CITY COMMISSION
HOUSING WORKSHOP
13th JANUARY, 2020

City of Stuart

SHIP 2019

Comp Plan Category	Percentage AMI	Number of Bedrooms						
		0	1	2	3	4	5	
Extremely Low Income	30%	$338	$380	$533	$699	$864	$1,019	
Very Low Income	50%	$563	$604	$725	$837	$935	$1,031	
Low Income	80%	$901	$965	$1,158	$1,339	$1,493	$1,648	Affordable Housing
Moderate Income	120%	$1,353	$1,450	$1,740	$2,010	$2,244	$2,475	
Workforce Housing	140%	$1,578	$1,692	$2,030	$2,345	$2,618	$2,887	

"**Very low income**" means an income falling below 50 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.
"**Low income**" means an income falling between 50 percent and 80 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.
"**Moderate income**" means an income falling between 80 percent and 120 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.
"**Workforce housing**" means housing that is affordable to persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

City of Stuart

HUD HOME 2019

The Code of Ordinances refer to HUD/Treasury 90% values for 'affordable' homes when calculating deferment loans for impact fees:

HUD HOME ownership value limits

The new HOME homeownership value limits for newly constructed HOME units is 95% of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing.

HUD HOME	1-Bed	2-Bed	3-Bed	4-Bed
95% Value	$242,000	$310,000	$375,000	$465,000
90% Value	$229,264	$293,685	$355,264	$440,527

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