

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

----- 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*
Appleton, WI MSA								
VERY LOW INCOME	25800	29450	33150	36800	39750	42700	45650	48600
LOW INCOME	41250	47100	53000	58900	63600	68300	73050	77750
MOD.INC-GUAR.LOAN	84650	84650	84650	84650	111750	111750	111750	111750
Chicago-Joliet-Naperville, IL-IN-WI MSA								
Kenosha County, WI HUD Metro FMR Area								
VERY LOW INCOME	25250	28850	32450	36050	38950	41850	44750	47600
LOW INCOME	40400	46150	51950	57700	62300	66950	71550	76150
MOD.INC-GUAR.LOAN	82950	82950	82950	82950	109500	109500	109500	109500
Duluth, MN-WI MSA								
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	77050	77050	77050	77050	101700	101700	101700	101700
Eau Claire, WI MSA								
VERY LOW INCOME	22600	25800	29050	32250	34850	37450	40000	42600
LOW INCOME	36100	41300	46450	51600	55750	59850	64000	68100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fond du Lac, WI MSA								
VERY LOW INCOME	23750	27150	30550	33900	36650	39350	42050	44750
LOW INCOME	38000	43400	48850	54250	58600	62950	67250	71600
MOD.INC-GUAR.LOAN	78000	78000	78000	78000	102950	102950	102950	102950
Green Bay, WI MSA								
Green Bay, WI HUD Metro FMR Area								
VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
LOW INCOME	38350	43850	49300	54800	59200	63550	67950	72350
MOD.INC-GUAR.LOAN	78800	78800	78800	78800	104000	104000	104000	104000
Oconto County, WI HUD Metro FMR Area								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Janesville, WI MSA								
VERY LOW INCOME	22900	26200	29450	32700	35350	37950	40550	43200
LOW INCOME	36600	41850	47050	52300	56500	60650	64850	69050
MOD.INC-GUAR.LOAN	75200	75200	75200	75200	99250	99250	99250	99250

* 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

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
La Crosse, WI-MN MSA								
VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Madison, WI MSA								
Columbia County, WI HUD Metro FMR Area								
VERY LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
LOW INCOME	39200	44800	50400	56000	60500	64950	69450	73900
MOD.INC-GUAR.LOAN	80500	80500	80500	80500	106250	106250	106250	106250
Iowa County, WI HUD Metro FMR Area								
VERY LOW INCOME	24750	28300	31850	35350	38200	41050	43850	46700
LOW INCOME	39600	45250	50900	56550	61050	65600	70100	74650
MOD.INC-GUAR.LOAN	81300	81300	81300	81300	107300	107300	107300	107300
Madison, WI HUD Metro FMR Area								
VERY LOW INCOME	29050	33200	37350	41450	44800	48100	51400	54750
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Milwaukee-Waukesha-West Allis, WI MSA								
VERY LOW INCOME	25650	29300	32950	36600	39550	42500	45400	48350
LOW INCOME	41000	46850	52700	58550	63250	67900	72600	77300
MOD.INC-GUAR.LOAN	84150	84150	84150	84150	111100	111100	111100	111100
Minneapolis-St. Paul-Bloomington, MN-WI MSA								
VERY LOW INCOME	29400	33600	37800	42000	45400	48750	52100	55450
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Oshkosh-Neenah, WI MSA								
VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Racine, WI MSA								
VERY LOW INCOME	24400	27900	31400	34850	37650	40450	43250	46050
LOW INCOME	39050	44600	50200	55750	60200	64650	69150	73600
MOD.INC-GUAR.LOAN	80150	80150	80150	80150	105800	105800	105800	105800
Sheboygan, WI MSA								
VERY LOW INCOME	24750	28250	31800	35300	38150	40950	43800	46600
LOW INCOME	39550	45200	50850	56500	61000	65550	70050	74600
MOD.INC-GUAR.LOAN	81200	81200	81200	81200	107200	107200	107200	107200

