

**2013 Income Limits and Affordable Housing Limits  
(as published by HUD) v.6**

<b>2013 Income Limits (Washtenaw County)</b>								
<b>Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
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
<b>*Low income (80% / 75%)</b>	<b>\$45,100</b>	<b>\$51,550</b>	<b>\$58,000</b>	<b>\$64,400</b>	<b>\$69,600</b>	<b>\$74,750</b>	<b>\$79,900</b>	<b>\$85,050</b>
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](http://www.huduser.org/portal/datasets/il/il13/index_il2013.html)

<b>2013 Maximum Housing Expense Levels by Household Size (30% of gross monthly income)</b>								
<b>Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
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.

<b>FY 2013 Fair Market Rent Levels -FMR (Washtenaw County)</b>	
<b>FMR (40th Percentile)</b>	
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.

<b>2013 HOME program LOW and HIGH rent rates</b>			
	<b>LOW</b>		<b>HIGH</b>
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/>

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

<b>2013 Maximum Purchase Price or After Rehabilitation Value Limits (homeowner only)</b>					
	1 Unit	2 Unit	3 Unit	4 Unit	Median Value
Maximum (Existing)	\$157,000	\$201,000	\$243,000	\$301,000	\$165,000
Maximum (New)	\$195,000	\$249,000	\$302,000	\$374,000	\$184,000

**Effective 08.23.2013.** Data sent from HUD to OCED via electronic correspondence.  
Data Location: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/programs/home/limits/maxprice](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/limits/maxprice)