



HUD INCOME GUIDELINES FOR PROGRAM YEAR 2021 (April 1, 2021 – March 31, 2022)

(Median Income = \$93,200 Based on a Household of 4)

Household Size	<30% AMI (Extremely Low)	31-50% AMI (Low)	51 – 80% AMI (Moderate)
1	\$0 - \$19,600	\$19,601 - \$32,650	\$32,651 - \$52,200
2	\$0 - \$22,400	\$22,401 - \$37,300	\$37,301 - \$59,650
3	\$0 - \$25,200	\$25,201 - \$41,950	\$41,951 - \$67,100
4	\$0 - \$27,950	\$27,951 - \$46,600	\$46,601 - \$74,550
5	\$0 - \$31,040	\$31,041 - \$50,350	\$50,351 - \$80,550
6	\$0 - \$35,580	\$35,581 - \$54,100	\$54,101 - \$86,500
7	\$0 - \$40,120	\$40,121 - \$57,800	\$57,801 - \$92,450
8	\$0 - \$44,660	\$44,661 - \$61,550	\$61,551 - \$98,450

2021 HUD FAIR MARKET RENTS

Final FY2021 and FY2020 Fair Market Rent by Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three Bedroom	Four Bedroom
FY 2021	\$603	\$682	\$853	\$1,215	\$1,477
FY 2020	\$579	\$648	\$827	\$1,160	\$1,423

Normal is located within the Bloomington, IL HUD Metro Area. HUD updates Area Median Income and Fair Market Rental Rates for the all areas on an annual basis. The above rates are effective as of April 1, 2021.

“Committed to Service Excellence”

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