



# FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2020 Income Limits Summary

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

FY 2020 Income Limit Area	Median Family Income Explanation	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Detroit-Warren-Livonia, MI HUD Metro FMR Area</b>	\$78,500	Very Low (50%) Income Limits (\$) Explanation	27,500	31,400	35,350	<b>39,250</b>	42,400	45,550	48,700	51,850
		Extremely Low Income Limits (\$)* Explanation	16,500	18,850	21,720	<b>26,200</b>	30,680	35,160	39,640	44,120
		Low (80%) Income Limits (\$) Explanation	44,000	50,250	56,550	<b>62,800</b>	67,850	72,850	77,900	82,900

**NOTE:** 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**.

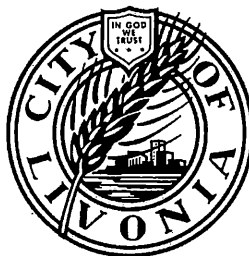
The **Detroit-Warren-Livonia, MI HUD Metro FMR Area** contains the following areas: Lapeer County, MI; Macomb County, MI; Oakland County, MI; St. Clair County, MI; and Wayne County, MI.

\* 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.

LIVONIA HOUSING COMMISSION

**BRANDIE M. ISAACSON**  
DIRECTOR

MEMBERS  
**JOHN BRYAN**  
**DALE MOSER**  
**CARL DEAL**  
**BRIAN SCOTT**  
**ELEANOR MALONE**



**MAUREEN MILLER BROSNAN**  
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The Executive Director presented the Commissioners with proposed 2020 Fair Market Rents published by HUD.

Resolved #29-19:

“ that after having reviewed and discussed revised Housing Choice Voucher Fair Market Rents to become effective October 1, 2019 and after having reviewed and discussed the annual requirement to review and update the HCV Payment Standards for each bedroom size which sets the subsidy standards for HCV clients the Housing Commission hereby approves the following FMR’s and Payment Standards for the Detroit-Warren-Livonia PMSA and Washtenaw County effective October 1, 2019 for new HCV clients and families that move and December 1, 2019 for existing clients undergoing re-certification:

FMR’s Livonia Housing Commission Jurisdiction (Wayne, Oakland, Macomb Counties)

Fair Market Rents (10-1-2019)	Current 2019	<u>New Payment Standards 2020</u>
Efficiency \$639	\$614	\$633 99% of FMR
One Bedroom \$764	\$753	\$780 102% of FMR
Two Bedroom \$977	\$900	\$909 93% of FMR
Three Bedroom \$1,266	\$1,147	\$1,152 91% of FMR
Four Bedroom \$1,376	\$1,248	\$1,252 91% of FMR

FMR’s Washtenaw County

Efficiency \$900	\$810	\$810 90% of FMR
One Bedroom \$921	\$837	\$829 90% of FMR
Two Bedroom \$1,124	\$1,026	\$1,012 90% of FMR
Three Bedroom \$1,445	\$1,350	\$1,301 90% of FMR
Four Bedroom \$1,767	\$1,659	\$1,590 90% of FMR

Further, the Housing Commission area of operation is Wayne, Oakland Macomb counties and Washtenaw County is no longer an eligible area for new Voucher holders. The Executive Director is hereby authorized to implement the new payment Standards effective October 1, 2019 for new Voucher clients and clients that relocate/move. For current families undergoing annual or interim re-examinations the effective date is December 1, 2019.”

Motion By: Eleanor Malone

Seconded By: Brian Scott

Roll Call:

Ayes  
Dale Moser  
Carl Deal  
Brian Scott  
Eleanor Malone

Nays

Absent  
John Brian



EQUAL HOUSING  
OPPORTUNITY