

2016 WORKING DOCUMENT
INCOME LIMITS & AFFORDABLE HOUSING LIMITS (as published by HUD)

2016 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 | \$76,961 | \$88,003 | \$98,962 | \$109,920 | \$118,788 | \$127,571 | \$136,355 | \$145,138 |
| Median income | \$64,134 | \$73,336 | \$82,468 | \$91,600 | \$98,990 | \$106,309 | \$113,629 | \$120,949 |
| 85% AMI (Apple Covenant Units Only) | \$54,514 | \$62,336 | \$70,098 | \$77,860 | \$84,141 | \$90,363 | \$96,585 | \$102,806 |
| Low income (80%) | \$46,000 | \$52,600 | \$59,150 | \$65,700 | \$71,000 | \$76,250 | \$81,500 | \$86,750 |
| Low income (60%) | \$37,200 | \$42,480 | \$47,820 | \$53,100 | \$57,360 | \$61,620 | \$65,880 | \$70,140 |
| Very low income (50%) | \$31,000 | \$35,400 | \$39,850 | \$44,250 | \$47,800 | \$51,350 | \$54,900 | \$58,450 |
| Extremely low income (30%) | \$18,600 | \$21,250 | \$23,900 | \$26,550 | \$28,700 | \$32,580 | \$36,730 | \$40,890 |

Effective 3.28.16 for all programs except HOME. Note: Our 80% median income actually equals 72% of median.
 Data Location: <https://www.huduser.gov/portal/datasets/il/il16/index.html>

2016 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 | \$1,924 | \$2,200 | \$2,474 | \$2,748 | \$2,970 | \$3,189 | \$3,409 | \$3,628 |
| Median income | \$1,603 | \$1,833 | \$2,062 | \$2,290 | \$2,475 | \$2,658 | \$2,841 | \$3,024 |
| Low income (80%) | \$1,150 | \$1,315 | \$1,479 | \$1,643 | \$1,775 | \$1,906 | \$2,038 | \$2,169 |
| Low income (60%) | \$930 | \$1,062 | \$1,196 | \$1,328 | \$1,434 | \$1,541 | \$1,647 | \$1,754 |
| Very low income (50%) | \$775 | \$885 | \$996 | \$1,106 | \$1,195 | \$1,284 | \$1,373 | \$1,461 |
| Extremely low income (30%) | \$465 | \$531 | \$598 | \$664 | \$718 | \$781 | \$848 | \$915 |

Effective 3.28.16 Note: For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

2016 Fair Market Rents (as published by Office of Policy Development and Research (PD&R))

| | | |
|------------|---------|---|
| SRO | \$577 | 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. These are gross rent estimates and include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service |
| Efficiency | \$769 | |
| 1 bedroom | \$851 | |
| 2 bedroom | \$1,019 | |
| 3 bedroom | \$1,396 | |
| 4 bedroom | \$1,779 | |

Effective 1.1.16 Data Location: <http://www.huduser.org/portal/datasets/fmr.html>

2016 HOME Program Income Limits (Washtenaw County)

| Household Size | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|-----------------------------------|----------|----------|----------|-----------------|-----------|-----------|-----------|-----------|
| 120% Median | \$76,961 | \$88,003 | \$98,962 | \$109,920 | \$118,788 | \$127,571 | \$136,355 | \$145,138 |
| Median income | \$64,134 | \$73,336 | \$82,468 | \$91,600 | \$98,990 | \$106,309 | \$113,629 | \$120,949 |
| 85% AMI (Covenant Units Only) | \$54,514 | \$62,336 | \$70,098 | \$77,860 | \$84,141 | \$90,363 | \$96,585 | \$102,806 |
| Low income (80%) | \$46,000 | \$52,600 | \$59,150 | \$65,700 | \$71,000 | \$76,250 | \$81,500 | \$86,750 |
| Low income (60%) | \$37,200 | \$42,480 | \$47,820 | \$53,100 | \$57,360 | \$61,620 | \$65,880 | \$70,140 |
| Very low income (50%) | \$31,000 | \$35,400 | \$39,850 | \$44,250 | \$47,800 | \$51,350 | \$54,900 | \$58,450 |
| Extremely low income (30%) | \$18,600 | \$21,250 | \$23,900 | \$26,550 | \$28,700 | \$30,800 | \$32,950 | \$35,050 |

Effective 6.6.16 for all HOME funded programs. Note: Note: Our 80% median income actually equals 72% of median.
 Data Location: <https://www.hudexchange.info/manage-a-program/home-income-limits/>

2016 HOME Program 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 | \$1,924 | \$2,200 | \$2,474 | \$2,748 | \$2,970 | \$3,189 | \$3,409 | \$3,628 |
| Median income | \$1,603 | \$1,833 | \$2,062 | \$2,290 | \$2,475 | \$2,658 | \$2,841 | \$3,024 |
| Low income (80%) | \$1,150 | \$1,315 | \$1,479 | \$1,643 | \$1,775 | \$1,906 | \$2,038 | \$2,169 |
| Low income (60%) | \$930 | \$1,062 | \$1,196 | \$1,328 | \$1,434 | \$1,541 | \$1,647 | \$1,754 |
| Very low income (50%) | \$775 | \$885 | \$996 | \$1,106 | \$1,195 | \$1,284 | \$1,373 | \$1,461 |
| Extremely low income (30%) | \$465 | \$531 | \$598 | \$664 | \$718 | \$770 | \$824 | \$876 |

Effective 6.6.16 for all HOME funded programs. For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

2016 HOME Program LOW and HIGH Rent Rates

| | LOW | HIGH | 50% Rent Limit | 65% Rent Limit |
|------------|---------|---------|----------------|----------------|
| SRO* | \$577 | \$577 | \$581 | \$815 |
| Efficiency | \$769 | \$769 | \$775 | \$1,086 |
| 1 bedroom | \$830 | \$851 | \$830 | \$1,165 |
| 2 bedroom | \$996 | \$1,019 | \$996 | \$1,399 |
| 3 bedroom | \$1,150 | \$1,396 | \$1,150 | \$1,609 |
| 4 bedroom | \$1,283 | \$1,775 | \$1,283 | \$1,775 |
| 5 bedroom | \$1,416 | \$1,940 | \$1,416 | \$1,940 |
| 6 bedroom | \$1,548 | \$2,104 | \$1,548 | \$2,104 |

Effective 6.6.16. 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://onecpd.info/resource-library/home-rent-limits/>

FY 2015 Homeownership Purchase Price Limits (homeowner only)

| | 1 Unit | 2 Unit | 3 Unit | 4 Unit | Median Value* |
|--------------------|-----------|-----------|-----------|-----------|---------------|
| Maximum (Existing) | \$195,000 | \$249,000 | \$302,000 | \$374,000 | \$205,000 |
| Maximum (New) | \$200,000 | \$255,000 | \$309,000 | \$383,000 | \$210,000 |

Effective 4.13.15. Data sent from HUD to OCED via electronic correspondence. OCED procedures adhere the established purchase price limits.

Data Location: <https://www.onecpd.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>

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

Starting in 2013, Section 221(d)(3) program limits will no longer be calculated and published by HUD due to the elimination of the 221(d)(3) Mortgage Program. Because HUD is no longer calculating 221(d)(3) limits, PJs must continue to use the 2012 published Section 221(d)(3) limits for all HOME projects, until further notice from the Office of Community Planning & Development at HUD. Limits were published in December 2011, and became effective January 1, 2012.