

## Washtenaw County Fair Market Rents and Income Limits (2011)

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

### HUD calculated annual income and affordable monthly rent levels in Washtenaw County 2011

	1-person household		4-person household	
	Annual Income	Affordable Rent	Annual Income	Affordable Rent
Area Median Income (AMI)	\$61,300	\$1,533	\$87,500	\$2,188
Low Income (80% AMI) *	\$49,040	\$1,226	\$70,000	\$1,750
Very Low Income (50% AMI)	\$30,650	\$766	\$43,750	\$1,094
Extremely Low Income (30% AMI)	\$18,390	\$460	\$26,250	\$656
15% of AMI	\$9,195	\$230	\$13,125	\$328

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

	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 monthly rents compared to Fair Market Rents 2011

Apartment size	Fair Market Rents	Avalon Rents
SRO	\$485	\$260
Efficiency	\$647	\$293 - \$386
1-bedroom	\$725	** \$260 - \$418
2-bedroom	\$882	** \$330 - \$514
3-bedroom	\$1,110	** \$414 - \$811

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

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



# AVALON HOUSING

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