

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Ann Arbor, MI MSA								
VERY LOW INCOME	30600	35000	39350	43700	47200	50700	54200	57700
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Battle Creek, MI MSA								
VERY LOW INCOME	20350	23250	26150	29100	31400	33750	36050	38400
LOW INCOME	32600	37250	41900	46550	50300	54000	57750	61450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bay City, MI MSA								
VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36300	38650
LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Detroit-Warren-Livonia, MI MSA								
Detroit-Warren-Livonia, MI HUD Metro FMR Area								
VERY LOW INCOME	24850	28400	31950	35500	38350	41200	44000	46850
LOW INCOME	39750	45450	51100	56800	61350	65900	70450	75000
MOD.INC-GUAR.LOAN	81650	81650	81650	81650	107800	107800	107800	107800
Livingston County, MI HUD Metro FMR Area								
VERY LOW INCOME	31450	35950	40450	44950	48550	52150	55750	59350
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Flint, MI MSA								
VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36250	38600
LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grand Rapids-Wyoming, MI MSA								
Barry County, MI HUD Metro FMR Area								
VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Grand Rapids-Wyoming, MI HUD Metro FMR Area								
VERY LOW INCOME	22100	25250	28400	31550	34050	36600	39100	41650
LOW INCOME	35350	40400	45450	50500	54550	58600	62600	66650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Ionia County, MI HUD Metro FMR Area								
VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Newaygo County, MI HUD Metro FMR Area								
VERY LOW INCOME	18600	21250	23900	26550	28700	30800	32950	35050
LOW INCOME	29750	34000	38250	42500	45900	49300	52700	56100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Holland-Grand Haven, MI MSA								
VERY LOW INCOME	24900	28450	32000	35550	38400	41250	44100	46950
LOW INCOME	39850	45500	51200	56900	61450	66000	70550	75100
MOD.INC-GUAR.LOAN	81800	81800	81800	81800	108000	108000	108000	108000
Jackson, MI MSA								
VERY LOW INCOME	21600	24650	27750	30800	33300	35750	38200	40700
LOW INCOME	34500	39450	44350	49300	53250	57200	61150	65100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kalamazoo-Portage, MI MSA								
VERY LOW INCOME	22150	25300	28450	31600	34150	36700	39200	41750
LOW INCOME	35400	40450	45500	50550	54600	58650	62700	66750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lansing-East Lansing, MI MSA								
VERY LOW INCOME	24050	27500	30950	34350	37100	39850	42600	45350
LOW INCOME	38450	43950	49450	54950	59350	63750	68150	72550
MOD.INC-GUAR.LOAN	79000	79000	79000	79000	104300	104300	104300	104300
Monroe, MI MSA								
VERY LOW INCOME	24600	28100	31650	35150	37950	40750	43600	46400
LOW INCOME	39400	45000	50650	56250	60750	65250	69750	74250
MOD.INC-GUAR.LOAN	80850	80850	80850	80850	106700	106700	106700	106700
Muskegon-Norton Shores, MI MSA								
VERY LOW INCOME	21700	24800	27900	31050	33500	36000	38450	40950
LOW INCOME	34800	39750	44750	49700	53700	57650	61650	65600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Niles-Benton Harbor, MI MSA								
VERY LOW INCOME	20400	23300	26200	29100	31450	33800	36100	38450
LOW INCOME	32600	37250	41900	46550	50250	54000	57700	61450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG.

OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Saginaw-Saginaw Township North, MI MSA								
VERY LOW INCOME	19500	22300	25100	27900	30100	32350	34550	36800
LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
South Bend-Mishawaka, IN-MI MSA								
Cass County, MI HUD Metro FMR Area								
VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alcona County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alger County, MI								
VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Allegan County, MI								
VERY LOW INCOME	21850	24950	28050	31150	33650	36150	38650	41150
LOW INCOME	34900	39900	44850	49850	53850	57850	61800	65800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alpena County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Antrim County, MI								
VERY LOW INCOME	19050	21800	24500	27200	29400	31600	33750	35950
LOW INCOME	30450	34800	39150	43500	47000	50450	53950	57400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Arenac County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baraga County, MI								
VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/07/2013 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Benzie County, MI								
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
LOW INCOME	31700	36250	40750	45300	48900	52550	56150	59800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Branch County, MI								
VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charlevoix County, MI								
VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cheboygan County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chippewa County, MI								
VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clare County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crawford County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Delta County, MI								
VERY LOW INCOME	19150	21900	24650	27350	29550	31750	33950	36150
LOW INCOME	30650	35000	39400	43750	47250	50750	54250	57750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dickinson County, MI								
VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Emmet County, MI								
VERY LOW INCOME	22950	26200	29500	32750	35400	38000	40650	43250
LOW INCOME	36700	41900	47150	52400	56600	60800	65000	69150
MOD.INC-GUAR.LOAN	75350	75350	75350	75350	99450	99450	99450	99450
Gladwin County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gogebic County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grand Traverse County, MI								
VERY LOW INCOME	23100	26400	29700	32950	35600	38250	40900	43500
LOW INCOME	36900	42150	47450	52700	56900	61150	65350	69550
MOD.INC-GUAR.LOAN	75750	75750	75750	75750	100000	100000	100000	100000
Gratiot County, MI								
VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hillsdale County, MI								
VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Houghton County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Huron County, MI								
VERY LOW INCOME	18450	21100	23750	26350	28500	30600	32700	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Iosco County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Iron County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Isabella County, MI								
VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kalkaska County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Keweenaw County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lake County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Leelanau County, MI								
VERY LOW INCOME	24300	27800	31250	34700	37500	40300	43050	45850
LOW INCOME	38850	44400	49950	55500	59950	64400	68800	73250
MOD.INC-GUAR.LOAN	79800	79800	79800	79800	105350	105350	105350	105350
Lenawee County, MI								
VERY LOW INCOME	27300	31200	35100	39050	42150	45250	48400	51500
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
MOD.INC-GUAR.LOAN	89850	89850	89850	89850	118600	118600	118600	118600
Luce County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mackinac County, MI								
VERY LOW INCOME	19150	21850	24600	27300	29500	31700	33900	36050
LOW INCOME	30600	34950	39350	43700	47200	50700	54200	57700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Manistee County, MI								
VERY LOW INCOME	18650	21300	23950	26600	28750	30900	33000	35150
LOW INCOME	29800	34050	38300	42550	45950	49350	52750	56150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marquette County, MI								
VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
LOW INCOME	36800	42050	47300	52550	56750	60950	65150	69350
MOD.INC-GUAR.LOAN	75550	75550	75550	75550	99750	99750	99750	99750
Mason County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mecosta County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Menominee County, MI								
VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Midland County, MI								
VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000
Missaukee County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montcalm County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montmorency County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Oceana County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ogemaw County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ontonagon County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Osceola County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oscoda County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Otsego County, MI								
VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Presque Isle County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roscommon County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sanilac County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/07/2013 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Schoolcraft County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shiawassee County, MI								
VERY LOW INCOME	20400	23300	26200	29100	31450	33800	36100	38450
LOW INCOME	32600	37250	41900	46550	50250	54000	57700	61450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Joseph County, MI								
VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
LOW INCOME	31300	35750	40250	44700	48300	51850	55450	59000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tuscola County, MI								
VERY LOW INCOME	19200	21900	24650	27400	29600	31800	34000	36150
LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wexford County, MI								
VERY LOW INCOME	18450	21100	23700	26350	28450	30550	32650	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/07/2013 SPECIAL PN

