

2014 Income Limits and Affordable Housing Limits (as published by HUD) v.3

2014 Income Limits (Washtenaw County)								
Household Size	1	2	3	4	5	6	7	8
120% Median	\$73,400	\$84,000	\$94,400	\$104,800	\$113,200	\$121,600	\$130,000	\$138,400
Median income	\$61,200	\$70,000	\$78,700	\$87,400	\$94,400	\$101,400	\$108,400	\$115,400
85% AMI (Covenant Units Only)	\$52,020	\$59,500	\$66,895	\$74,290	\$80,240	\$86,190	\$92,140	\$98,090
*Low income (80% / 75%)	\$44,750	\$51,150	\$57,550	\$63,900	\$69,050	\$74,150	\$79,250	\$84,350
Low income (60%)	\$36,700	\$42,000	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Very low income (50%)	\$30,600	\$35,000	\$39,350	\$43,700	\$47,200	\$50,700	\$54,200	\$57,700
Extremely low income (30%)	\$18,350	\$21,000	\$23,600	\$26,200	\$28,300	\$30,400	\$32,500	\$34,600

Effective 01.01.2014 for all programs except HOME. 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 Location: <http://www.huduser.org/portal/datasets/il/il14/index.html>

2014 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	\$1,835	\$2,100	\$2,360	\$2,620	\$2,830	\$3,040	\$3,250	\$3,460
Median income	\$1,530	\$1,750	\$1,968	\$2,185	\$2,360	\$2,535	\$2,710	\$2,885
85% AMI (Covenant Units Only)	\$1,301	\$1,488	\$1,672	\$1,857	\$2,006	\$2,155	\$2,304	\$2,452
*Low income (80% / 75%)	\$1,119	\$1,279	\$1,439	\$1,598	\$1,726	\$1,854	\$1,981	\$2,109
Low income (60%)	\$918	\$1,050	\$1,180	\$1,310	\$1,415	\$1,520	\$1,625	\$1,730
Very low income (50%)	\$765	\$875	\$984	\$1,093	\$1,180	\$1,268	\$1,355	\$1,443
Extremely low income (30%)	\$459	\$525	\$590	\$655	\$708	\$760	\$813	\$865

Effective 01.01.2014 Note: For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

FY 2014 Fair Market Rent Levels -FMR (Washtenaw County)		FY 2015 Fair Market Rent Levels -FMR (Washtenaw County)	
SRO	\$500	SRO	\$506
Efficiency	\$666	Efficiency	\$675
1 bedroom	\$803	1 bedroom	\$813
2 bedroom	\$952	2 bedroom	\$964
3 bedroom	\$1,301	3 bedroom	\$1,318
4 bedroom	\$1,686	4 bedroom	\$1,707

Effective 01.01.2014

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

Effective 01.01.2015

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

2014 HOME Income Limits (Washtenaw County)								
Household Size	1	2	3	4	5	6	7	8
120% Median	\$73,440	\$84,000	\$94,440	\$104,880	\$113,280	\$121,680	\$130,080	\$138,480
Median income	\$61,200	\$70,000	\$78,700	\$87,400	\$94,400	\$101,400	\$108,400	\$115,400
85% AMI (Covenant Units Only)	\$52,020	\$59,500	\$66,895	\$74,290	\$80,240	\$86,190	\$92,140	\$98,090
*Low income (80% / 75%)	\$44,750	\$51,150	\$57,550	\$63,900	\$69,050	\$74,150	\$79,250	\$84,350
Low income (60%)	\$36,720	\$42,000	\$47,220	\$52,440	\$56,640	\$60,840	\$65,040	\$69,240
Very low income (50%)	\$30,600	\$35,000	\$39,350	\$43,700	\$47,200	\$50,700	\$54,200	\$57,700
Extremely low income (30%)	\$18,350	\$21,000	\$23,600	\$26,200	\$28,300	\$30,400	\$32,500	\$34,600

Effective 05.01.2014 for 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 75% of median. Data Location: <https://onecpd.info/resource-library/home-income-limits/>

2014 HOME 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	\$1,836	\$2,100	\$2,361	\$2,622	\$2,832	\$3,042	\$3,252	\$3,462
Median income	\$1,530	\$1,750	\$1,968	\$2,185	\$2,360	\$2,535	\$2,710	\$2,885
85% AMI (Covenant Units Only)	\$1,301	\$1,488	\$1,672	\$1,857	\$2,006	\$2,155	\$2,304	\$2,452
Low income (80% / 74%)	\$1,119	\$1,279	\$1,439	\$1,598	\$1,726	\$1,854	\$1,981	\$2,109
Low income (60%)	\$918	\$1,050	\$1,181	\$1,311	\$1,416	\$1,521	\$1,626	\$1,731
Very low income (50%)	\$765	\$875	\$984	\$1,093	\$1,180	\$1,268	\$1,355	\$1,443
Extremely low income (30%)	\$459	\$525	\$590	\$655	\$708	\$760	\$813	\$865

Effective 05.01.2014 for all HOME Note: For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

2014 HOME program LOW and HIGH rent rates		
	LOW	HIGH
SRO*	\$500	\$500
Efficiency	\$666	\$666
1 bedroom	\$803	\$803
2 bedroom	\$952	\$952
3 bedroom	\$1,136	\$1,301
4 bedroom	\$1,267	\$1,590

Effective 5.1.2014. 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-mortgage-program/>

FY 2014 Homeownership Purchase Price Limits (homeowner only)					
	1 Unit	2 Unit	3 Unit	4 Unit	Median Value
Maximum (Existing)	\$166,000	\$213,000	\$258,000	\$319,000	\$175,000
Maximum (New)	\$195,000	\$249,000	\$302,000	\$374,000	\$184,000

Effective 01.01.2014. 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/>

2012 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 01.01.2012. 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 and Development at HUD.

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