

FY 2020 LOW-TO-MODERATE INCOME LIMITS
ERIE COUNTY
(Effective as of 04/07/2020)

1 Person	\$40,050
2 Persons	\$45,800
3 Persons	\$51,500
4 persons	\$57,200
5 Persons	\$61,800
6 Persons	\$66,400
7 Persons	\$70,950
8 + Persons	\$75,550

- A **Low- to-Moderate Income person (LMI)** is an individual whose income is no more than 80% of median income for the area. 80% of median income is determined by HUD based on a four-person family and is adjusted upward or downward for larger or smaller families.

- **Median Family Income (MFI)** is an annual income figure. Unlike per capita income, which is an average, the median income divides income distribution into two equal parts: one-half below the median income and one-half above. For example, consider five families with incomes of \$10,500, \$20,100, \$31,000, \$40,800 and \$50,000. For family average income, add the five incomes (\$152,400) and divide by the number of families (5). The result is the average of all family incomes considered or a per-family income of \$30,480. The median income for these families would be \$31,000, as there are an equal number of income persons below and above \$31,000. MFI is based on the distribution of the total number of families, including those with no income.

- **The median family income for a family of four (4) in Erie County is \$71,500**