

2017 WORKING DOCUMENT								
INCOME LIMITS & AFFORDABLE HOUSING LIMITS (as published by HUD)								
2017 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	\$74,200	\$84,800	\$95,400	\$106,000	\$115,120	\$131,840	\$148,560	\$165,280
Median income	\$61,900	\$70,700	\$79,500	\$88,300	\$95,400	\$102,500	\$109,500	\$116,600
85% AMI (Covenant Units Only)	\$52,615	\$60,095	\$67,575	\$75,055	\$81,090	\$87,125	\$93,075	\$99,110
Low income (80% / 78%)	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
Low income (60%)	\$37,100	\$42,400	\$47,700	\$53,000	\$57,560	\$62,920	\$68,280	\$73,640
Very low income (50%)	\$30,950	\$35,350	\$39,750	\$44,150	\$47,700	\$51,250	\$54,750	\$58,300
Extremely low income (30%)	\$18,550	\$21,200	\$23,850	\$26,500	\$28,780	\$32,960	\$37,140	\$41,320
Effective 4.14.17 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/i12017/2017summary.odn								
2017 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	\$1,855	\$2,120	\$2,385	\$2,650	\$2,878	\$3,296	\$3,714	\$4,132
Median income	\$1,548	\$1,768	\$1,988	\$2,208	\$2,385	\$2,563	\$2,738	\$2,915
Low income (80% / 78%)	\$1,190	\$1,360	\$1,530	\$1,700	\$1,836	\$1,973	\$2,109	\$2,245
Low income (60%)	\$928	\$1,060	\$1,193	\$1,325	\$1,439	\$1,548	\$1,657	\$1,766
Very low income (50%)	\$774	\$884	\$994	\$1,104	\$1,193	\$1,281	\$1,369	\$1,458
Extremely low income (30%)	\$464	\$530	\$596	\$663	\$720	\$784	\$848	\$912
Effective 6.15.17 Note: For Rental -includes utilities (except telephone). For Homeownership - Includes taxes, utilities, condo fees, & insurance.								
2017 Fair Market Rents (as published by Office of Policy Development and Research (PD&R))								
SRO	\$598	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.						
Efficiency	\$797							
1 bedroom	\$850							
2 bedroom	\$1,025							
3 bedroom	\$1,407	They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service						
4 bedroom	\$1,765							
Effective 1.1.17 Data Location: http://www.huduser.org/portal/datasets/fmr.html								
2017 HOME Program Income Limits (Washtenaw County)								
Household Size	1	2	3	4	5	6	7	8
120% Median	\$74,200	\$84,800	\$95,400	\$106,000	\$114,600	\$123,000	\$131,600	\$140,000
Median income	\$61,900	\$70,700	\$79,500	\$88,300	\$95,400	\$102,500	\$109,500	\$116,600
85% AMI (Covenant Units Only)	\$52,615	\$60,095	\$67,575	\$75,055	\$81,090	\$87,125	\$93,075	\$99,110
Low income (80% / 78%)	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
Low income (60%)	\$37,140	\$42,420	\$47,700	\$52,980	\$57,240	\$61,500	\$65,700	\$69,960
Very low income (50%)	\$30,950	\$35,350	\$39,750	\$44,150	\$47,700	\$51,250	\$54,750	\$58,300
Extremely low income (30%)	\$18,550	\$21,200	\$23,850	\$26,500	\$28,650	\$30,750	\$32,900	\$35,000
Effective 6.15.17 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/								
2017 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	\$1,855	\$2,120	\$2,385	\$2,650	\$2,865	\$3,075	\$3,290	\$3,500
Median income	\$1,548	\$1,768	\$1,988	\$2,208	\$2,385	\$2,563	\$2,738	\$2,915
Low income (80% / 78%)	\$1,190	\$1,360	\$1,530	\$1,700	\$1,836	\$1,973	\$2,109	\$2,245
Low income (60%)	\$929	\$1,061	\$1,193	\$1,325	\$1,431	\$1,538	\$1,643	\$1,749
Very low income (50%)	\$774	\$884	\$994	\$1,104	\$1,193	\$1,281	\$1,369	\$1,458
Extremely low income (30%)	\$464	\$530	\$596	\$663	\$716	\$769	\$823	\$875
Effective 6.15.17 for all HOME. For Rental -includes utilities (except telephone). For Homeownership - Includes taxes, utilities, condo fees, & insurance.								
2017 HOME Program LOW and HIGH Rent Rates								
		LOW		HIGH		50% Rent Limit		65% Rent Limit
SRO*		\$581		\$598		\$581		\$815
Efficiency		\$775		\$797		\$775		\$1,086
1 bedroom		\$830		\$850		\$830		\$1,165
2 bedroom		\$996		\$1,025		\$996		\$1,399
3 bedroom		\$1,150		\$1,407		\$1,150		\$1,609
4 bedroom		\$1,283		\$1,765		\$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 6.15.17. 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 2017 Homeownership Purchase Price Limits (homeowner only)								
	1 Unit	2 Unit	3 Unit	4 Unit	Median Value*			
Maximum (Existing)	\$199,000	\$254,000	\$308,000	\$381,000	\$209,000			
Maximum (New)	\$224,000	\$286,000	\$347,000	\$430,000	\$235,500			
Effective 3.1.17. OCED procedures adhere the established purchase price limits. Data Location: https://www.hudexchange.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.								
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