

2022 WORKING DOCUMENT
INCOME LIMITS & AFFORDABLE HOUSING LIMITS (as published by HUD)

2022 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	\$99,000	\$113,200	\$127,400	\$141,400	\$152,800	\$164,200	\$175,400	\$186,800
Median income	\$82,500	\$94,300	\$106,100	\$117,800	\$127,300	\$136,700	\$146,100	\$155,500
85% AMI (Covenant Units Only)	\$70,125	\$80,155	\$90,185	\$100,130	\$108,205	\$116,195	\$124,185	\$132,175
Low income (80%)	\$62,600	\$71,550	\$80,500	\$89,400	\$96,600	\$103,750	\$110,900	\$118,050
Low income (60%)	\$49,500	\$56,600	\$63,700	\$70,700	\$76,400	\$82,100	\$87,700	\$93,400
Very low income (50%)	\$41,250	\$47,150	\$53,050	\$58,900	\$63,650	\$68,350	\$73,050	\$77,750
Extremely low income (30%)	\$24,750	\$28,300	\$31,850	\$35,350	\$38,200	\$41,050	\$43,850	\$46,700

Effective 4.29.22 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.html>

2022 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	\$2,475	\$2,830	\$3,185	\$3,535	\$3,820	\$4,105	\$4,385	\$4,670
Median income	\$2,063	\$2,358	\$2,653	\$2,945	\$3,183	\$3,418	\$3,653	\$3,888
Low income (80%)	\$1,565	\$1,789	\$2,013	\$2,235	\$2,415	\$2,594	\$2,773	\$2,951
Low income (60%)	\$1,238	\$1,415	\$1,593	\$1,768	\$1,910	\$2,053	\$2,193	\$2,335
Very low income (50%)	\$1,031	\$1,179	\$1,326	\$1,473	\$1,591	\$1,709	\$1,826	\$1,944
Extremely low income (30%)	\$619	\$708	\$796	\$884	\$955	\$1,026	\$1,096	\$1,168

Effective 4.29.2022 Note: For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

2022 Fair Market Rents (as published by Office of Policy Development and Research (PD&R))

SRO	\$785	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. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service.
Efficiency	\$1,047	
1 bedroom	\$1,048	
2 bedroom	\$1,262	
3 bedroom	\$1,560	
4 bedroom	\$1,816	

Effective 4.29.2022 Data Location: <https://www.huduser.org/portal/datasets/fmr.html>

2022 HOME Program Income Limits (Washtenaw County)

Household Size	1	2	3	4	5	6	7	8
120% Median	\$99,000	\$113,200	\$127,400	\$141,400	\$152,800	\$164,200	\$175,400	\$186,800
Median income	\$82,500	\$94,300	\$106,100	\$117,800	\$127,300	\$136,700	\$146,100	\$155,500
85% AMI (Covenant Units Only)	\$70,125	\$80,155	\$90,185	\$100,130	\$108,205	\$116,195	\$124,185	\$132,175
Low income (80%)	\$62,600	\$71,550	\$80,500	\$89,400	\$96,600	\$103,750	\$110,900	\$118,050
Low income (60%)	\$49,500	\$56,580	\$63,660	\$70,680	\$76,380	\$82,020	\$87,660	\$93,300
Very low income (50%)	\$41,250	\$47,150	\$53,050	\$58,900	\$63,650	\$68,350	\$73,050	\$77,750
Extremely low income (30%)	\$24,750	\$28,300	\$31,850	\$35,350	\$38,200	\$41,050	\$43,850	\$46,700

Effective 6.15.22 or all HOME programs. Data Location: <https://www.hudexchange.info/programs/home/home-income-limits/>

2022 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	\$2,475	\$2,830	\$3,185	\$3,535	\$3,820	\$4,105	\$4,385	\$4,670
Median income	\$2,063	\$2,358	\$2,653	\$2,945	\$3,183	\$3,418	\$3,653	\$3,888
Low income (80%)	\$1,565	\$1,789	\$2,013	\$2,235	\$2,415	\$2,594	\$2,773	\$2,951
Low income (60%)	\$1,238	\$1,415	\$1,592	\$1,767	\$1,910	\$2,051	\$2,192	\$2,333
Very low income (50%)	\$1,031	\$1,179	\$1,326	\$1,473	\$1,591	\$1,709	\$1,826	\$1,944
Extremely low income (30%)	\$619	\$708	\$796	\$884	\$955	\$1,026	\$1,096	\$1,168

Effective 6.15.22 for all HOME. For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.

2022 HOME Program LOW and HIGH Rent Rates

	LOW	HIGH	50% Rent Limit	65% Rent Limit
SRO*	\$773	\$785	\$773	\$990
Efficiency	\$1,031	\$1,047	\$1,031	\$1,320
1 bedroom	\$1,048	\$1,048	\$1,105	\$1,416
2 bedroom	\$1,262	\$1,262	\$1,326	\$1,701
3 bedroom	\$1,531	\$1,560	\$1,531	\$1,957
4 bedroom	\$1,708	\$1,816	\$1,708	\$2,163
5 bedroom	\$1,885	\$2,088	\$1,885	\$2,368
6 bedroom	\$2,061	\$2,361	\$2,061	\$2,573

Effective 6.15.22 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 or below the LOW rent rate for families with incomes at 50% AMI or below. *SRO= 75% of Efficiency. Data Location: <https://www.hudexchange.info/programs/home/home-rent-limits/>

FY 2022 Homeownership Purchase Price Limits (homeowner only)

	1 Unit	2 Unit	3 Unit	4 Unit	Median Value*
Maximum (Existing)	\$280,000	\$359,000	\$434,000	\$538,000	\$295,000
Maximum (New)	\$280,000	\$359,000	\$434,000	\$538,000	\$264,000

Effective 6.1.22 OCED procedures adhere to the established purchase price limits. *Unadjusted median value

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

2022 Maximum Per-Unit Subsidy 221(d)3 (rental and homeowner)

Maximum	0-bdrm	1-bdrm	2-bdrm	3-bdrm	4-bdrm
Elevator	179, 722	206, 023	250, 530	324, 105	355, 765

Effective 4.17.2022 Data Location: <https://www.hudexchange.info/resource/2315/home-per-unit-subsidy/>

Updated by: Karen Newman, Community Development Specialist, Washtenaw County (OCED), 734-544-3009