

2021 WORKING DOCUMENT
INCOME LIMITS & AFFORDABLE HOUSING LIMITS (as published by HUD)

2021 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	\$89,600	\$102,400	\$115,200	\$127,800	\$138,200	\$148,400	\$160,480	\$178,640
Median income	\$74,600	\$85,200	\$95,900	\$106,600	\$115,100	\$123,600	\$132,100	\$140,600
85% AMI (Covenant Units Only)	\$63,410	\$72,420	\$81,515	\$90,610	\$97,835	\$105,060	\$112,285	\$119,510
Low income (80%)	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500
Low income (60%)	\$44,800	\$51,200	\$57,600	\$63,900	\$69,100	\$74,200	\$80,240	\$89,320
Very low income (50%)	\$37,300	\$42,600	\$47,950	\$53,250	\$57,550	\$61,800	\$66,050	\$70,300
Extremely low income (30%)	\$22,400	\$25,600	\$28,800	\$31,950	\$34,550	\$37,100	\$40,120	\$44,660

Effective 4.1.21 for all programs except HOME. Note: the 80% AMI level may not exceed the U.S. Median level. Consequently, our 80% AMI level is actually 100% of U. S. median income.
 Data Location: <https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn>

2021 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	\$2,240	\$2,560	\$2,880	\$3,195	\$3,455	\$3,710	\$4,012	\$4,466
Median income	\$1,865	\$2,130	\$2,398	\$2,665	\$2,878	\$3,090	\$3,303	\$3,515
Low income (80%)	\$1,399	\$1,599	\$1,799	\$1,998	\$2,158	\$2,318	\$2,478	\$2,638
Low income (60%)	\$1,120	\$1,280	\$1,440	\$1,598	\$1,728	\$1,855	\$2,006	\$2,233
Very low income (50%)	\$933	\$1,065	\$1,199	\$1,331	\$1,439	\$1,545	\$1,651	\$1,758
Extremely low income (30%)	\$560	\$640	\$720	\$799	\$864	\$928	\$1,003	\$1,117

Effective 4.1.21 Note: For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

2021 Fair Market Rents (as published by Office of Policy Development and Research (PD&R))

SRO	\$772	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	\$1,029	
1 bedroom	\$1,043	
2 bedroom	\$1,264	
3 bedroom	\$1,593	
4 bedroom	\$1,892	

Effective 10.1.20 Data Location: <http://www.huduser.org/portal/datasets/fmr.html>

2021 HOME Program Income Limits (Washtenaw County)

Household Size	1	2	3	4	5	6	7	8
120% Median	\$89,600	\$102,400	\$115,200	\$127,800	\$138,200	\$148,400	\$158,600	\$168,800
Median income	\$74,600	\$85,200	\$95,900	\$106,500	\$115,100	\$123,600	\$132,100	\$140,600
85% AMI (Covenant Units Only)	\$63,410	\$72,420	\$81,515	\$90,525	\$97,835	\$105,060	\$112,285	\$119,510
Low income (80%)	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500
Low income (60%)	\$44,760	\$51,120	\$57,540	\$63,900	\$69,060	\$74,160	\$79,260	\$84,360
Very low income (50%)	\$37,300	\$42,600	\$47,950	\$53,250	\$57,550	\$61,800	\$66,050	\$70,300
Extremely low income (30%)	\$22,400	\$25,600	\$28,800	\$31,950	\$34,550	\$37,100	\$39,650	\$42,200

Effective 6.1.21 or all HOME programs. Data Location: <https://www.hudexchange.info/programs/home/home-income-limits/>

2021 HOME Program Maximum Housing Expense Levels by Household (30% of gross monthly income)

Household Size	1	2	3	4	5	6	7	8
120% Median Income	\$2,240	\$2,560	\$2,880	\$3,195	\$3,455	\$3,710	\$3,965	\$4,220
Median income	\$1,865	\$2,130	\$2,398	\$2,663	\$2,878	\$3,090	\$3,303	\$3,515
Low income (80%)	\$1,399	\$1,599	\$1,799	\$1,998	\$2,158	\$2,318	\$2,478	\$2,638
Low income (60%)	\$1,119	\$1,278	\$1,439	\$1,598	\$1,727	\$1,854	\$1,982	\$2,109
Very low income (50%)	\$933	\$1,065	\$1,199	\$1,331	\$1,439	\$1,545	\$1,651	\$1,758
Extremely low income (30%)	\$560	\$640	\$720	\$799	\$864	\$928	\$991	\$1,055

Effective 6.1.21 for all HOME. For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

2021 HOME Program LOW and HIGH Rent Rates

SRO*	LOW		HIGH		50% Rent Limit		65% Rent Limit	
	Efficiency	\$699	\$932	\$772	\$1,029	\$699	\$932	\$895
1 bedroom	\$998	\$1,198	\$1,043	\$1,264	\$998	\$1,198	\$1,279	\$1,537
2 bedroom	\$1,385	\$1,545	\$1,593	\$1,892	\$1,385	\$1,545	\$1,767	\$1,951
3 bedroom	\$1,704	\$1,863	\$2,135	\$2,318	\$1,704	\$1,863	\$2,135	\$2,318
4 bedroom								
5 bedroom								
6 bedroom								

Effective 7.1.21 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 2021 Homeownership Purchase Price Limits (homeowner only)

	1 Unit	2 Unit	3 Unit	4 Unit	Median Value*
Maximum (Existing)	\$264,000	\$338,000	\$409,000	\$507,000	\$277,700
Maximum (New)	\$264,000	\$338,000	\$409,000	\$507,000	\$265,205

Effective 6.1.21 OCED procedures adhere the established purchase price limits. *unadjusted median value Data Location: <https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>

2020 Maximum Per-Unit Subsidy 221(d)3 (rental and homeowner) Developers to use 2020 until next update is published

Maximum	0-bdrm	1-bdrm	2-bdrm	3-bdrm	4-bdrm
Elevator	172,479	197,721	240,432	311,043	341,426
No-elevator	163,895	188,976	227,910	291,735	325,004

Effective 6.4.20 Data Location: <https://www.hudexchange.info/resource/2315/home-per-unit-subsidy/>