 Low Income Families
 Under the Housing Act of 1937

Family Size	30% Median (Extremely Low Income)	50% Median (Very Low Income)	80% Median (Low Income)
1	\$1,071	\$1,783	\$2,854
2	\$1,225	\$2,038	\$3,258
3	\$1,375	\$2,292	\$3,667
4	\$1,529	\$2,546	\$4,075
5	\$1,650	\$2,750	\$4,400
6	\$1,775	\$2,954	\$4,725
7	\$1,896	\$3,158	\$5,054
8	\$2,017	\$3,363	\$5,379

Released February 2008
 2008 Annual Income Limits For
 Extremely Low-Income, Very Low Income &
 Low Income Families
 Under the Housing Act of 1937

Family Size	30% Median (Extremely Low Income)	50% Median (Very Low Income)	80% Median (Low Income)
1	\$12,850	\$21,400	\$34,250
2	\$14,700	\$24,450	\$39,100
3	\$16,500	\$27,500	\$44,000
4	\$18,350	\$30,550	\$48,900
5	\$19,800	\$33,000	\$52,800
6	\$21,300	\$35,450	\$56,700
7	\$22,750	\$37,900	\$60,650
8	\$24,200	\$40,350	\$64,550

FY 2008 Median Family Income \$61,100