

# MICHIGAN

#30\*

In **Michigan**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$993**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,311** monthly or **\$39,731** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$19.10**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT MICHIGAN:

STATE FACTS	
Minimum Wage	<b>\$9.87</b>
Average Renter Wage	<b>\$18.17</b>
2-Bedroom Housing Wage	<b>\$19.10</b>
Number of Renter Households	<b>1,124,923</b>
Percent Renters	<b>28%</b>

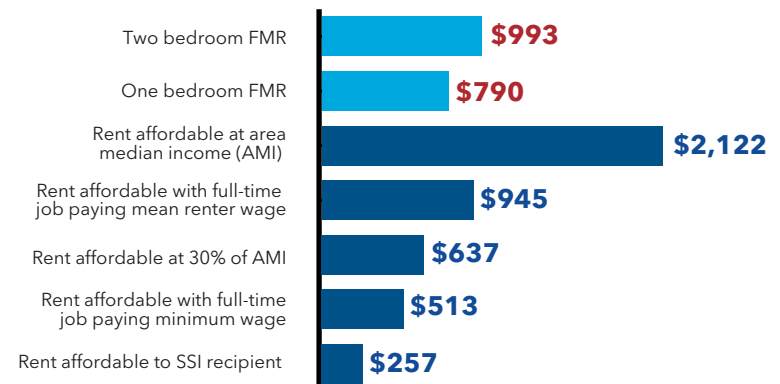
**77**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**62**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**1.9**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.5**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Ann Arbor MSA	<b>\$24.27</b>
Livingston County	<b>\$21.63</b>
Detroit-Warren-Livonia HMFA	<b>\$20.85</b>
Grand Rapids-Wyoming HMFA	<b>\$20.02</b>
Grand Traverse County	<b>\$19.40</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

**Michigan**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Michigan	\$19.10	\$993	\$39,731	1.9	\$84,868	\$2,122	\$25,461	\$637	1,124,923	28%	\$18.17	\$945	1.1
Combined Nonmetro Areas	\$15.52	\$807	\$32,277	1.6	\$70,021	\$1,751	\$21,006	\$525	154,784	21%	\$13.12	\$682	1.2
<u>Metropolitan Areas</u>													
Ann Arbor MSA	\$24.27	\$1,262	\$50,480	2.5	\$117,800	\$2,945	\$35,340	\$884	55,102	39%	\$19.26	\$1,002	1.3
Battle Creek MSA	\$16.17	\$841	\$33,640	1.6	\$73,400	\$1,835	\$22,020	\$551	16,488	30%	\$17.67	\$919	0.9
Bay City MSA	\$15.12	\$786	\$31,440	1.5	\$74,800	\$1,870	\$22,440	\$561	10,679	24%	\$15.38	\$800	1.0
Cass County HMFA	\$16.25	\$845	\$33,800	1.6	\$74,800	\$1,870	\$22,440	\$561	3,974	19%	\$12.73	\$662	1.3
Detroit-Warren-Livonia HMFA	\$20.85	\$1,084	\$43,360	2.1	\$89,800	\$2,245	\$26,940	\$674	516,438	31%	\$21.18	\$1,101	1.0
Flint MSA	\$15.79	\$821	\$32,840	1.6	\$71,600	\$1,790	\$21,480	\$537	51,197	30%	\$15.61	\$812	1.0
Grand Rapids-Wyoming HMFA	\$20.02	\$1,041	\$41,640	2.0	\$89,700	\$2,243	\$26,910	\$673	72,573	30%	\$16.87	\$877	1.2
Holland-Grand Haven HMFA	\$18.67	\$971	\$38,840	1.9	\$94,100	\$2,353	\$28,230	\$706	22,617	22%	\$15.52	\$807	1.2
Ionia County HMFA	\$17.00	\$884	\$35,360	1.7	\$73,100	\$1,828	\$21,930	\$548	5,452	24%	\$11.86	\$616	1.4
Jackson MSA	\$16.65	\$866	\$34,640	1.7	\$84,300	\$2,108	\$25,290	\$632	15,985	26%	\$15.98	\$831	1.0
Kalamazoo-Portage MSA	\$16.90	\$879	\$35,160	1.7	\$86,600	\$2,165	\$25,980	\$650	37,023	36%	\$17.88	\$930	0.9
Lansing-East Lansing HMFA	\$18.00	\$936	\$37,440	1.8	\$89,500	\$2,238	\$26,850	\$671	64,541	34%	\$16.49	\$858	1.1
Livingston County HMFA	\$21.63	\$1,125	\$45,000	2.2	\$113,800	\$2,845	\$34,140	\$854	10,866	15%	\$14.24	\$741	1.5
Midland MSA	\$16.73	\$870	\$34,800	1.7	\$94,200	\$2,355	\$28,260	\$707	7,787	23%	\$20.15	\$1,048	0.8
Monroe MSA	\$18.10	\$941	\$37,640	1.8	\$85,800	\$2,145	\$25,740	\$644	11,790	19%	\$14.31	\$744	1.3
Montcalm County HMFA	\$15.04	\$782	\$31,280	1.5	\$63,500	\$1,588	\$19,050	\$476	4,895	20%	\$12.67	\$659	1.2
Muskegon MSA	\$16.44	\$855	\$34,200	1.7	\$70,600	\$1,765	\$21,180	\$530	15,702	24%	\$12.79	\$665	1.3
Niles-Benton Harbor MSA	\$16.25	\$845	\$33,800	1.6	\$73,700	\$1,843	\$22,110	\$553	18,155	29%	\$15.21	\$791	1.1
Saginaw MSA	\$16.02	\$833	\$33,320	1.6	\$68,100	\$1,703	\$20,430	\$511	22,471	28%	\$15.19	\$790	1.1

