

MICHIGAN

#28*

In **Michigan**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,126**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,752** monthly or **\$45,025** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$21.65
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MICHIGAN:

STATE FACTS	
Minimum Wage	\$10.10
Average Renter Wage	\$19.11
2-Bedroom Housing Wage	\$21.65
Number of Renter Households	1,106,036
Percent Renters	28%

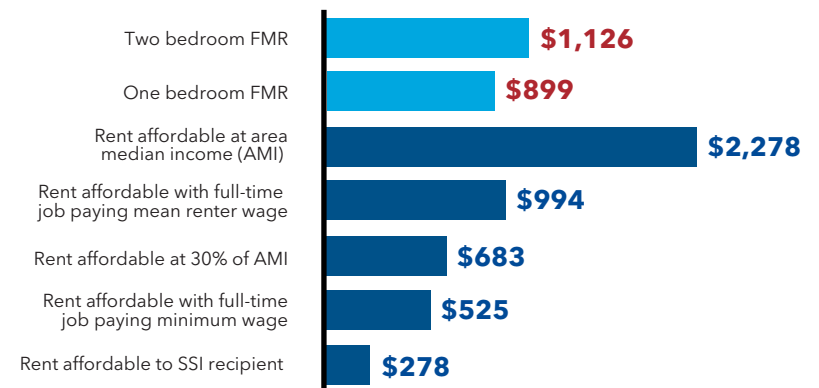
86
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

68
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.1
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.7
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	\$26.62
Grand Rapids-Wyoming HMFA	\$25.50
Livingston County	\$24.25
Detroit-Warren-Livonia HMFA	\$23.33
Holland-Grand Haven HMFA	\$22.08



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

	FY23 HOUSING WAGE		HOUSING COSTS		AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Michigan	\$21.65	\$1,126	\$45,025	2.1	\$91,124	\$2,278	\$27,337	\$683	1,106,036	28%	\$19.11	\$994	1.1
Combined Nonmetro Areas	\$16.81	\$874	\$34,966	1.7	\$78,015	\$1,950	\$23,404	\$585	146,605	20%	\$13.84	\$720	1.2
<u>Metropolitan Areas</u>													
Ann Arbor MSA	\$26.62	\$1,384	\$55,360	2.6	\$124,000	\$3,100	\$37,200	\$930	56,820	39%	\$20.51	\$1,066	1.3
Battle Creek MSA	\$18.42	\$958	\$38,320	1.8	\$81,200	\$2,030	\$24,360	\$609	15,733	30%	\$18.80	\$977	1.0
Bay City MSA	\$16.85	\$876	\$35,040	1.7	\$82,300	\$2,058	\$24,690	\$617	10,939	24%	\$15.69	\$816	1.1
Cass County HMFA	\$17.10	\$889	\$35,560	1.7	\$82,200	\$2,055	\$24,660	\$617	3,740	18%	\$13.37	\$695	1.3
Detroit-Warren-Livonia HMFA	\$23.33	\$1,213	\$48,520	2.3	\$94,700	\$2,368	\$28,410	\$710	506,250	31%	\$22.26	\$1,158	1.0
Flint MSA	\$18.04	\$938	\$37,520	1.8	\$76,200	\$1,905	\$22,860	\$572	48,655	30%	\$16.08	\$836	1.1
Grand Rapids-Wyoming HMFA	\$25.50	\$1,326	\$53,040	2.5	\$98,400	\$2,460	\$29,520	\$738	74,108	30%	\$17.80	\$925	1.4
Holland-Grand Haven HMFA	\$22.08	\$1,148	\$45,920	2.2	\$106,500	\$2,663	\$31,950	\$799	22,681	21%	\$16.06	\$835	1.4
Ionia County HMFA	\$19.67	\$1,023	\$40,920	1.9	\$82,600	\$2,065	\$24,780	\$620	5,105	22%	\$12.73	\$662	1.5
Jackson MSA	\$18.94	\$985	\$39,400	1.9	\$82,700	\$2,068	\$24,810	\$620	15,774	26%	\$16.74	\$870	1.1
Kalamazoo-Portage MSA	\$20.17	\$1,049	\$41,960	2.0	\$92,200	\$2,305	\$27,660	\$692	38,239	36%	\$18.91	\$983	1.1
Lansing-East Lansing HMFA	\$20.44	\$1,063	\$42,520	2.0	\$97,800	\$2,445	\$29,340	\$734	65,297	34%	\$17.36	\$903	1.2
Livingston County HMFA	\$24.25	\$1,261	\$50,440	2.4	\$120,500	\$3,013	\$36,150	\$904	10,670	14%	\$15.07	\$783	1.6
Midland MSA	\$18.81	\$978	\$39,120	1.9	\$95,300	\$2,383	\$28,590	\$715	7,760	23%	\$20.34	\$1,058	0.9
Monroe MSA	\$20.62	\$1,072	\$42,880	2.0	\$92,000	\$2,300	\$27,600	\$690	11,754	19%	\$15.14	\$787	1.4
Montcalm County HMFA	\$17.73	\$922	\$36,880	1.8	\$70,200	\$1,755	\$21,060	\$527	4,573	19%	\$13.47	\$700	1.3
Muskegon MSA	\$19.10	\$993	\$39,720	1.9	\$72,700	\$1,818	\$21,810	\$545	15,319	23%	\$13.86	\$721	1.4
Niles-Benton Harbor MSA	\$18.40	\$957	\$38,280	1.8	\$85,700	\$2,143	\$25,710	\$643	17,835	28%	\$16.43	\$854	1.1

