

Maximum rent and purchase price affordability thresholds by income and household size 2016

Area and median 4-person household income	Income level (% of median income)	MEDIAN INCOME BY HOUSEHOLD SIZE*						MAX GROSS RENT AFFORDABLE (INCLUDING UTILITIES)					MAX PURCHASE PRICE AFFORDABLE**			
		ONE	TWO	THREE	FOUR	FIVE	SIX		1	2	3	4	1	2	3	4
		PERSON	PERSON	PERSON	PERSON	PERSON	PERSON	STUDIO	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM
VERMONT 70,200	30%	13,173	15,080	17,472	21,060	24,648	28,236	329	353	436	571	705	47,000	58,500	77,500	96,500
	50%	24,614	28,109	31,605	35,100	37,916	40,732	615	659	790	912	1,018	90,000	108,000	126,000	140,500
	60%	29,536	33,731	37,925	42,120	45,499	48,878	738	790	948	1,095	1,221	108,000	130,500	151,000	169,000
	80%	39,317	44,947	50,578	56,160	60,674	65,188	982	1,053	1,264	1,460	1,629	145,000	175,000	202,500	226,000
	100%	49,227	56,218	63,209	70,200	75,832	81,463	1,230	1,318	1,580	1,825	2,036	182,000	219,500	254,000	283,500
	120%	59,073	67,462	75,851	84,240	90,998	97,756	1,476	1,581	1,896	2,190	2,443	219,500	264,000	305,000	340,500
CHITTENDEN	30%	17,650	20,200	22,700	25,200	28,440	32,580	441	473	567	670	814	64,000	77,000	91,500	111,500
FRANKLIN	50%	29,400	33,600	37,800	42,000	45,400	48,750	735	787	945	1,092	1,218	107,500	130,500	150,500	168,500
GRAND ISLE	60%	35,280	40,320	45,360	50,400	54,480	58,500	882	945	1,134	1,311	1,462	130,500	156,500	181,500	203,000
84,000	80%	46,000	52,600	59,150	65,700	71,000	76,250	1,150	1,232	1,478	1,708	1,906	170,500	205,000	238,000	265,500
	100%	58,800	67,200	75,600	84,000	90,800	97,500	1,470	1,575	1,890	2,185	2,437	218,500	263,000	304,500	339,500
	120%	70,560	80,640	90,720	100,800	108,960	117,000	1,764	1,890	2,268	2,622	2,925	263,000	316,000	365,500	407,500
WASHINGTON 72,500	30%	15,250	17,400	20,160	24,300	28,440	32,580	381	408	504	659	814	54,500	68,500	90,000	111,500
	50%	25,400	29,000	32,650	36,250	39,150	42,050	635	680	816	942	1,051	93,000	111,500	130,000	145,000
	60%	30,480	34,800	39,180	43,500	46,980	50,460	762	816	979	1,131	1,261	111,500	135,000	156,000	174,500
	80%	40,600	46,400	52,200	58,000	62,650	67,300	1,015	1,087	1,305	1,508	1,682	150,000	180,500	209,500	233,500
	100%	50,800	58,000	65,300	72,500	78,300	84,100	1,270	1,360	1,632	1,885	2,102	188,000	226,500	262,500	293,000
	120%	60,960	69,600	78,360	87,000	93,960	100,920	1,524	1,632	1,959	2,262	2,523	226,500	273,000	315,000	351,500
WINDSOR	30%	15,200	17,400	20,160	24,300	28,440	32,580	380	407	504	659	814	54,500	68,500	90,000	111,500
72,300	50%	25,350	28,950	32,550	36,150	39,050	41,950	633	678	813	940	1,048	93,000	111,500	129,500	144,500
	60%	30,420	34,740	39,060	43,380	46,860	50,340	760	814	976	1,128	1,258	111,500	134,500	155,500	174,000
	80%	40,500	46,300	52,100	57,850	62,500	67,150	1,012	1,085	1,302	1,504	1,678	149,500	180,000	209,000	233,000
	100%	50,700	57,900	65,100	72,300	78,100	83,900	1,267	1,357	1,627	1,880	2,097	187,500	226,000	262,000	292,000
	120%	60,840	69,480	78,120	86,760	93,720	100,680	1,521	1,629	1,953	2,256	2,517	226,000	272,000	314,500	350,500

