



# BLAINE COUNTY HOUSING AUTHORITY

## BOARD MEETING AGENDA MEMO

Meeting Date:  Staff Member:

Agenda Item:

### Recommended Motion:

I move to approve the updated 2024 income and net worth limits and maximum housing costs, barring substantial changes after final staff review.

### Reasons for Recommendation:

- BCHA annually adjusts income limits to reflect changes in Blaine County's Area Median Income. This ensures that income-category-restricted housing units are available to the members of the community who need housing assistance.
- Beginning in 2023, a formula was established for calculating net worth limits for restricted units. The formula ensures that net worth maximums grow with incomes.
- HUD released the 2024 data the week of April 1, and staff has only had time to quickly review and process the data. Staff is providing a preview of the anticipated changes to rent and incomes in order to adequately categorize households for Bluebird leaseup and during compliance reviews.

### Policy Analysis and Background (non-consent items only):

#### GOAL 3: EXPAND, COORDINATE + IMPROVE SERVICES TO CREATE HOUSING STABILITY

OBJECTIVE 2: POSITION BCHA AS PRIMARY POINT OF ENTRY FOR LOCALS SEEKING HOUSING

#### GOAL 5: STEWARD/PRESERVE + EXPAND PORTFOLIO OF DEED RESTRICTED HOMES

OBJECTIVE 1. CONTINUE TO STEWARD INVENTORY OF EXISTING DEED-RESTRICTED HOMES IN BCHA INVENTORY, INCLUDING ONGOING COMPLIANCE

Blaine County Housing Authority updates income limits and maximum housing costs annually. Updates to income limits expand or contract the number of households eligible to access BCHA income-restricted housing within each income category. The income limits directly impact the allowed maximum housing costs, which inform maximum rents that may be charged and sales prices for new restricted housing; higher income limits will result in increased maximum housing costs.

The U.S. Department of Housing and Urban Development (HUD) releases Median Family Income (also known as Area Median Income) and income limits for federal programs annually by county. BCHA derives its income limits from these HUD figures. The Median Family Income that HUD reports is for a 4-person household at 100% Area Median Income. HUD, however, will often adjust income limits for the income categories derived from this MFI figure to account for factors like the drastic year-to-year change, area housing costs, and federal poverty guidelines.

The Blaine County FY2024 Median Family Income (MFI) is \$93,000. This is a 4.5% increase over the FY2022 MFI, \$89,000. However, in FY2023, HUD adjusted the income limits due to issues with available during the COVID-19 pandemic as well as large year-over-year changes in income. Traditionally, HUD uses ceiling and floor adjustments to ensure that income limits do not shift drastically from year to year. Until this year, HUD set its ceiling at a maximum change of 5% for a Category 1 household (50% AMI). HUD derives the 80% MFI (Category 3) limit from the 50% MFI limit. BCHA staff proposed to follow HUD’s methodology and extend the ceiling methodology to BCHA’s other income categories (2, 4, 5, and 6). As a result, the income limit for a 4-person household at 100% Area Median Income in 2023 was adjusted to \$83,900.

In 2024, HUD has adjusted the ceiling limit to a 10% increase for Category 1. The change in the incomes from 2023 to 2024 in Blaine County triggers this 10% ceiling limit and are adjusted accordingly. Staff propose that BCHA follows HUD’s methodology and applies the methodology to BCHA’s other income categories. This will result in an approximately 10% increase in income limits across all categories and household sizes. A preliminary calculation of 2024 Income Limits is below:

**PROPOSED 2024-2025 INCOME CATEGORY LIMITS**

Household Size	Category 1 up to 50% of Median	Category 2 50% to 60% of Median	Category 3 60% to 80% Median	Category 4 80% to 100% of Median	Category 5 100% to 120% of Median	Category 6 120% to 140% of Median
1	\$ 32,300	\$ 38,750	\$ 51,650	\$ 64,550	\$ 77,500	\$ 90,400
2	\$ 36,900	\$ 44,250	\$ 59,000	\$ 73,800	\$ 88,550	\$ 103,300
3	\$ 41,500	\$ 49,800	\$ 66,400	\$ 83,000	\$ 99,600	\$ 116,200
4	\$ 46,100	\$ 55,300	\$ 73,750	\$ 92,200	\$ 110,650	\$ 129,100
5	\$ 49,800	\$ 59,750	\$ 79,650	\$ 99,600	\$ 119,550	\$ 139,450
6	\$ 53,500	\$ 64,150	\$ 85,550	\$ 107,000	\$ 128,400	\$ 149,800