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

MICHIGAN

	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Saginaw MSA	\$17.90	\$931	\$37,240	1.8	\$69,200	\$1,730	\$20,760	\$519	21,792	28%	\$15.95	\$829	1.1
Shiawassee County HMFA	\$16.50	\$858	\$34,320	1.6	\$74,700	\$1,868	\$22,410	\$560	6,387	23%	\$14.59	\$759	1.1
Counties													
Alcona County	\$15.88	\$826	\$33,040	1.6	\$67,900	\$1,698	\$20,370	\$509	520	11%	\$11.73	\$610	1.4
Alger County	\$16.21	\$843	\$33,720	1.6	\$69,000	\$1,725	\$20,700	\$518	574	19%	\$13.00	\$676	1.2
Allegan County	\$18.69	\$972	\$38,880	1.9	\$94,900	\$2,373	\$28,470	\$712	6,600	15%	\$14.87	\$773	1.3
Alpena County	\$15.88	\$826	\$33,040	1.6	\$62,600	\$1,565	\$18,780	\$470	2,704	21%	\$11.43	\$594	1.4
Antrim County	\$16.44	\$855	\$34,200	1.6	\$82,100	\$2,053	\$24,630	\$616	1,185	12%	\$12.64	\$657	1.3
Arenac County	\$15.88	\$826	\$33,040	1.6	\$69,000	\$1,725	\$20,700	\$518	926	15%	\$10.91	\$567	1.5
Baraga County	\$15.88	\$826	\$33,040	1.6	\$65,100	\$1,628	\$19,530	\$488	682	22%	\$10.51	\$547	1.5
Barry County	\$17.40	\$905	\$36,200	1.7	\$96,300	\$2,408	\$28,890	\$722	3,403	14%	\$14.73	\$766	1.2
Bay County	\$16.85	\$876	\$35,040	1.7	\$82,300	\$2,058	\$24,690	\$617	10,939	24%	\$15.69	\$816	1.1
Benzie County	\$19.35	\$1,006	\$40,240	1.9	\$92,900	\$2,323	\$27,870	\$697	707	10%	\$11.97	\$623	1.6
Berrien County	\$18.40	\$957	\$38,280	1.8	\$85,700	\$2,143	\$25,710	\$643	17,835	28%	\$16.43	\$854	1.1
Branch County	\$15.92	\$828	\$33,120	1.6	\$74,400	\$1,860	\$22,320	\$558	4,065	24%	\$17.55	\$913	0.9
Calhoun County	\$18.42	\$958	\$38,320	1.8	\$81,200	\$2,030	\$24,360	\$609	15,733	30%	\$18.80	\$977	1.0
Cass County	\$17.10	\$889	\$35,560	1.7	\$82,200	\$2,055	\$24,660	\$617	3,740	18%	\$13.37	\$695	1.3
Charlevoix County	\$16.87	\$877	\$35,080	1.7	\$88,000	\$2,200	\$26,400	\$660	2,140	18%	\$14.00	\$728	1.2
Cheboygan County	\$16.79	\$873	\$34,920	1.7	\$70,900	\$1,773	\$21,270	\$532	1,607	15%	\$13.09	\$681	1.3
Chippewa County	\$17.08	\$888	\$35,520	1.7	\$76,700	\$1,918	\$23,010	\$575	3,828	28%	\$10.94	\$569	1.6
Clare County	\$15.88	\$826	\$33,040	1.6	\$58,100	\$1,453	\$17,430	\$436	1,911	16%	\$11.63	\$605	1.4
Clinton County	\$20.44	\$1,063	\$42,520	2.0	\$97,800	\$2,445	\$29,340	\$734	5,641	18%	\$12.27	\$638	1.7
Crawford County	\$16.79	\$873	\$34,920	1.7	\$79,000	\$1,975	\$23,700	\$593	1,033	18%	\$10.19	\$530	1.6
Delta County	\$15.88	\$826	\$33,040	1.6	\$74,500	\$1,863	\$22,350	\$559	3,418	22%	\$11.33	\$589	1.4
Dickinson County	\$15.88	\$826	\$33,040	1.6	\$80,000	\$2,000	\$24,000	\$600	2,109	19%	\$14.93	\$776	1.1

