

## Washtenaw County Fair Market Rents and Income Limits (2016)

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

### HUD calculated annual income and affordable monthly rent levels in Washtenaw County (2016)

	1-person household		4-person household	
	Annual Income	Affordable Rent	Annual Income	Affordable Rent
Area Median Income (AMI)	\$62,000	\$1,550	\$84,300	\$2,108
Low Income (80% AMI) *	\$46,000	\$1,150	\$65,700	\$1,643
Very Low Income (50% AMI) *	\$31,000	\$775	\$44,250	\$1,106
Extremely Low Income (30% AMI)	\$18,600	\$465	\$26,550	\$664
15% of AMI	\$9,300	\$233	\$12,645	\$316

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

	Annual Income	Affordable Rent
\$10.00/hour work	\$20,800	\$520
Michigan Minimum Wage (\$8.15/hour)	\$16,952	\$424
SSI (base Disability benefits)	\$8,796	\$220

### Avalon monthly rents compared to Fair Market Rents (2016)

Apartment size	Fair Market Rents	Avalon Base Rents***
SRO	\$577	\$287
Efficiency	\$769	\$322
1-bedroom	\$851	** \$288 - \$361
2-bedroom	\$1,019	** \$365 - \$626
3-bedroom	\$1,396	\$626

\* 80% and 50% AMI capped at national median income per HUD.

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

\*\*\* Avalon Base Rents are the rent amounts that a tenant with no other subsidies will pay