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2022 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

**Michigan**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Shiawassee County HMFA	\$14.81	\$770	\$30,800	1.5	\$75,400	\$1,885	\$22,620	\$566	6,404	23%	\$12.72	\$661	1.2
<b>Counties</b>													
Alcona County	\$14.56	\$757	\$30,280	1.5	\$57,100	\$1,428	\$17,130	\$428	605	12%	\$12.13	\$631	1.2
Alger County	\$14.56	\$757	\$30,280	1.5	\$65,200	\$1,630	\$19,560	\$489	635	20%	\$12.53	\$651	1.2
Allegan County	\$17.12	\$890	\$35,600	1.7	\$83,600	\$2,090	\$25,080	\$627	6,836	16%	\$14.52	\$755	1.2
Alpena County	\$14.56	\$757	\$30,280	1.5	\$62,400	\$1,560	\$18,720	\$468	2,754	22%	\$10.04	\$522	1.5
Antrim County	\$14.56	\$757	\$30,280	1.5	\$74,200	\$1,855	\$22,260	\$557	1,256	12%	\$10.88	\$566	1.3
Arenac County	\$14.56	\$757	\$30,280	1.5	\$59,100	\$1,478	\$17,730	\$443	998	15%	\$11.30	\$588	1.3
Baraga County	\$14.56	\$757	\$30,280	1.5	\$63,500	\$1,588	\$19,050	\$476	682	21%	\$10.78	\$561	1.4
Barry County	\$15.96	\$830	\$33,200	1.6	\$83,600	\$2,090	\$25,080	\$627	3,902	16%	\$14.89	\$774	1.1
Bay County	\$15.12	\$786	\$31,440	1.5	\$74,800	\$1,870	\$22,440	\$561	10,679	24%	\$15.38	\$800	1.0
Benzie County	\$16.87	\$877	\$35,080	1.7	\$79,100	\$1,978	\$23,730	\$593	630	9%	\$9.13	\$475	1.8
Berrien County	\$16.25	\$845	\$33,800	1.6	\$73,700	\$1,843	\$22,110	\$553	18,155	29%	\$15.21	\$791	1.1
Branch County	\$15.31	\$796	\$31,840	1.6	\$68,300	\$1,708	\$20,490	\$512	4,041	24%	\$15.62	\$812	1.0
Calhoun County	\$16.17	\$841	\$33,640	1.6	\$73,400	\$1,835	\$22,020	\$551	16,488	30%	\$17.67	\$919	0.9
Cass County	\$16.25	\$845	\$33,800	1.6	\$74,800	\$1,870	\$22,440	\$561	3,974	19%	\$12.73	\$662	1.3
Charlevoix County	\$15.87	\$825	\$33,000	1.6	\$78,800	\$1,970	\$23,640	\$591	2,146	18%	\$13.58	\$706	1.2
Cheboygan County	\$14.92	\$776	\$31,040	1.5	\$63,800	\$1,595	\$19,140	\$479	1,794	16%	\$12.01	\$625	1.2
Chippewa County	\$15.38	\$800	\$32,000	1.6	\$63,600	\$1,590	\$19,080	\$477	4,317	30%	\$10.69	\$556	1.4
Clare County	\$14.56	\$757	\$30,280	1.5	\$54,100	\$1,353	\$16,230	\$406	2,012	16%	\$10.75	\$559	1.4
Clinton County	\$18.00	\$936	\$37,440	1.8	\$89,500	\$2,238	\$26,850	\$671	5,392	18%	\$11.82	\$615	1.5
Crawford County	\$15.46	\$804	\$32,160	1.6	\$66,300	\$1,658	\$19,890	\$497	1,139	19%	\$12.04	\$626	1.3
Delta County	\$14.56	\$757	\$30,280	1.5	\$66,300	\$1,658	\$19,890	\$497	3,616	22%	\$10.81	\$562	1.3
Dickinson County	\$14.81	\$770	\$30,800	1.5	\$74,300	\$1,858	\$22,290	\$557	2,366	21%	\$14.99	\$779	1.0
Eaton County	\$18.00	\$936	\$37,440	1.8	\$89,500	\$2,238	\$26,850	\$671	12,350	27%	\$17.05	\$887	1.1

