

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

Ann Arbor PMSA Income Limits - 2010 (includes Washtenaw and Lenawee Counties)

Household Size	1	2	3	4	5	6	7	8
120% Median	\$70,800	\$80,800	\$91,000	\$101,000	\$109,200	\$117,200	\$125,400	\$133,400
Median income	\$59,000	\$67,400	\$75,800	\$84,200	\$91,000	\$97,700	\$104,500	\$111,200
*Low income (80% / 75%)	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050
Low income (60%)	\$35,400	\$40,400	\$45,500	\$50,500	\$54,600	\$58,600	\$62,700	\$66,700
Very low income (50%)	\$29,500	\$33,700	\$37,900	\$42,100	\$45,500	\$48,850	\$52,250	\$55,600
Extremely low income (30%)	\$17,700	\$20,200	\$22,750	\$25,250	\$27,300	\$29,300	\$31,350	\$33,350

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

Effective 5.14.2010. Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2009/>

2010 Maximum Housing Expense Levels by Household Size (30% of gross monthly income)

	1	2	3	4	5	6	7	8
120% Median Income	\$1,770	\$2,020	\$2,275	\$2,525	\$2,730	\$2,930	\$3,135	\$3,335
Median income	\$1,475	\$1,685	\$1,895	\$2,105	\$2,275	\$2,443	\$2,613	\$2,780
Low income (80% / 74%)	\$1,128	\$1,289	\$1,450	\$1,610	\$1,740	\$1,869	\$1,998	\$2,126
Low income (60%)	\$885	\$1,010	\$1,138	\$1,263	\$1,365	\$1,465	\$1,568	\$1,668
Very low income (50%)	\$738	\$843	\$948	\$1,053	\$1,138	\$1,221	\$1,306	\$1,390
Extremely low income (30%)	\$443	\$505	\$569	\$631	\$683	\$733	\$784	\$834

*Note: Includes utilities (except telephone) for rental. Includes taxes, utilities, condo fees, and insurance for homeownership.

Effective: 5.14.2010 Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2009/>

FY 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. Posted 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.

Effective: 4.27.2009. Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2009/>

2010 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. Effective January 1, 2010. Annual data sent to CD Department from HUD representative.

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

2010 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

Effective: 4.15.2010 Data Location: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/maxprice.cfm>