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

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STATE:WISCONSIN

----- 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*
Wausau, WI MSA								
VERY LOW INCOME	24250	27700	31150	34600	37400	40150	42950	45700
LOW INCOME	38750	44300	49800	55350	59800	64200	68650	73050
MOD.INC-GUAR.LOAN	79550	79550	79550	79550	105000	105000	105000	105000
Adams County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ashland County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barron County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bayfield County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Buffalo County, WI								
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
Burnett County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clark County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crawford County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Dodge County, WI								
VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
LOW INCOME	37300	42650	47950	53300	57550	61850	66100	70350
MOD.INC-GUAR.LOAN	76600	76600	76600	76600	101100	101100	101100	101100
Door County, WI								
VERY LOW INCOME	22050	25200	28350	31450	34000	36500	39000	41550
LOW INCOME	35200	40250	45250	50300	54300	58350	62350	66400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dunn County, WI								
VERY LOW INCOME	23000	26250	29550	32800	35450	38050	40700	43300
LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
MOD.INC-GUAR.LOAN	75450	75450	75450	75450	99600	99600	99600	99600
Florence County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Forest County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grant County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Green County, WI								
VERY LOW INCOME	23600	26950	30300	33650	36350	39050	41750	44450
LOW INCOME	37700	43100	48450	53850	58150	62450	66750	71100
MOD.INC-GUAR.LOAN	77400	77400	77400	77400	102150	102150	102150	102150
Green Lake County, WI								
VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
LOW INCOME	36000	41150	46300	51450	55550	59700	63800	67900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Iron County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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STATE:WISCONSIN

----- 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*
Jackson County, WI	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, WI	VERY LOW INCOME	24850	28400	31950	35450	38300	41150	44000	46800
	LOW INCOME	39700	45350	51050	56700	61250	65750	70300	74850
	MOD.INC-GUAR.LOAN	81500	81500	81500	81500	107600	107600	107600	107600
Juneau County, WI	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lafayette County, WI	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Langlade County, WI	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, WI	VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
	LOW INCOME	34950	39900	44900	49900	53900	57900	61900	65850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Manitowoc County, WI	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
Marinette County, WI	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marquette County, WI	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	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*
Menominee County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, WI								
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
Oneida County, WI								
VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
LOW INCOME	34800	39750	44750	49700	53700	57650	61650	65600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pepin County, WI								
VERY LOW INCOME	21250	24250	27300	30300	32750	35150	37600	40000
LOW INCOME	33950	38800	43650	48500	52400	56250	60150	64000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Polk County, WI								
VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Portage County, WI								
VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
LOW INCOME	39100	44700	50250	55850	60300	64800	69250	73700
MOD.INC-GUAR.LOAN	80300	80300	80300	80300	106000	106000	106000	106000
Price County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Richland County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rusk County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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STATE:WISCONSIN

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Sauk County, WI								
VERY LOW INCOME	22750	26000	29250	32500	35100	37700	40300	42900
LOW INCOME	36400	41600	46800	52000	56150	60300	64500	68650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sawyer County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shawano County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taylor County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Trempealeau County, WI								
VERY LOW INCOME	21450	24500	27550	30600	33050	35500	37950	40400
LOW INCOME	34250	39150	44050	48950	52850	56800	60700	64600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Vernon County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Vilas County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Walworth County, WI								
VERY LOW INCOME	25600	29250	32900	36550	39500	42400	45350	48250
LOW INCOME	40950	46800	52650	58500	63200	67850	72550	77200
MOD.INC-GUAR.LOAN	84100	84100	84100	84100	111000	111000	111000	111000
Washburn County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
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:WISCONSIN

----- 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*
Waupaca County, WI								
VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
LOW INCOME	34950	39900	44900	49900	53900	57900	61900	65850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Waushara County, WI								
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wood County, WI								
VERY LOW INCOME	22000	25100	28250	31400	33900	36400	38950	41450
LOW INCOME	35200	40200	45250	50250	54250	58300	62300	66350
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
01/18/2012 SPECIAL PN