Maximum monthly housing costs are derived directly from Income Limits, at a maximum of 30% of average monthly income – using the limit of the income category below as the ceiling to ensure that every person in the income category is charged an affordable rate. This is a cost increase of about 10% per category and unit size. The preliminary resulting maximum housing cost limits for 2024 are:

**PROPOSED MAXIMUM MONTHLY HOUSING COSTS**

Unit Size	Category 1 up to 50% Median	Category 2 50% to 60% Median	Category 3 60% to 80% Median	Category 4 80% to 100% Median	Category 5 100% to 120% Median	Category 6 120% to 140% Median
Studio	\$ 485	\$ 808	\$ 969	\$ 1,291	\$ 1,614	\$ 1,938
1 BR	\$ 519	\$ 865	\$ 1,038	\$ 1,383	\$ 1,729	\$ 2,076
2 BR	\$ 600	\$ 980	\$ 1,176	\$ 1,568	\$ 1,960	\$ 2,352
3 BR	\$ 713	\$ 1,095	\$ 1,314	\$ 1,752	\$ 2,190	\$ 2,628
4 BR	\$ 915	\$ 1,245	\$ 1,494	\$ 1,991	\$ 2,490	\$ 2,989

In 2023, BCHA Board adopted a maximum net worth limit formula of 2 times the 4-person household limit for each income category, with a 4X multiple allowed for households including persons of retirement age. Asset limits for Category Local (L) are twice the limits established for Category 6. The resulting preliminary resulting net worth limits are the following:

PROPOSED NET WORTH LIMITS

	Category 1	Category 2	Category 3	Category 4	Category 5	Category 6	Category Local (No income limits)
<b>Allowable Net Worth</b>	\$ 92,200	\$ 110,600	\$ 147,500	\$184,400	\$221,300	\$ 258,200	\$516,400
<b>Allowable Net Worth Persons of Retirement Age</b>	\$ 184,400	\$ 221,200	\$ 295,000	\$368,800	\$ 442,600	\$ 516,400	\$1,032,800

**Next Steps**

Staff will spend additional time to doublecheck the proposed figures and ensure accuracy of calculations. Assuming no substantial deviations from the numbers presented in this report, staff will finalize the income limits and publish.

The reason for presenting this to the Board in advance of quality control is because BCHA is responsible for initial screening for Bluebird Village. Since units in Bluebird will be available next month, staff feel that appropriately assigning income categories as soon as possible is a priority. Additionally, annual compliance reviews are set to commence – so having these figures in advance of the next Board meeting would keep that review on track.

Attachments:

1. RESOLUTION No. 2024-13
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**RESOLUTION No. 2024-13**

**BEFORE THE BOARD OF COMMISSIONERS  
OF THE BLAINE COUNTY HOUSING AUTHORITY  
BLAINE COUNTY, IDAHO**

**A RESOLUTION OF THE BLAINE COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS TO  
ADOPT THE INCOME LIMITS AND MAXIMUM HOUSING COSTS, 2024**

- A. WHEREAS, the BCHA maintains income limits and maximum housing costs by income category for administration of its community housing portfolio; and
- B. WHEREAS, the BCHA income limits and maximum housing costs are derived from the United States Department of Housing and Urban Development (HUD) median family income data for Blaine County, which HUD updates and publishes annually in the spring; and
- C. WHEREAS, the income limits and maximum housing costs establish ranges households to qualify for income category-restricted community housing units, establishes maximum allowable rents by unit size, and are used to determine maximum sales price for new community housing units; and
- D. WHEREAS, BCHA administrative staff reviewed the FY2024 HUD median family income data for Blaine County and HUD’s adjustments to the data to derive extremely low, very low and low income limits;
- E. WHEREAS, BCHA administrative staff applied HUD’s adjustment methodology to determine income limits for BCHA’s income categories 1 through 6;

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Blaine County Housing Authority, Blaine County, Idaho, as follows:

- 1. The Blaine County Housing Authority Board of Commissioners approves and authorizes the 2024 - 2025 BCHA Income and Net Worth Limits and Maximum Housing Costs, attached and incorporated herein.
- 2. The Blaine County Housing Authority Board of Commissioners and directs BCHA staff to implement the 2024 – 2025 BCHA Income and Net Worth Limits and Maximum Housing Costs.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2024

ATTEST:

BLAINE COUNTY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS

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Executive Director

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Chair