

2009 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 April, 2009. Derived from 2009 Income Limit Data

2009 Fair Market Rent Levels (includes Washtenaw, and Lenawee Counties)

FMR (40th Percentile)

| | | | | | | | | |
|------------|---------|--|--|--|--|--|--|--|
| SRO | \$517 | | | | | | | |
| Efficiency | \$689 | | | | | | | |
| 1 bedroom | \$773 | | | | | | | |
| 2 bedroom | \$940 | | | | | | | |
| 3 bedroom | \$1,183 | | | | | | | |
| 4 bedroom | \$1,217 | | | | | | | |

*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 4/27/2009.

Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2009/>

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 | \$131,216 | \$150,414 | \$182,904 | \$236,617 | \$259,734 |

Last Update: February 7, 2008.

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 |

Update: January 2009 <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/maxprice.cfm>

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1 cdbg/Excel/HUD/Income and rent report

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