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STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

DEPARTMENT OF CONSUMER & INDUSTRY SERVICES
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TO: Owners & Management Agents of Tax Credit Properties
Management Agents of Section 8 and Section 236 Project-Based Properties
Management Agents of Multifamily Assisted Properties

FROM: Sherri Davio, Compliance Manager
Office of Legal Affairs

SUBJECT: 2004 Income Limits

HUD has published the 2004 income limits, effective January 28, 2004. This information is now available on HUD and MSHDA websites. The following links are provided for your convenience in locating the appropriate income limits by program.

LIHTC, MSHDA Direct Lending and Pass-Through Programs (effective 1/28/04)

(Direct Lending Programs include: developments funded under tax-exempt and taxable bond financing programs, including One Percent, 80/20, 70/30, TEAM and HOME TEAM Advantage)

http://www.michigan.gov/documents/mshda_li_ca_14_tab_e_smi_income_rent_limits_78876_7.pdf

Section 8 and Section 236 (Effective 1/28/04)

<http://www.huduser.org/datasets/il.html>

HOME (Effective 4/11/03)

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2003/index.cfm>

If you have any questions, or are unable to download these limits, please contact MSHDA's Compliance Monitoring Staff at (517) 241-2560.