

Washtenaw County Fair Market Rents and Income Limits (2007)

(as published by the U.S. Department of Housing and Urban Development)

HUD calculated annual income and affordable monthly rent levels in Washtenaw County

2007

	1-person household		4-person household	
	Annual Income	Affordable Rent	Annual Income	Affordable Rent
Area Median Income (AMI)	\$54,810	\$1,370	\$78,300	\$1,958
Low Income (80% AMI) *	\$41,700	\$1,043	\$59,600	\$1,490
Very Low Income (50% AMI) **	\$28,850	\$721	\$41,200	\$1,030
Extremely Low Income (30% AMI) **	\$17,300	\$433	\$24,700	\$618
15% of AMI **	\$8,650	\$216	\$12,350	\$309

Annual income and affordable monthly rent levels for Avalon Housing target population

	Annual Income	Affordable Rent
\$8.50/hour entry level work	\$17,680	\$442
Minimum Wage (\$6.95/hour)	\$14,456	\$361
SSI (base Disability benefits)	\$7,644	\$191

Avalon monthly rents compared to Fair Market Rents

2007

Apartment size	Fair Market Rents	Avalon Rents
SRO	\$514	\$240
Efficiency	\$685	\$270 - \$357
1-bedroom	\$768	** \$240 - \$387
2-bedroom	\$934	** \$306 - \$476
3-bedroom	\$1,175	** \$383 - \$764

* 80% AMI capped at national median income per HUD.

** Calculations below 80% AMI frozen at (higher) 2006 levels per HUD.

** Lowest 1- and 2-bedroom rents and all 3-bedroom rents do not include utilities.