2013 Income Limits and Affordable Housing Limits
(as published by HUD) v.5

2013 Income Limits (Washtenaw County)

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
85% AMI (Covenant Units Only)	$50,150	$57,290	$64,430	$71,570	$77,350	$83,045	$88,825	$94,520
***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

Effective 01.01.2013. Note: the 80% median income level may not exceed the U.S. median income level, consequently our median income it is actually 75% of median. Data received HUD Data set http://www.huduser.org/portal/datasets/il/il13/index_il2013.html

2013 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	$1,770	$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

Effective 01.01.2013 Note: For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

FY 2013 Fair Market Rent Levels -FMR (Washtenaw County)

	FMR (40th Percentile)
SRO	$473
Efficiency	$630
1 bedroom	$760
2 bedroom	$901
3 bedroom	$1,232
4 bedroom	$1,596

Effective 01.01.2013 Data Location: http://www.huduser.org/portal/datasets/fmr.html 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.

2013 HOME program LOW and HIGH rent rates

	LOW	HIGH
SRO*	$502	$502
Efficiency	$669	$669
1 bedroom	$763	$763
2 bedroom	$927	$927
3 bedroom	$1,136	$1,232
4 bedroom	$1,267	$1,590

Effective 6.1.2013. 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.
http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2013/

2011 Maximum Per-Unit Subsidy 221(d)3 (rental and homeowner) - [Pending HUD Update]

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

Effective 07.01.2011. Note: 2012 data was not provided by this revision date. Data sent from HUD to OCED via electronic correspondence.
Data Location: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/subsidylimits.cfm

2012 Maximum Purchase Price or After Rehabilitation Value Limits (homeowner only) - [Pending HUD Update]

	1 Unit	2 Unit	3 Unit	4 Unit	Median Price
Maximum	$172,900	$221,347	$267,560	$332,511	$182,000

Effective 03.29.2012. Data sent from HUD to OCED via electronic correspondence.
Data Location: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/maxprice.cfm

Prepared by: Mirada C. Jenkins. The Office of Community & Economic Development (OCED), 734-622-9025 **5.10.13 Rev.5**