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

MICHIGAN

	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Eaton County	\$20.44	\$1,063	\$42,520	2.0	\$97,800	\$2,445	\$29,340	\$734	11,972	27%	\$17.43	\$907	1.2
Emmet County	\$18.75	\$975	\$39,000	1.9	\$87,100	\$2,178	\$26,130	\$653	3,314	23%	\$16.32	\$849	1.1
Genesee County	\$18.04	\$938	\$37,520	1.8	\$76,200	\$1,905	\$22,860	\$572	48,655	30%	\$16.08	\$836	1.1
Gladwin County	\$15.88	\$826	\$33,040	1.6	\$68,000	\$1,700	\$20,400	\$510	1,442	13%	\$10.11	\$526	1.6
Gogebic County	\$15.88	\$826	\$33,040	1.6	\$68,400	\$1,710	\$20,520	\$513	1,400	21%	\$11.38	\$592	1.4
Grand Traverse County	\$20.87	\$1,085	\$43,400	2.1	\$89,900	\$2,248	\$26,970	\$674	9,277	24%	\$15.28	\$794	1.4
Gratiot County	\$15.88	\$826	\$33,040	1.6	\$72,400	\$1,810	\$21,720	\$543	3,413	23%	\$14.64	\$761	1.1
Hillsdale County	\$15.98	\$831	\$33,240	1.6	\$73,300	\$1,833	\$21,990	\$550	3,805	22%	\$14.96	\$778	1.1
Houghton County	\$15.88	\$826	\$33,040	1.6	\$83,400	\$2,085	\$25,020	\$626	4,339	31%	\$10.31	\$536	1.5
Huron County	\$15.88	\$826	\$33,040	1.6	\$74,800	\$1,870	\$22,440	\$561	2,529	19%	\$15.69	\$816	1.0
Ingham County	\$20.44	\$1,063	\$42,520	2.0	\$97,800	\$2,445	\$29,340	\$734	47,684	42%	\$18.07	\$940	1.1
Ionia County	\$19.67	\$1,023	\$40,920	1.9	\$82,600	\$2,065	\$24,780	\$620	5,105	22%	\$12.73	\$662	1.5
Iosco County	\$15.88	\$826	\$33,040	1.6	\$62,100	\$1,553	\$18,630	\$466	2,002	18%	\$22.34	\$1,162	0.7
Iron County	\$15.88	\$826	\$33,040	1.6	\$71,100	\$1,778	\$21,330	\$533	810	16%	\$13.22	\$687	1.2
Isabella County	\$15.92	\$828	\$33,120	1.6	\$74,900	\$1,873	\$22,470	\$562	9,207	37%	\$12.07	\$628	1.3
Jackson County	\$18.94	\$985	\$39,400	1.9	\$82,700	\$2,068	\$24,810	\$620	15,774	26%	\$16.74	\$870	1.1
Kalamazoo County	\$20.17	\$1,049	\$41,960	2.0	\$92,200	\$2,305	\$27,660	\$692	38,239	36%	\$18.91	\$983	1.1
Kalkaska County	\$15.88	\$826	\$33,040	1.6	\$68,600	\$1,715	\$20,580	\$515	1,074	15%	\$15.84	\$824	1.0
Kent County	\$25.50	\$1,326	\$53,040	2.5	\$98,400	\$2,460	\$29,520	\$738	74,108	30%	\$17.80	\$925	1.4
Keweenaw County	\$15.88	\$826	\$33,040	1.6	\$83,800	\$2,095	\$25,140	\$629	115	11%	\$8.52	\$443	1.9
Lake County	\$15.88	\$826	\$33,040	1.6	\$61,800	\$1,545	\$18,540	\$464	672	15%	\$9.87	\$513	1.6
Lapeer County	\$23.33	\$1,213	\$48,520	2.3	\$94,700	\$2,368	\$28,410	\$710	4,772	14%	\$10.66	\$554	2.2
Leelanau County	\$20.33	\$1,057	\$42,280	2.0	\$98,800	\$2,470	\$29,640	\$741	877	10%	\$12.72	\$662	1.6
Lenawee County	\$17.15	\$892	\$35,680	1.7	\$83,700	\$2,093	\$25,110	\$628	8,505	22%	\$14.68	\$763	1.2
Livingston County	\$24.25	\$1,261	\$50,440	2.4	\$120,500	\$3,013	\$36,150	\$904	10,670	14%	\$15.07	\$783	1.6
Luce County	\$16.48	\$857	\$34,280	1.6	\$72,200	\$1,805	\$21,660	\$542	480	23%	\$11.59	\$602	1.4