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**Michigan**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Emmet County	\$17.23	\$896	\$35,840	1.7	\$78,600	\$1,965	\$23,580	\$590	3,657	26%	\$14.89	\$774	1.2
Genesee County	\$15.79	\$821	\$32,840	1.6	\$71,600	\$1,790	\$21,480	\$537	51,197	30%	\$15.61	\$812	1.0
Gladwin County	\$14.56	\$757	\$30,280	1.5	\$60,400	\$1,510	\$18,120	\$453	1,519	14%	\$10.39	\$540	1.4
Gogebic County	\$14.56	\$757	\$30,280	1.5	\$61,900	\$1,548	\$18,570	\$464	1,548	22%	\$11.60	\$603	1.3
Grand Traverse County	\$19.40	\$1,009	\$40,360	2.0	\$88,500	\$2,213	\$26,550	\$664	8,919	24%	\$14.13	\$735	1.4
Gratiot County	\$14.56	\$757	\$30,280	1.5	\$65,400	\$1,635	\$19,620	\$491	3,634	24%	\$13.66	\$710	1.1
Hillsdale County	\$15.60	\$811	\$32,440	1.6	\$66,900	\$1,673	\$20,070	\$502	4,104	23%	\$14.38	\$748	1.1
Houghton County	\$14.56	\$757	\$30,280	1.5	\$70,500	\$1,763	\$21,150	\$529	4,596	33%	\$9.12	\$474	1.6
Huron County	\$14.56	\$757	\$30,280	1.5	\$67,700	\$1,693	\$20,310	\$508	2,708	19%	\$14.39	\$748	1.0
Ingham County	\$18.00	\$936	\$37,440	1.8	\$89,500	\$2,238	\$26,850	\$671	46,799	41%	\$16.96	\$882	1.1
Ionia County	\$17.00	\$884	\$35,360	1.7	\$73,100	\$1,828	\$21,930	\$548	5,452	24%	\$11.86	\$616	1.4
Iosco County	\$14.56	\$757	\$30,280	1.5	\$56,300	\$1,408	\$16,890	\$422	2,263	19%	\$20.10	\$1,045	0.7
Iron County	\$14.56	\$757	\$30,280	1.5	\$63,800	\$1,595	\$19,140	\$479	894	17%	\$12.66	\$659	1.1
Isabella County	\$15.58	\$810	\$32,400	1.6	\$69,800	\$1,745	\$20,940	\$524	9,305	37%	\$11.30	\$588	1.4
Jackson County	\$16.65	\$866	\$34,640	1.7	\$84,300	\$2,108	\$25,290	\$632	15,985	26%	\$15.98	\$831	1.0
Kalamazoo County	\$16.90	\$879	\$35,160	1.7	\$86,600	\$2,165	\$25,980	\$650	37,023	36%	\$17.88	\$930	0.9
Kalkaska County	\$14.56	\$757	\$30,280	1.5	\$60,100	\$1,503	\$18,030	\$451	1,077	15%	\$15.25	\$793	1.0
Kent County	\$20.02	\$1,041	\$41,640	2.0	\$89,700	\$2,243	\$26,910	\$673	72,573	30%	\$16.87	\$877	1.2
Keweenaw County	\$14.56	\$757	\$30,280	1.5	\$71,000	\$1,775	\$21,300	\$533	123	11%	\$8.74	\$455	1.7
Lake County	\$14.56	\$757	\$30,280	1.5	\$55,200	\$1,380	\$16,560	\$414	824	17%	\$10.32	\$537	1.4
Lapeer County	\$20.85	\$1,084	\$43,360	2.1	\$89,800	\$2,245	\$26,940	\$674	5,061	15%	\$10.06	\$523	2.1
Leelanau County	\$17.94	\$933	\$37,320	1.8	\$89,400	\$2,235	\$26,820	\$671	1,023	11%	\$11.48	\$597	1.6
Lenawee County	\$15.67	\$815	\$32,600	1.6	\$70,500	\$1,763	\$21,150	\$529	8,577	22%	\$14.52	\$755	1.1
Livingston County	\$21.63	\$1,125	\$45,000	2.2	\$113,800	\$2,845	\$34,140	\$854	10,866	15%	\$14.24	\$741	1.5
Luce County	\$14.60	\$759	\$30,360	1.5	\$69,100	\$1,728	\$20,730	\$518	444	20%	\$9.39	\$489	1.6
Mackinac County	\$14.56	\$757	\$30,280	1.5	\$64,800	\$1,620	\$19,440	\$486	1,420	27%	\$12.31	\$640	1.2