-----METROPOLITAN AREA-----

Ann Arbor, MI MSA - 11460
 Ann Arbor, MI MSA - METRO11460M11460
 Battle Creek, MI MSA - 12980
 Battle Creek, MI MSA - METRO12980M12980
 Bay City, MI MSA - 13020
 Bay City, MI MSA - METRO13020M13020
 Detroit-Warren-Livonia, MI MSA - 19820
 Detroit-Warren-Livonia, MI HMFA - METRO19820M19820
 Livingston County, MI HMFA - METRO19820MM0440
 Flint, MI MSA - 22420
 Flint, MI MSA - METRO22420M22420
 Grand Rapids-Wyoming, MI MSA - 24340
 Barry County, MI HMFA - METRO24340N26015
 Grand Rapids-Wyoming, MI HMFA - METRO24340M24340
 Ionia County, MI HMFA - METRO24340N26067
 Newaygo County, MI HMFA - METRO24340N26123
 Holland-Grand Haven, MI MSA - 26100
 Holland-Grand Haven, MI MSA - METRO26100M26100
 Jackson, MI MSA - 27100
 Jackson, MI MSA - METRO27100M27100
 Kalamazoo-Portage, MI MSA - 28020
 Kalamazoo-Portage, MI MSA - METRO28020M28020
 Lansing-East Lansing, MI MSA - 29620
 Lansing-East Lansing, MI MSA - METRO29620M29620
 Monroe, MI MSA - 33780
 Monroe, MI MSA - METRO33780M33780
 Muskegon-Norton Shores, MI MSA - 34740
 Muskegon-Norton Shores, MI MSA - METRO34740M34740
 Niles-Benton Harbor, MI MSA - 35660
 Niles-Benton Harbor, MI MSA - METRO35660M35660
 Saginaw-Saginaw Township North, MI MSA - 40980
 Saginaw-Saginaw Township North, MI MSA - METRO40980M40980
 South Bend-Mishawaka, IN-MI MSA - 43780
 Cass County, MI HMFA - METRO43780N26027

-----Counties of FMR AREA within STATE-----

161-Washtenaw
 025-Calhoun
 017-Bay
 087-Lapeer, 099-Macomb, 125-Oakland, 147-St. Clair, 163-Wayne
 093-Livingston
 049-Genesee
 015-Barry
 081-Kent
 067-Ionia
 123-Newaygo
 139-Ottawa
 075-Jackson
 077-Kalamazoo, 159-Van Buren
 037-Clinton, 045-Eaton, 065-Ingham
 115-Monroe
 121-Muskegon
 021-Berrien
 145-Saginaw
 027-Cass

-----NONMETROPOLITAN COUNTIES-----

001-Alcona	003-Alger	005-Allegan	007-Alpena	009-Antrim
011-Arenac	013-Baraga	019-Benzie	023-Branch	029-Charlevoix
031-Cheboygan	033-Chippewa	035-Clare	039-Crawford	041-Delta
043-Dickinson	047-Emmet	051-Gladwin	053-Gogebic	055-Grand Traverse
057-Gratiot	059-Hillsdale	061-Houghton	063-Huron	069-Iosco
071-Iron	073-Isabella	079-Kalkaska	083-Keweenaw	085-Lake
089-Leelanau	091-Lenawee	095-Luce	097-Mackinac	101-Manistee
103-Marquette	105-Mason	107-Mecosta	109-Menominee	111-Midland
113-Missaukee	117-Montcalm	119-Montmorency	127-Oceana	129-Ogemaw

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-----NONMETROPOLITAN COUNTIES-----

131-Ontonagon
143-Roscommon
157-Tuscola

133-Osceola
151-Sanilac
165-Wexford

135-Oscoda
153-Schoolcraft

137-Otsego
155-Shiawassee

141-Presque Isle
149-St. Joseph