



FY2026 SMALL AREA FMRs FOR DETROIT-WARREN-LIVONIA, MI HUD METRO FMR AREA

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

The Detroit-Warren-Livonia, MI HUD Metro FMR Area consists of the following counties: Lapeer County, MI; Macomb County, MI; Oakland County, MI; St. Clair County, MI; and Wayne County, MI. All information here applies to the entirety of the Detroit-Warren-Livonia, MI HUD Metro FMR Area.

Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48001</u>	\$820	\$910	\$1,150	\$1,400	\$1,520
<u>48002</u>	\$1,040	\$1,150	\$1,440	\$1,770	\$1,910
<u>48003</u>	\$890	\$990	\$1,240	\$1,510	\$1,640
<u>48004</u>	\$890	\$990	\$1,240	\$1,510	\$1,640
<u>48005</u>	\$950	\$1,060	\$1,330	\$1,620	\$1,760
<u>48006</u>	\$890	\$990	\$1,240	\$1,510	\$1,640
<u>48009</u>	\$1,520	\$1,690	\$2,120	\$2,590	\$2,810
<u>48012</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48014</u>	\$750	\$830	\$1,060	\$1,300	\$1,400
<u>48015</u>	\$750	\$830	\$1,060	\$1,300	\$1,400
<u>48017</u>	\$1,010	\$1,120	\$1,410	\$1,720	\$1,870
<u>48021</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48022</u>	\$830	\$920	\$1,160	\$1,420	\$1,540

**Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit
Bedrooms**

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48059</u>	\$850	\$950	\$1,190	\$1,450	\$1,580
<u>48060</u>	\$840	\$930	\$1,170	\$1,430	\$1,550
<u>48061</u>	\$890	\$990	\$1,240	\$1,510	\$1,640
<u>48062</u>	\$760	\$840	\$1,060	\$1,300	\$1,400
<u>48063</u>	\$940	\$1,050	\$1,320	\$1,610	\$1,750
<u>48064</u>	\$750	\$830	\$1,060	\$1,300	\$1,400
<u>48065</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48066</u>	\$1,020	\$1,140	\$1,430	\$1,750	\$1,890
<u>48067</u>	\$1,270	\$1,410	\$1,770	\$2,160	\$2,340
<u>48068</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48069</u>	\$1,520	\$1,690	\$2,120	\$2,590	\$2,810
<u>48070</u>	\$1,520	\$1,690	\$2,120	\$2,590	\$2,810
<u>48071</u>	\$990	\$1,100	\$1,380	\$1,690	\$1,830
<u>48072</u>	\$1,220	\$1,350	\$1,700	\$2,080	\$2,250
<u>48073</u>	\$1,160	\$1,290	\$1,620	\$1,980	\$2,140
<u>48074</u>	\$980	\$1,090	\$1,370	\$1,670	\$1,810
<u>48075</u>	\$1,140	\$1,270	\$1,600	\$1,950	\$2,120
<u>48076</u>	\$1,220	\$1,350	\$1,700	\$2,080	\$2,250
<u>48079</u>	\$1,000	\$1,110	\$1,400	\$1,710	\$1,850
<u>48080</u>	\$970	\$1,080	\$1,360	\$1,660	\$1,800
<u>48081</u>	\$1,040	\$1,160	\$1,460	\$1,780	\$1,930
<u>48082</u>	\$1,110	\$1,230	\$1,550	\$1,890	\$2,050
<u>48083</u>	\$1,250	\$1,390	\$1,750	\$2,140	\$2,320
<u>48084</u>	\$1,430	\$1,590	\$2,000	\$2,440	\$2,650
<u>48085</u>	\$1,520	\$1,690	\$2,120	\$2,590	\$2,810
<u>48088</u>	\$970	\$1,070	\$1,350	\$1,650	\$1,790
<u>48089</u>	\$990	\$1,110	\$1,390	\$1,700	\$1,840

Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48141</u>	\$1,010	\$1,120	\$1,410	\$1,720	\$1,870
<u>48146</u>	\$850	\$950	\$1,190	\$1,450	\$1,580
<u>48150</u>	\$1,140	\$1,270	\$1,600	\$1,950	\$2,120
<u>48151</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48152</u>	\$1,140	\$1,270	\$1,600	\$1,950	\$2,120
<u>48153</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48154</u>	\$1,070	\$1,180	\$1,490	\$1,820	\$1,970
<u>48164</u>	\$1,340	\$1,490	\$1,880	\$2,300	\$2,490
<u>48165</u>	\$1,220	\$1,350	\$1,700	\$2,080	\$2,250
<u>48167</u>	\$1,350	\$1,480	\$1,860	\$2,260	\$2,460
<u>48168</u>	\$1,170	\$1,300	\$1,620	\$1,990	\$2,160
<u>48170</u>	\$1,050	\$1,160	\$1,460	\$1,780	\$1,930
<u>48173</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48174</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48178</u>	\$1,040	\$1,190	\$1,450	\$1,840	\$2,020
<u>48180</u>	\$870	\$960	\$1,210	\$1,480	\$1,600
<u>48183</u>	\$870	\$970	\$1,220	\$1,490	\$1,620
<u>48184</u>	\$820	\$910	\$1,140	\$1,390	\$1,510
<u>48185</u>	\$1,020	\$1,130	\$1,420	\$1,730	\$1,880
<u>48186</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48187</u>	\$1,230	\$1,370	\$1,720	\$2,100	\$2,280
<u>48188</u>	\$1,340	\$1,490	\$1,880	\$2,300	\$2,490
<u>48192</u>	\$840	\$930	\$1,170	\$1,430	\$1,550
<u>48193</u>	\$910	\$1,010	\$1,270	\$1,550	\$1,680
<u>48195</u>	\$950	\$1,060	\$1,330	\$1,620	\$1,760
<u>48198</u>	\$1,100	\$1,120	\$1,340	\$1,610	\$1,770
<u>48201</u>	\$890	\$990	\$1,250	\$1,530	\$1,660

Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48230</u>	\$1,270	\$1,410	\$1,770	\$2,160	\$2,340
<u>48231</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48232</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48233</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48234</u>	\$840	\$930	\$1,170	\$1,430	\$1,550
<u>48235</u>	\$950	\$1,060	\$1,330	\$1,620	\$1,760
<u>48236</u>	\$1,370	\$1,520	\$1,910	\$2,330	\$2,530
<u>48237</u>	\$1,190	\$1,320	\$1,660	\$2,030	\$2,200
<u>48238</u>	\$830	\$920	\$1,160	\$1,420	\$1,540
<u>48239</u>	\$1,180	\$1,310	\$1,650	\$2,020	\$2,180
<u>48240</u>	\$1,140	\$1,270	\$1,600	\$1,950	\$2,120
<u>48242</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48243</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48244</u>	\$960	\$1,070	\$1,340	\$1,640	\$1,770
<u>48301</u>	\$1,520	\$1,690	\$2,120	\$2,590	\$2,810
<u>48302</u>	\$1,470	\$1,640	\$2,060	\$2,520	\$2,730
<u>48303</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48304</u>	\$1,340	\$1,490	\$1,880	\$2,300	\$2,490
<u>48306</u>	\$1,190	\$1,330	\$1,670	\$2,040	\$2,210
<u>48307</u>	\$1,290	\$1,440	\$1,810	\$2,210	\$2,400
<u>48308</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48309</u>	\$1,290	\$1,440	\$1,810	\$2,210	\$2,400
<u>48310</u>	\$1,150	\$1,280	\$1,610	\$1,970	\$2,130
<u>48311</u>	\$1,010	\$1,120	\$1,410	\$1,720	\$1,870
<u>48312</u>	\$980	\$1,090	\$1,370	\$1,670	\$1,810
<u>48313</u>	\$1,020	\$1,130	\$1,420	\$1,730	\$1,880
<u>48314</u>	\$1,140	\$1,260	\$1,590	\$1,940	\$2,110

Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48348</u>	\$1,040	\$1,160	\$1,460	\$1,780	\$1,930
<u>48350</u>	\$1,110	\$1,230	\$1,550	\$1,890	\$2,050
<u>48356</u>	\$860	\$950	\$1,200	\$1,470	\$1,590
<u>48357</u>	\$910	\$1,010	\$1,270	\$1,550	\$1,680
<u>48359</u>	\$1,100	\$1,220	\$1,540	\$1,880	\$2,040
<u>48360</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48361</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48362</u>	\$980	\$1,090	\$1,370	\$1,670	\$1,810
<u>48363</u>	\$1,060	\$1,180	\$1,490	\$1,820	\$1,970
<u>48366</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48367</u>	\$980	\$1,090	\$1,370	\$1,670	\$1,810
<u>48370</u>	\$990	\$1,100	\$1,390	\$1,690	\$1,840
<u>48371</u>	\$1,010	\$1,120	\$1,410	\$1,720	\$1,870
<u>48374</u>	\$1,520	\$1,690	\$2,120	\$2,590	\$2,810
<u>48375</u>	\$1,520	\$1,690	\$2,120	\$2,590	\$2,810
<u>48376</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48377</u>	\$1,110	\$1,230	\$1,550	\$1,890	\$2,050
<u>48380</u>	\$1,340	\$1,520	\$1,880	\$2,380	\$2,610
<u>48381</u>	\$1,050	\$1,170	\$1,470	\$1,800	\$1,950
<u>48382</u>	\$1,440	\$1,600	\$2,010	\$2,460	\$2,660
<u>48383</u>	\$1,110	\$1,230	\$1,550	\$1,890	\$2,050
<u>48386</u>	\$1,220	\$1,360	\$1,710	\$2,090	\$2,260
<u>48387</u>	\$1,130	\$1,260	\$1,580	\$1,930	\$2,090
<u>48390</u>	\$1,400	\$1,560	\$1,960	\$2,390	\$2,600
<u>48393</u>	\$810	\$900	\$1,130	\$1,380	\$1,500
<u>48412</u>	\$1,040	\$1,160	\$1,460	\$1,780	\$1,930
<u>48416</u>	\$750	\$830	\$1,060	\$1,300	\$1,400