



STATE OF MICHIGAN

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GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
LANSING

MICHAEL R. DEVOS  
EXECUTIVE DIRECTOR

February 14, 2005

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: 2005 Income Limits

HUD has published the 2005 income limits, effective February 14, 2005. 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 02/11/05)**

(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/mshda/0,1607,7-141-8002\\_26576\\_26582-76409--00.html](http://www.michigan.gov/mshda/0,1607,7-141-8002_26576_26582-76409--00.html)

**Section 8 and Section 236 (Effective 02/11/05)**

<http://www.huduser.org/datasets/il/il05/index.html>

**HOME (Effective 03/15/04)**

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2004/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.

