



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Detroit-Warren-Livonia, MI HUD Metro FMR Area	\$95,900	Very Low (50%) Income Limits (\$) Click for More Detail	33,600	38,400	43,200	47,950	51,800	55,650	59,500	63,300
		Extremely Low Income Limits (\$)* Click for More Detail	20,150	23,000	25,900	31,200	36,580	41,960	47,340	52,720
		Low (80%) Income Limits (\$) Click for More Detail	53,700	61,400	69,050	76,700	82,850	89,000	95,150	101,250

NOTE: **Wayne 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 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 [Fair Market Rent documentation system](#).

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

[FY2023 Median Family Income and Income Limits for Detroit-Warren-Livonia, MI HUD Metro FMR Area](#)

Select a different county or county equivalent in Michigan:

- St. Clair County
- St. Joseph County
- Tuscola County
- Van Buren County
- Washtenaw County
- Wayne County

[Select county or county equivalent](#)

Select any FY2024 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.