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

MICHIGAN

	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mackinac County	\$15.88	\$826	\$33,040	1.6	\$73,300	\$1,833	\$21,990	\$550	1,322	26%	\$13.96	\$726	1.1
Macomb County	\$23.33	\$1,213	\$48,520	2.3	\$94,700	\$2,368	\$28,410	\$710	90,037	26%	\$20.40	\$1,061	1.1
Manistee County	\$17.62	\$916	\$36,640	1.7	\$76,600	\$1,915	\$22,980	\$575	1,440	15%	\$14.22	\$739	1.2
Marquette County	\$17.27	\$898	\$35,920	1.7	\$87,800	\$2,195	\$26,340	\$659	7,595	28%	\$13.17	\$685	1.3
Mason County	\$16.75	\$871	\$34,840	1.7	\$77,800	\$1,945	\$23,340	\$584	2,737	23%	\$13.38	\$696	1.3
Mecosta County	\$15.88	\$826	\$33,040	1.6	\$72,000	\$1,800	\$21,600	\$540	3,915	25%	\$12.68	\$659	1.3
Menominee County	\$15.88	\$826	\$33,040	1.6	\$75,500	\$1,888	\$22,650	\$566	1,864	19%	\$12.29	\$639	1.3
Midland County	\$18.81	\$978	\$39,120	1.9	\$95,300	\$2,383	\$28,590	\$715	7,760	23%	\$20.34	\$1,058	0.9
Missaukee County	\$16.79	\$873	\$34,920	1.7	\$70,300	\$1,758	\$21,090	\$527	1,117	19%	\$14.68	\$763	1.1
Monroe County	\$20.62	\$1,072	\$42,880	2.0	\$92,000	\$2,300	\$27,600	\$690	11,754	19%	\$15.14	\$787	1.4
Montcalm County	\$17.73	\$922	\$36,880	1.8	\$70,200	\$1,755	\$21,060	\$527	4,573	19%	\$13.47	\$700	1.3
Montmorency County	\$15.88	\$826	\$33,040	1.6	\$63,400	\$1,585	\$19,020	\$476	573	13%	\$10.82	\$563	1.5
Muskegon County	\$19.10	\$993	\$39,720	1.9	\$72,700	\$1,818	\$21,810	\$545	15,319	23%	\$13.86	\$721	1.4
Newaygo County	\$16.62	\$864	\$34,560	1.6	\$72,600	\$1,815	\$21,780	\$545	2,883	15%	\$14.63	\$761	1.1
Oakland County	\$23.33	\$1,213	\$48,520	2.3	\$94,700	\$2,368	\$28,410	\$710	147,099	28%	\$23.13	\$1,203	1.0
Oceana County	\$16.08	\$836	\$33,440	1.6	\$72,200	\$1,805	\$21,660	\$542	1,356	14%	\$11.43	\$594	1.4
Ogemaw County	\$15.88	\$826	\$33,040	1.6	\$61,800	\$1,545	\$18,540	\$464	1,642	18%	\$11.14	\$579	1.4
Ontonagon County	\$15.88	\$826	\$33,040	1.6	\$64,400	\$1,610	\$19,320	\$483	286	11%	\$9.83	\$511	1.6
