

## 2024 PILOT RENT SCHEDULE

AFFORDABLE RENTS (FY 2024)				
Bedrooms	50% AMI	60% AMI	70% AMI	80% AMI
Studio	\$766	\$919	\$1,073	\$1,225
1 Bedroom	\$821	\$984	\$1,149	\$1,313
2 Bedrooms	\$985	\$1,181	\$1,379	\$1,575
3 Bedrooms	\$1,138	\$1,365	\$1,593	\$1,820
4 Bedrooms	\$1,269	\$1,523	\$1,776	\$2,030

TENANT INCOME LIMITS (FY 2024)				
Household Size	50% AMI	60% AMI	70% AMI	80% AMI
1 Person	\$30,650	\$36,750	\$42,900	\$49,000
2 Person	\$35,000	\$42,000	\$49,000	\$56,000
3 Person	\$39,400	\$47,250	\$55,150	\$63,000
4 Person	\$43,750	\$52,500	\$61,250	\$70,000
5 Person	\$47,250	\$56,700	\$66,150	\$75,600

Affordable Rents are based on Area Median Income (AMI), published annually by the U.S. Department of Housing and Urban Development (HUD). These numbers are typically updated in the spring. As AMI changes each year, rents can be adjusted accordingly.

SMALL AREA FAIR MARKET RENT (2024)																				
Zip Code	37343	37351	37363	37402	37403	37404	37405	37406	37407	37408	37409	37410	37411	37412	37415	37416	37419	37421	37450	Zip Code
Studio	\$1,150	\$1,140	\$1,360	\$1,010	\$1,230	\$950	\$1,270	\$910	\$930	\$1,160	\$1,050	\$870	\$1,010	\$1,080	\$1,210	\$1,110	\$950	\$1,410	\$1,130	Studio
1 Bedroom	\$1,170	\$1,160	\$1,380	\$1,020	\$1,250	\$960	\$1,290	\$920	\$940	\$1,180	\$1,070	\$880	\$1,030	\$1,090	\$1,220	\$1,130	\$970	\$1,440	\$1,150	1 Bedroom
2 Bedrooms	\$1,330	\$1,340	\$1,570	\$1,160	\$1,420	\$1,090	\$1,470	\$1,050	\$1,070	\$1,340	\$1,210	\$1,000	\$1,170	\$1,240	\$1,390	\$1,280	\$1,100	\$1,630	\$1,300	2 Bedrooms
3 Bedrooms	\$1,690	\$1,710	\$2,000	\$1,480	\$1,810	\$1,390	\$1,870	\$1,340	\$1,360	\$1,710	\$1,540	\$1,270	\$1,490	\$1,580	\$1,770	\$1,630	\$1,400	\$2,080	\$1,660	3 Bedrooms
4 Bedrooms	\$1,930	\$2,030	\$2,270	\$1,680	\$2,060	\$1,580	\$2,130	\$1,520	\$1,550	\$1,940	\$1,750	\$1,450	\$1,690	\$1,800	\$2,010	\$1,850	\$1,590	\$2,360	\$1,880	4 Bedrooms

Small Area Fair Market Rents (SAFMR) are zip-code based rents published annually by HUD. The SAFMR is the 40th percentile rent, based on census data in each zip code.

"Market" Rent (2024)																					
Zip Code	37343	37351	37363	37402	37403	37404	37405	37406	37407	37408	37409	37410	37411	37412	37415	37416	37419	37421	37450	130% Multiplier	Zip Code
Studio	\$1,495	\$1,482	\$1,768	\$1,313	\$1,599	\$1,235	\$1,651	\$1,183	\$1,209	\$1,508	\$1,365	\$1,131	\$1,313	\$1,404	\$1,573	\$1,443	\$1,235	\$1,833	\$1,469	Studio	
1 Bedroom	\$1,521	\$1,508	\$1,794	\$1,326	\$1,625	\$1,248	\$1,677	\$1,196	\$1,222	\$1,534	\$1,391	\$1,144	\$1,339	\$1,417	\$1,586	\$1,469	\$1,261	\$1,872	\$1,495	1 Bedroom	
2 Bedrooms	\$1,729	\$1,742	\$2,041	\$1,508	\$1,846	\$1,417	\$1,911	\$1,365	\$1,391	\$1,742	\$1,573	\$1,300	\$1,521	\$1,612	\$1,807	\$1,664	\$1,430	\$2,119	\$1,690	2 Bedrooms	
3 Bedrooms	\$2,197	\$2,223	\$2,600	\$1,924	\$2,353	\$1,807	\$2,431	\$1,742	\$1,768	\$2,223	\$2,002	\$1,651	\$1,937	\$2,054	\$2,301	\$2,119	\$1,820	\$2,704	\$2,158	3 Bedrooms	
4 Bedrooms	\$2,509	\$2,639	\$2,951	\$2,184	\$2,678	\$2,054	\$2,769	\$1,976	\$2,015	\$2,522	\$2,275	\$1,885	\$2,197	\$2,340	\$2,613	\$2,405	\$2,067	\$3,068	\$2,444	4 Bedrooms	

A multiplier is used to adjust the 40th percentile SAFMR to approximate market rate for new construction.

Because market rents change frequently, it is likely that these rents differ from those in your project. The "Market" rent is used only to calculate tax abatement amounts. Market rate units in PILOT projects are not limited by the "Market" rents.