



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income Explanation	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Detroit-Warren-Livonia, MI HUD Metro FMR Area	\$80,000	Very Low (50%) Income Limits (\$) Explanation	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
		Extremely Low Income Limits (\$)* Explanation	16,800	19,200	21,960	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Explanation	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500

NOTE: St. Clair County is part of the **Detroit-Warren-Livonia, MI HUD Metro FMR Area**, so all information presented here applies to all of the **Detroit-Warren-Livonia, MI HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Detroit-Warren-Livonia, MI HUD Metro FMR Area**.

The **Detroit-Warren-Livonia, MI HUD Metro FMR Area** contains the following areas: Lapeer County, MI; Macomb County, MI; Oakland County, MI; St. Clair County, MI; and Wayne County, MI.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not

greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2020 Median Family Income and Income Limits for Detroit-Warren-Livonia, MI HUD Metro FMR Area](#)

Select a different county or county equivalent in Michigan:

Roscommon County	▲
Saginaw County	
Sanilac County	
Schoolcraft County	
Shiawassee County	■
St. Clair County	▼

Select county or county equivalent

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

Detroit-Warren-Livonia, MI HUD Metro FMR Area ▼

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

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Prepared by the [Program Parameters and Research Division](#), HUD.