Osceola County	\$15.88	\$826	\$33,040	1.6	\$67,700	\$1,693	\$20,310	\$508	1,474	17%	\$14.08	\$732	1.1
Oscoda County	\$15.88	\$826	\$33,040	1.6	\$61,500	\$1,538	\$18,450	\$461	416	13%	\$12.46	\$648	1.3
Otsego County	\$17.69	\$920	\$36,800	1.8	\$84,500	\$2,113	\$25,350	\$634	2,595	25%	\$12.36	\$642	1.4
Ottawa County	\$22.08	\$1,148	\$45,920	2.2	\$106,500	\$2,663	\$31,950	\$799	22,681	21%	\$16.06	\$835	1.4
Presque Isle County	\$15.88	\$826	\$33,040	1.6	\$70,800	\$1,770	\$21,240	\$531	648	11%	\$9.73	\$506	1.6
Roscommon County	\$15.88	\$826	\$33,040	1.6	\$64,800	\$1,620	\$19,440	\$486	1,943	18%	\$11.47	\$596	1.4
Saginaw County	\$17.90	\$931	\$37,240	1.8	\$69,200	\$1,730	\$20,760	\$519	21,792	28%	\$15.95	\$829	1.1
St. Clair County	\$23.33	\$1,213	\$48,520	2.3	\$94,700	\$2,368	\$28,410	\$710	13,143	20%	\$14.98	\$779	1.6

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

MICHIGAN

	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
St. Joseph County	\$15.88	\$826	\$33,040	1.6	\$76,300	\$1,908	\$22,890	\$572	6,025	25%	\$15.21	\$791	1.0
Sanilac County	\$15.88	\$826	\$33,040	1.6	\$72,300	\$1,808	\$21,690	\$542	3,500	20%	\$14.05	\$731	1.1
Schoolcraft County	\$15.88	\$826	\$33,040	1.6	\$73,800	\$1,845	\$22,140	\$554	559	15%	\$7.43	\$387	2.1
Shiawassee County	\$16.50	\$858	\$34,320	1.6	\$74,700	\$1,868	\$22,410	\$560	6,387	23%	\$14.59	\$759	1.1
Tuscola County	\$15.88	\$826	\$33,040	1.6	\$75,100	\$1,878	\$22,530	\$563	3,273	15%	\$13.93	\$724	1.1
Van Buren County	\$16.44	\$855	\$34,200	1.6	\$77,100	\$1,928	\$23,130	\$578	6,137	21%	\$13.41	\$698	1.2
Washtenaw County	\$26.62	\$1,384	\$55,360	2.6	\$124,000	\$3,100	\$37,200	\$930	56,820	39%	\$20.51	\$1,066	1.3
Wayne County	\$23.33	\$1,213	\$48,520	2.3	\$94,700	\$2,368	\$28,410	\$710	251,199	37%	\$22.97	\$1,194	1.0
Wexford County	\$16.38	\$852	\$34,080	1.6	\$73,000	\$1,825	\$21,900	\$548	2,632	20%	\$13.02	\$677	1.3

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing