

**2009 MEDIAN INCOMES BY HOUSEHOLD SIZE
BERKELEY, CHARLESTON, DORCHESTOR COUNTIES**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	50,640	57,840	65,160	72,360	78,120	83,880	89,760	95,520
100% of AMI	42,200	48,200	54,300	60,300	65,100	69,900	74,800	79,600
80% of AMI	33,800	38,600	43,450	48,250	52,100	55,950	59,850	63,700
50% of AMI	21,100	24,100	27,150	30,150	32,550	34,950	37,400	39,800
30% of AMI	12,650	14,500	16,300	18,100	19,550	21,000	22,450	23,900

“Affordable Housing” shall mean housing costs that are equal to or less than thirty percent (30%) of a homeowner’s or renter’s household income.

“Area Median Income” (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family’s income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

“Moderate Income Households” shall mean households whose total gross annual income is at or below one hundred twenty percent (120%) and above eighty percent (80%) of the median of the designated county in which the project is located as defined and published annually by the U.S. Department of Housing and Urban Development.

“Low Income Households” shall mean households whose total gross annual income is at or below eighty percent (80%) and above fifty percent (50%) of the median of the designated county in which the project is located as defined and published annually by the U.S. Department of Housing and Urban Development.

“Very-Low Income Households” shall mean households whose total gross annual income is at or below fifty percent (50%) and above thirty percent (30%) of the median of the designated county in which the project is located as defined and published annually by the U.S. Department of Housing and Urban Development.

“Extremely-Low Income Households” shall mean households whose total gross annual income is at or below thirty percent (30%) of the median of the designated county in which the project is located as defined and published annually by the U.S. Department of Housing and Urban Development.