

# **CITY OF COEUR D'ALENE CDBG PROGRAM**

## **Affordable Rents Standard**

The City of Coeur d'Alene has adopted the following Affordable Rents Standards for units assisted (funded and/or improved) using Community Development Block Grant (CDBG) funding.

### **PURPOSE**

To establish a consistent and transparent standard for determining affordable rents in Coeur d'Alene, Idaho, using U.S. Housing and Urban Development (HUD) defined income limits and on the basis that housing costs (rent + utilities) should not exceed 30% of a household's gross monthly income for projects assisted with funds from the Community Development Block Grant (CDBG) Program.

### **INCOME LIMITS (HUD– KOOTENAI COUNTY)**

Tenants in CDBG assisted housing units must have incomes at or below the maximum income guidelines by household size as determined and updated annually by HUD for Kootenai County, Idaho. The maximum rents may not exceed 30% of gross income which includes the total rent and any tenant paid utilities.

HUD Income Limits Documentation System: [Income Limits | HUD USER](#)

### **AFFORDABLE RENT CALCULATION**

In CDBG assisted units, affordable rent is defined as no more than 30% of gross monthly income, including utilities spent on housing each month.

### **APPLICATION OF STANDARD**

This standard may be used to:

- Evaluate rent reasonableness for subsidized housing.
- Guide developers and property managers in setting affordable rents.
- Assist in planning and funding decisions for housing programs.
- Inform residents and housing advocates about affordability thresholds.