

Washtenaw County Fair Market Rents and Income Limits (2009)

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

HUD calculated annual income and affordable monthly rent levels in Washtenaw County 2009

	1-person household		4-person household	
	Annual Income	Affordable Rent	Annual Income	Affordable Rent
Area Median Income (AMI)	\$59,600	\$1,490	\$85,200	\$2,130
Low Income (80% AMI) *	\$44,800	\$1,120	\$64,000	\$1,600
Very Low Income (50% AMI) **	\$29,800	\$745	\$42,600	\$1,065
Extremely Low Income (30% AMI) **	\$17,900	\$448	\$25,550	\$639
15% of AMI **	\$8,950	\$224	\$12,775	\$319

Annual income and affordable monthly rent levels for Avalon Housing target population 2009

	Annual Income	Affordable Rent
\$10.00/hour work	\$20,800	\$520
\$8.50/hour entry level work	\$17,680	\$442
Minimum Wage (\$7.40/hour)	\$15,392	\$385
SSI (base Disability benefits)	\$8,256	\$206

Avalon and WAHC monthly rents compared to Fair Market Rents 2009

Apartment size	Fair Market Rents	Avalon Rents	WHAC Rents
SRO	\$518	\$250	n/a
Efficiency	\$690	\$281 - \$371	n/a
1-bedroom	\$774	\$250 - \$402 ***	\$425 - \$535 ****
2-bedroom	\$942	\$318 - \$486 ***	\$510 - \$635 ****
3-bedroom	\$1,185	\$390 - \$779 ***	\$585 - \$760 ****

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

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

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

**** All WAHC rents do not include utilities.