1: BR = Bedroom

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**Michigan**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Macomb County	\$20.85	\$1,084	\$43,360	2.1	\$89,800	\$2,245	\$26,940	\$674	90,367	26%	\$18.97	\$987	1.1
Manistee County	\$16.27	\$846	\$33,840	1.6	\$67,900	\$1,698	\$20,370	\$509	1,492	15%	\$10.96	\$570	1.5
Marquette County	\$16.06	\$835	\$33,400	1.6	\$78,400	\$1,960	\$23,520	\$588	7,742	28%	\$12.18	\$633	1.3
Mason County	\$14.88	\$774	\$30,960	1.5	\$71,500	\$1,788	\$21,450	\$536	2,957	24%	\$12.73	\$662	1.2
Mecosta County	\$14.73	\$766	\$30,640	1.5	\$65,600	\$1,640	\$19,680	\$492	4,155	26%	\$12.04	\$626	1.2
Menominee County	\$14.56	\$757	\$30,280	1.5	\$64,500	\$1,613	\$19,350	\$484	2,249	22%	\$11.43	\$594	1.3
Midland County	\$16.73	\$870	\$34,800	1.7	\$94,200	\$2,355	\$28,260	\$707	7,787	23%	\$20.15	\$1,048	0.8
Missaukee County	\$15.88	\$826	\$33,040	1.6	\$61,000	\$1,525	\$18,300	\$458	1,254	20%	\$13.72	\$714	1.2
Monroe County	\$18.10	\$941	\$37,640	1.8	\$85,800	\$2,145	\$25,740	\$644	11,790	19%	\$14.31	\$744	1.3
Montcalm County	\$15.04	\$782	\$31,280	1.5	\$63,500	\$1,588	\$19,050	\$476	4,895	20%	\$12.67	\$659	1.2
Montmorency County	\$14.56	\$757	\$30,280	1.5	\$55,900	\$1,398	\$16,770	\$419	642	14%	\$12.65	\$658	1.2
Muskegon County	\$16.44	\$855	\$34,200	1.7	\$70,600	\$1,765	\$21,180	\$530	15,702	24%	\$12.79	\$665	1.3
Newaygo County	\$15.56	\$809	\$32,360	1.6	\$65,600	\$1,640	\$19,680	\$492	3,020	16%	\$12.66	\$658	1.2
Oakland County	\$20.85	\$1,084	\$43,360	2.1	\$89,800	\$2,245	\$26,940	\$674	146,564	29%	\$21.83	\$1,135	1.0
Oceana County	\$14.56	\$757	\$30,280	1.5	\$63,000	\$1,575	\$18,900	\$473	1,689	17%	\$10.97	\$571	1.3
Ogemaw County	\$14.56	\$757	\$30,280	1.5	\$55,400	\$1,385	\$16,620	\$416	1,719	18%	\$10.73	\$558	1.4
Ontonagon County	\$14.56	\$757	\$30,280	1.5	\$60,100	\$1,503	\$18,030	\$451	334	12%	\$9.11	\$474	1.6
Osceola County	\$14.56	\$757	\$30,280	1.5	\$58,500	\$1,463	\$17,550	\$439	1,651	18%	\$14.34	\$745	1.0
