

2019 WORKING DOCUMENT
INCOME LIMITS & AFFORDABLE HOUSING LIMITS (as published by HUD)

2019 HUD Income Limits- Washtenaw County (as published by Office of Policy Development and Research (PD&R))

Household Size	1	2	3	4	5	6	7	8
120% Median	\$85,000	\$97,200	\$109,400	\$121,400	\$131,200	\$141,000	\$156,040	\$173,720
Median income	\$70,900	\$81,000	\$91,100	\$101,200	\$109,300	\$117,400	\$125,500	\$133,600
85% AMI (Covenant Units Only)	\$60,265	\$68,850	\$77,435	\$86,020	\$92,905	\$99,790	\$106,675	\$113,560
Low income (80% / 75%)	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700
Low income (60%)	\$42,500	\$48,600	\$54,700	\$60,700	\$65,600	\$70,500	\$78,020	\$86,860
Very low income (50%)	\$35,450	\$40,500	\$45,550	\$50,600	\$54,650	\$58,700	\$62,750	\$66,800
Extremely low income (30%)	\$21,250	\$24,300	\$27,350	\$30,350	\$32,800	\$35,250	\$39,010	\$43,430

Effective 4.24.19 for all programs except HOME. Note: the 80% AMI level may not exceed the U.S. Median level. Consequently, our median income is actually 78% of median income. Data Location <https://www.huduser.gov/portal/datasets/il/il2017/2017summary.odn>

2019 HUD 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	\$2,125	\$2,430	\$2,735	\$3,035	\$3,280	\$3,525	\$3,901	\$4,343
Median income	\$1,773	\$2,025	\$2,278	\$2,530	\$2,733	\$2,935	\$3,138	\$3,340
Low income (80% / 78%)	\$1,321	\$1,510	\$1,699	\$1,888	\$2,039	\$2,190	\$2,341	\$2,493
Low income (60%)	\$1,063	\$1,215	\$1,368	\$1,518	\$1,640	\$1,763	\$1,951	\$2,172
Very low income (50%)	\$886	\$1,013	\$1,139	\$1,265	\$1,366	\$1,468	\$1,569	\$1,670
Extremely low income (30%)	\$531	\$608	\$684	\$759	\$820	\$881	\$975	\$1,086

Effective 4.24.19 Note: For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

2019 Fair Market Rents (as published by Office of Policy Development and Research (PD&R))

SRO	\$675	Fair Market Rents (FMRs) are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents, and to serve as a rent ceiling in the HOME rental assistance program are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service
Efficiency	\$900	
1 bedroom	\$929	
2 bedroom	\$1,140	
3 bedroom	\$1,499	
4 bedroom	\$1,843	

Effective 4.15.19 Data Location: <http://www.huduser.org/portal/datasets/fmr.html>

2018 HOME Program Income Limits (Washtenaw County)

Household Size	1	2	3	4	5	6	7	8
120% Median	\$78,000	\$89,200	\$100,400	\$111,400	\$120,400	\$129,400	\$138,200	\$147,200
Median income	\$65,100	\$74,400	\$83,700	\$92,900	\$100,400	\$107,800	\$115,200	\$122,700
85% AMI (Covenant Units Only)	\$55,335	\$63,240	\$71,145	\$78,965	\$85,340	\$91,630	\$97,920	\$104,295
Low income (80% / 78%)	\$50,350	\$57,550	\$64,750	\$71,900	\$77,700	\$83,450	\$89,200	\$94,950
Low income (60%)	\$39,060	\$44,640	\$50,220	\$55,740	\$60,240	\$64,680	\$69,120	\$73,620
Very low income (50%)	\$32,550	\$37,200	\$41,850	\$46,450	\$50,200	\$53,900	\$57,600	\$61,350
Extremely low income (30%)	\$19,500	\$22,300	\$25,100	\$27,850	\$30,100	\$32,350	\$34,550	\$36,800

Effective 6.1.18 or all HOME programs. Note: the 80% median income level may not exceed the U.S. median income level, consequently our median income it is actually 78% of median.

Data Location: <https://www.hudexchange.info/programs/home/home-income-limits/>

2018 HOME Program Maximum Housing Expense Levels by Household

Household Size	1	2	3	4	5	6	7	8
120% Median Income	\$1,950	\$2,230	\$2,510	\$2,785	\$3,010	\$3,235	\$3,455	\$3,680
Median income	\$1,628	\$1,860	\$2,093	\$2,323	\$2,510	\$2,695	\$2,880	\$3,068
Low income (80% / 78%)	\$1,259	\$1,439	\$1,619	\$1,798	\$1,943	\$2,086	\$2,230	\$2,374
Low income (60%)	\$977	\$1,116	\$1,256	\$1,394	\$1,506	\$1,617	\$1,728	\$1,841
Very low income (50%)	\$814	\$930	\$1,046	\$1,161	\$1,255	\$1,348	\$1,440	\$1,534
Extremely low income (30%)	\$488	\$558	\$628	\$696	\$753	\$809	\$864	\$920

Effective 6.1.18 for all HOME. For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

2018 HOME Program LOW and HIGH Rent Rates

	LOW	HIGH	50% Rent Limit	65% Rent Limit
SRO*	\$610	\$656	\$610	\$815
Efficiency	\$813	\$875	\$813	\$1,086
1 bedroom	\$871	\$905	\$871	\$1,165
2 bedroom	\$1,046	\$1,103	\$1,046	\$1,399
3 bedroom	\$1,208	\$1,485	\$1,208	\$1,609
4 bedroom	\$1,347	\$1,775	\$1,347	\$1,775
5 bedroom	\$1,486	\$1,940	\$1,486	\$1,940
6 bedroom	\$1,625	\$2,104	\$1,625	\$2,104

Effective 6.1.18. 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: <https://www.hudexchange.info/programs/home/home-rent-limits/>

FY 2019 Homeownership Purchase Price Limits (homeowner only)

	1 Unit	2 Unit	3 Unit	4 Unit	Median Value*
Maximum (Existing)	\$228,000	\$292,000	\$353,000	\$438,000	\$239,900
Maximum (New)	\$229,000	\$293,000	\$355,000	\$440,000	\$240,973

Effective 4.15.19. OCED procedures adhere the established purchase price limits. Data Location: <https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>

2018 Maximum Per-Unit Subsidy 221(d)3 (rental and homeowner)

Maximum	0-bdrm	1-bdrm	2-bdrm	3-bdrm	4-bdrm
Elevator	165,459	189,675	230,645	298,382	327,529
No-elevator	157,226	181,286	218,365	279,860	311,777

Effective 6.4.18. Data Location: <https://www.onecpd.info/resource/2315/home-per-unit-subsidy/>