

**2010 Income Limits and Affordable Housing Limits
(as published by HUD)**

Ann Arbor PMSA Income Limits - 2009 (includes Washtenaw and Lenawee Counties)								
Household Size	1	2	3	4	5	6	7	8
120% Median	\$71,600	\$81,800	\$92,000	\$102,200	\$110,400	\$118,600	\$126,800	\$135,000
Median income	\$59,600	\$68,200	\$76,700	\$85,200	\$92,000	\$98,800	\$105,600	\$112,500
*Low income (80% / 75%)	\$44,800	\$51,200	\$57,600	\$64,000	\$69,100	\$74,250	\$79,350	\$84,500
Low income (60%)	\$35,800	\$40,900	\$46,000	\$51,100	\$55,200	\$59,300	\$63,400	\$67,500
Very low income (50%)	\$29,800	\$34,100	\$38,350	\$42,600	\$46,000	\$49,400	\$52,800	\$56,250
Extremely low income (30%)	\$17,900	\$20,450	\$23,000	\$25,550	\$27,600	\$29,650	\$31,700	\$33,750

*Note: the 80% median income level may not exceed the U.S. median income level, consequently it is actually 75% of median.
Effective March 19, 2009. Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2009/>

2009 Maximum Housing Expense Levels by Household Size (30% of gross monthly income)								
	1	2	3	4	5	6	7	8
120% Median Income	\$1,790	\$2,045	\$2,300	\$2,555	\$2,760	\$2,965	\$3,170	\$3,375
Median income	\$1,490	\$1,705	\$1,918	\$2,130	\$2,300	\$2,470	\$2,640	\$2,813
Low income (80% / 74%)	\$1,120	\$1,280	\$1,440	\$1,600	\$1,728	\$1,856	\$1,984	\$2,113
Low income (60%)	\$895	\$1,023	\$1,150	\$1,278	\$1,380	\$1,483	\$1,585	\$1,688
Very low income (50%)	\$745	\$853	\$959	\$1,065	\$1,150	\$1,235	\$1,320	\$1,406
Extremely low income (30%)	\$448	\$511	\$575	\$639	\$690	\$741	\$793	\$844

*Note: Includes utilities (except telephone) for rental. Includes taxes, utilities, condo fees, and insurance for homeownership.
Effective: March 19, 2009 Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2009/>

2010 Fair Market Rent Levels (includes Washtenaw, and Lenawee Counties)								
FMR (40th Percentile)								
SRO	\$487							
Efficiency	\$649							
1 bedroom	\$728							
2 bedroom	\$886							
3 bedroom	\$1,115							
4 bedroom	\$1,147							

*Note: FMR is calculated by HUD as the rental rate in the 40th percentile for units rented in past 15 months not including public housing and units less than 2 years old. **Published 9.30.2009** Data Location: <http://www.huduser.org/portal/datasets/fmr.html>

2009 HOME program High and Low rent rates								
	HIGH	LOW						
SRO*	\$517	\$517						
Efficiency	\$689	\$689						
1 bedroom	\$773	\$773						
2 bedroom	\$940	\$940						
3 bedroom	\$1,183	\$1,107						
4 bedroom	\$1,217	\$1,217						

Note: A HOME-assisted unit's rent and utilities cannot exceed the HIGH rent rate. A project with 5 or more HOME-assisted units must rent 20% of the units at the LOW rent rate or below families with incomes at 50% AMI or below. *SRO= 75% of Efficiency.
Last Update: 3/2009. Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2009/>

2008 Maximum Per-Unit Subsidy 221(d)3 (rental and homeowner)					
	0-bdrm	1-bdrm	2-bdrm	3-bdrm	4-bdrm
Maximum	\$141,142	\$161,794	\$196,742	\$254,518	\$279,383

Last Update: September 3, 2009
Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/subsidylimits.cfm>

2009 Maximum Purchase Price or After Resale Value 203(b) limits (homeowner only)				
	1 family	2 family	3 family	4 family
Maximum	\$262,105	\$295,213	\$358,670	\$413,880

Last Update: 1/2009 Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/maxprice.cfm>

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