Oscoda County	\$14.56	\$757	\$30,280	1.5	\$55,000	\$1,375	\$16,500	\$413	528	14%	\$11.45	\$595	1.3
Otsego County	\$16.92	\$880	\$35,200	1.7	\$70,100	\$1,753	\$21,030	\$526	2,249	23%	\$11.13	\$579	1.5
Ottawa County	\$18.67	\$971	\$38,840	1.9	\$94,100	\$2,353	\$28,230	\$706	22,617	22%	\$15.52	\$807	1.2
Presque Isle County	\$14.56	\$757	\$30,280	1.5	\$64,800	\$1,620	\$19,440	\$486	667	11%	\$9.16	\$476	1.6
Roscommon County	\$14.56	\$757	\$30,280	1.5	\$56,400	\$1,410	\$16,920	\$423	2,255	20%	\$11.09	\$577	1.3
Saginaw County	\$16.02	\$833	\$33,320	1.6	\$68,100	\$1,703	\$20,430	\$511	22,471	28%	\$15.19	\$790	1.1
St. Clair County	\$20.85	\$1,084	\$43,360	2.1	\$89,800	\$2,245	\$26,940	\$674	13,823	21%	\$14.41	\$749	1.4
St. Joseph County	\$14.62	\$760	\$30,400	1.5	\$66,300	\$1,658	\$19,890	\$497	6,294	26%	\$14.14	\$735	1.0

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**Michigan**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sanilac County	\$14.56	\$757	\$30,280	1.5	\$63,600	\$1,590	\$19,080	\$477	3,867	22%	\$13.78	\$717	1.1
Schoolcraft County	\$14.56	\$757	\$30,280	1.5	\$65,400	\$1,635	\$19,620	\$491	597	16%	\$7.18	\$373	2.0
Shiawassee County	\$14.81	\$770	\$30,800	1.5	\$75,400	\$1,885	\$22,620	\$566	6,404	23%	\$12.72	\$661	1.2
Tuscola County	\$14.56	\$757	\$30,280	1.5	\$66,900	\$1,673	\$20,070	\$502	3,535	16%	\$13.79	\$717	1.1
Van Buren County	\$15.25	\$793	\$31,720	1.5	\$80,500	\$2,013	\$24,150	\$604	6,694	22%	\$13.85	\$720	1.1
Washtenaw County	\$24.27	\$1,262	\$50,480	2.5	\$117,800	\$2,945	\$35,340	\$884	55,102	39%	\$19.26	\$1,002	1.3
Wayne County	\$20.85	\$1,084	\$43,360	2.1	\$89,800	\$2,245	\$26,940	\$674	260,623	38%	\$22.18	\$1,153	0.9
Wexford County	\$15.21	\$791	\$31,640	1.5	\$62,100	\$1,553	\$18,630	\$466	2,830	21%	\$13.10	\$681	1.2

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2022 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.