Area and median 4-person household income	Income level (% of median income)	MEDIAN INCOME BY HOUSEHOLD SIZE*						MAX GROSS RENT AFFORDABLE (INCLUDING UTILITIES)					MAX PURCHASE PRICE AFFORDABLE**			
		ONE	TWO	THREE	FOUR	FIVE	SIX		1	2	3	4	1	2	3	4
		PERSON	PERSON	PERSON	PERSON	PERSON	PERSON	STUDIO	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM
ADDISON 71,000	30%	14,950	17,050	20,160	24,300	28,440	32,580	373	400	504	659	814	53,500	68,500	90,000	111,500
	50%	24,850	28,400	31,950	35,500	38,350	41,200	621	665	798	923	1,030	91,000	109,000	127,500	142,000
	60%	29,820	34,080	38,340	42,600	46,020	49,440	745	798	958	1,107	1,236	109,000	132,000	153,000	171,000
	80%	39,800	45,450	51,150	56,800	61,350	65,900	995	1,065	1,278	1,476	1,647	147,000	177,000	205,000	228,500
	100%	49,700	56,800	63,900	71,000	76,700	82,400	1,242	1,331	1,597	1,846	2,060	184,000	221,500	257,000	287,000
	120%	59,640	68,160	76,680	85,200	92,040	98,880	1,491	1,597	1,917	2,215	2,472	221,500	267,000	308,500	344,500
LAMOILLE 66,200	30%	13,900	16,020	20,160	24,300	28,440	32,580	347	374	504	659	814	50,000	68,500	90,000	111,500
	50%	23,200	26,500	29,800	33,100	35,750	38,400	580	621	745	860	960	84,000	102,000	117,500	132,500
	60%	27,840	31,800	35,760	39,720	42,900	46,080	696	745	894	1,032	1,152	102,000	123,000	142,500	159,000
	80%	37,100	42,400	47,700	52,950	57,200	61,450	927	993	1,192	1,376	1,536	137,000	165,000	191,000	213,000
	100%	46,400	53,000	59,600	66,200	71,500	76,800	1,160	1,242	1,490	1,721	1,920	172,000	207,000	239,500	267,500
	120%	55,680	63,600	71,520	79,440	85,800	92,160	1,392	1,491	1,788	2,065	2,304	207,000	249,000	287,500	321,000
WINDHAM 65,200	30%	13,700	16,020	20,160	24,300	28,440	32,580	342	371	504	659	814	49,500	68,500	90,000	111,500
	50%	22,850	26,100	29,350	32,600	35,250	37,850	571	611	733	848	946	83,000	100,500	116,000	130,500
	60%	27,420	31,320	35,220	39,120	42,300	45,420	685	734	880	1,017	1,135	100,500	121,500	140,500	156,500
	80%	36,550	41,750	46,950	52,150	56,350	60,500	913	978	1,173	1,356	1,512	135,000	162,500	187,500	210,000
	100%	45,700	52,200	58,700	65,200	70,500	75,700	1,142	1,223	1,467	1,696	1,892	169,000	203,500	236,000	263,500
	120%	54,840	62,640	70,440	78,240	84,600	90,840	1,371	1,468	1,761	2,035	2,271	204,000	245,500	283,500	316,500
ORANGE 64,900	30%	13,650	16,020	20,160	24,300	28,440	32,580	341	370	504	659	814	49,500	68,500	90,000	111,500
	50%	22,750	26,000	29,250	32,450	35,050	37,650	568	609	731	843	941	82,500	100,000	115,500	130,000
	60%	27,300	31,200	35,100	38,940	42,060	45,180	682	731	877	1,012	1,129	100,000	121,000	139,500	156,000
	80%	36,350	41,550	46,750	51,900	56,100	60,250	908	973	1,168	1,350	1,506	134,500	161,500	186,500	209,000
	100%	45,500	52,000	58,500	64,900	70,100	75,300	1,137	1,218	1,462	1,687	1,882	168,500	203,000	235,000	262,000
	120%	54,600	62,400	70,200	77,880	84,120	90,360	1,365	1,462	1,755	2,025	2,259	203,000	244,500	282,000	314,500
***64,400	30%	13,550	16,020	20,160	24,300	28,440	32,580	338	369	504	659	814	49,500	68,500	90,000	111,500
BENNINGTON	50%	22,550	25,800	29,000	32,200	34,800	37,400	563	604	725	837	935	82,000	99,000	114,500	129,000
CALEDONIA	60%	27,060	30,960	34,800	38,640	41,760	44,880	676	725	870	1,005	1,122	99,000	120,000	138,500	154,500
ESSEX	80%	36,050	41,200	46,350	51,500	55,650	59,750	901	965	1,158	1,339	1,493	133,000	160,000	185,000	207,500
ORLEANS	100%	45,100	51,600	58,000	64,400	69,600	74,800	1,127	1,208	1,450	1,675	1,870	167,000	201,000	232,500	260,500
RUTLAND	120%	54,120	61,920	69,600	77,280	83,520	89,760	1,353	1,450	1,740	2,010	2,244	201,500	242,500	280,000	312,500

Notes

*HUD guidance stipulates that homes have at least 1 bedroom for every 1.5 people in the household. This means that the affordable rent and purchase price of a 1 bedroom home are based on the average of the median incomes of 1 person household and of a 2 person household as a proxy for the median income of a "1.5 person household". The affordable rent and purchase price for a 2 bedroom home are based on the median income of a 3-person household (i.e. 2 bedrooms x 1.5 people/bedroom = 3-person household). For a 3 bedroom home, the rent and price are based on the average of the median incomes of a 4 and 5 person household. For a 4 bedroom home, the rent and price are based on the median income of a 6 person household.

**Purchase price affordable assumes 5% down payment, average VT insurance, taxes and interest rates and a 30% affordability threshold (i.e. that the buyer spends 30% of income for principal and interest payment, taxes and insurance). Does not include effect on affordability of [property tax adjustments](#), condo/home owners association fees or utility expenses.

***In non-metro counties with median income estimates lower than for the entire non-metro area, HUD allows the use of the median for the entire metro-area. In 2016, Bennington, Caledonia, Essex, Orleans and Rutland counties all had median income estimates lower than the \$64,400 median among all non-metro counties. The county-specific income estimate in Bennington is \$62,900, in Caledonia is \$56,400, in Essex is \$46,200, in Orleans is \$53,600 and in Rutland is \$63,100.

Source: Based on HUD median income and rent tables for 2016 (the most recent available as of February 14, 2017).

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