



FY 2016 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2016 Income Limits Summary

FY 2016 Income Limit Area	Median Income Explanation	FY 2016 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Wayne County	\$66,900	Very Low (50%) Income Limits (\$) Explanation	23,450	26,800	30,150	33,450	36,150	38,850	41,500	44,200
		Extremely Low Income Limits (\$)* Explanation	14,050	16,050	20,160	24,300	28,440	32,580	36,730	40,890
		Low (80%) Income Limits (\$) Explanation	37,450	42,800	48,150	53,500	57,800	62,100	66,350	70,650

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

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**. 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 2016 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2016 [Fair Market Rent documentation system](#).

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

[FY2015 Median Family Income and Income Limits for Wayne County](#)