

## 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.