

**2011 Income Limits and Affordable Housing Limits
(as published by HUD)**

2011 Income Limits (Ann Arbor, MSA - Washtenaw County)

Household Size	1	2	3	4	5	6	7	8
120% Median	\$72,600	\$83,000	\$93,400	\$103,600	\$112,000	\$120,200	\$128,600	\$136,800
Median income	\$60,500	\$69,100	\$77,700	\$86,300	\$93,300	\$100,200	\$107,100	\$114,000
*Low income (80% / 75%)	\$44,950	\$51,400	\$57,800	\$64,200	\$69,350	\$74,500	\$79,650	\$84,750
Low income (60%)	\$36,300	\$41,500	\$46,700	\$51,800	\$56,000	\$60,100	\$64,300	\$68,400
Very low income (50%)	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650	\$50,100	\$53,550	\$57,000
Extremely low income (30%)	\$18,150	\$20,750	\$23,350	\$25,900	\$28,000	\$30,050	\$32,150	\$34,200

Effective 6.01.2011. Note: the 80% median income level may not exceed the U.S. median income level, consequently it is actually 75% of median.

Data Location: http://www.huduser.org/portal/datasets/il/il11/index_il2011.html

2011 Maximum Housing Expense Levels by Household Size (30% of gross monthly income)

Household Size	1	2	3	4	5	6	7	8
120% Median Income	\$1,815	\$2,075	\$2,335	\$2,590	\$2,800	\$3,005	\$3,215	\$3,420
Median income	\$1,513	\$1,728	\$1,943	\$2,158	\$2,333	\$2,505	\$2,678	\$2,850
Low income (80% / 74%)	\$1,124	\$1,285	\$1,445	\$1,605	\$1,734	\$1,863	\$1,991	\$2,119
Low income (60%)	\$908	\$1,038	\$1,168	\$1,295	\$1,400	\$1,503	\$1,608	\$1,710
Very low income (50%)	\$756	\$864	\$971	\$1,079	\$1,166	\$1,253	\$1,339	\$1,425
Extremely low income (30%)	\$454	\$519	\$584	\$648	\$700	\$751	\$804	\$855

Effective: 6.01.2011 Note: For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

FY 2011 Fair Market Rent Levels -FMR (Washtenaw County)

FMR (40th Percentile)	
SRO	\$485
Efficiency	\$647
1 bedroom	\$725
2 bedroom	\$882
3 bedroom	\$1,110
4 bedroom	\$1,142

Effective 7.13.2011 Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/index.cfm>

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.

Revised via email by HUD on 7/11/11

2011 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	\$1,122
4 bedroom	\$1,217	\$1,217

Effective: 7.13.2011 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.

Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/index.cfm> - Revised via email by HUD on 7/11/11

2011 Maximum Per-Unit Subsidy 221(d)3 (rental and homeowner)

	0-bdrm	1-bdrm	2-bdrm	3-bdrm	4-bdrm
Maximum	\$143,813	\$ 165,972	\$ 201,822	\$ 261,090	\$ 286,597

Effective 7.1.2011. Last Update: September 15, 2011. Data sent to CD from HUD.

Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/subsidylimits.cfm>

2011 Maximum Purchase Price or After Rehabilitation Value Limits (homeowner only)

	1 Unit	2 Unit	3 Unit	4 Unit	Median Price
Maximum	\$163,400	\$209,187	\$252,859	\$314,241	\$172,000

Effective 1.1.2011 Last Update: 4.20.11 Data sent to CD from HUD.

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