

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Abilene, TX MSA									
FY 2020 MFI: 64800	EXTR LOW INCOME	13650	17240	21720	26200	30680	35160	39640	42800
	VERY LOW INCOME	22700	25950	29200	32400	35000	37600	40200	42800
	LOW-INCOME	36300	41500	46700	51850	56000	60150	64300	68450
Amarillo, TX MSA									
Amarillo, TX HMFA									
FY 2020 MFI: 66900	EXTR LOW INCOME	14350	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	23850	27250	30650	34050	36800	39500	42250	44950
	LOW-INCOME	38150	43600	49050	54500	58900	63250	67600	71950
Oldham County, TX HMFA									
FY 2020 MFI: 80000	EXTR LOW INCOME	15900	18200	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	26500	30250	34050	37800	40850	43850	46900	49900
	LOW-INCOME	42350	48400	54450	60500	65350	70200	75050	79900
Austin-Round Rock, TX MSA									
FY 2020 MFI: 97600	EXTR LOW INCOME	20550	23450	26400	29300	31650	35160	39640	44120
	VERY LOW INCOME	34200	39050	43950	48800	52750	56650	60550	64450
	LOW-INCOME	54700	62500	70300	78100	84350	90600	96850	103100
Beaumont-Port Arthur, TX MSA									
Beaumont-Port Arthur, TX HMFA									
FY 2020 MFI: 67500	EXTR LOW INCOME	14200	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	23650	27000	30400	33750	36450	39150	41850	44550
	LOW-INCOME	37800	43200	48600	54000	58350	62650	67000	71300
Newton County, TX HMFA									
FY 2020 MFI: 54600	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Brownsville-Harlingen, TX MSA									
FY 2020 MFI: 47800	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
College Station-Bryan, TX MSA									
FY 2020 MFI: 65600	EXTR LOW INCOME	13800	17240	21720	26200	30680	35160	39640	43300
	VERY LOW INCOME	23000	26250	29550	32800	35450	38050	40700	43300
	LOW-INCOME	36750	42000	47250	52500	56700	60900	65100	69300
Corpus Christi, TX MSA									
Aransas County, TX HMFA									
FY 2020 MFI: 61500	EXTR LOW INCOME	12950	17240	21720	26200	30680	35160	38150	40600
	VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
	LOW-INCOME	34450	39400	44300	49200	53150	57100	61050	64950
Corpus Christi, TX HMFA									
FY 2020 MFI: 66600	EXTR LOW INCOME	14000	17240	21720	26200	30680	35160	39640	44000
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	LOW-INCOME	37350	42650	48000	53300	57600	61850	66100	70400
Dallas-Fort Worth-Arlington, TX MSA									
Dallas, TX HMFA									
FY 2020 MFI: 86200	EXTR LOW INCOME	18100	20700	23300	26200	30680	35160	39640	44120
	VERY LOW INCOME	30200	34500	38800	43100	46550	50000	53450	56900

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
	LOW-INCOME	48300	55200	62100	68950	74500	80000	85500	91050
Fort Worth-Arlington, TX	HMFA								
FY 2020 MFI: 81500	EXTR LOW INCOME	17150	19600	22050	26200	30680	35160	39640	44120
	VERY LOW INCOME	28550	32600	36700	40750	44050	47300	50550	53800
	LOW-INCOME	45650	52200	58700	65200	70450	75650	80850	86100
Hood County, TX	HMFA								
FY 2020 MFI: 76700	EXTR LOW INCOME	16100	18400	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	26850	30700	34550	38350	41450	44500	47600	50650
	LOW-INCOME	42950	49100	55250	61350	66300	71200	76100	81000
Somervell County, TX	HMFA								
FY 2020 MFI: 62700	EXTR LOW INCOME	13200	17240	21720	26200	30680	35160	38900	41400
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	LOW-INCOME	35150	40150	45150	50150	54200	58200	62200	66200
Wise County, TX	HMFA								
FY 2020 MFI: 70800	EXTR LOW INCOME	14900	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	24800	28350	31900	35400	38250	41100	43900	46750
	LOW-INCOME	39700	45350	51000	56650	61200	65750	70250	74800
El Paso, TX	MSA								
El Paso, TX	HMFA								
FY 2020 MFI: 52500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Hudspeth County, TX	HMFA								
FY 2020 MFI: 52500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Houston-The Woodlands-Sugar Land, TX	MSA								
Austin County, TX	HMFA								
FY 2020 MFI: 82200	EXTR LOW INCOME	17200	19650	22100	26200	30680	35160	39640	44120
	VERY LOW INCOME	28650	32750	36850	40900	44200	47450	50750	54000
	LOW-INCOME	45850	52400	58950	65450	70700	75950	81200	86400
Brazoria County, TX	HMFA								
FY 2020 MFI: 104200	EXTR LOW INCOME	21350	24400	27450	30500	32950	35400	39640	44120
	VERY LOW INCOME	35600	40650	45750	50800	54900	58950	63000	67100
	LOW-INCOME	54950	62800	70650	78500	84800	91100	97350	103650
Houston-The Woodlands-Sugar Land, TX	HMFA								
FY 2020 MFI: 78800	EXTR LOW INCOME	16600	18950	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	27600	31550	35500	39400	42600	45750	48900	52050
	LOW-INCOME	44150	50450	56750	63050	68100	73150	78200	83250
Killeen-Temple, TX	MSA								
Killeen-Temple, TX	HMFA								
FY 2020 MFI: 63900	EXTR LOW INCOME	13450	17240	21720	26200	30680	35160	39640	42200
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW-INCOME	35800	40900	46000	51100	55200	59300	63400	67500

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Lampasas County, TX HMFA								
FY 2020 MFI: 70800								
EXTR LOW INCOME	14700	17240	21720	26200	30680	35160	39640	44120
VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
LOW-INCOME	39100	44700	50300	55850	60350	64800	69300	73750
Laredo, TX MSA								
FY 2020 MFI: 50600								
EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Longview, TX MSA								
Longview, TX HMFA								
FY 2020 MFI: 64800								
EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39250	41800
VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Rusk County, TX HMFA								
FY 2020 MFI: 59800								
EXTR LOW INCOME	12760	17240	21720	26200	30680	34700	37100	39500
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
LOW-INCOME	33500	38300	43100	47850	51700	55550	59350	63200
Lubbock, TX MSA								
Lubbock, TX HMFA								
FY 2020 MFI: 69200								
EXTR LOW INCOME	14150	17240	21720	26200	30680	35160	39640	44120
VERY LOW INCOME	23500	26850	30200	33550	36250	38950	41650	44300
LOW-INCOME	37600	43000	48350	53700	58000	62300	66600	70900
Lynn County, TX HMFA								
FY 2020 MFI: 57100								
EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
McAllen-Edinburg-Mission, TX MSA								
FY 2020 MFI: 45100								
EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Midland, TX MSA								
Martin County, TX HMFA								
FY 2020 MFI: 88000								
EXTR LOW INCOME	15600	17800	21720	26200	30680	35160	39640	44120
VERY LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
LOW-INCOME	41550	47500	53450	59350	64100	68850	73600	78350
Midland, TX HMFA								
FY 2020 MFI: 90700								
EXTR LOW INCOME	19050	21800	24500	27200	30680	35160	39640	44120
VERY LOW INCOME	31750	36300	40850	45350	49000	52650	56250	59900
LOW-INCOME	50800	58050	65300	72550	78400	84200	90000	95800
Odessa, TX MSA								
FY 2020 MFI: 65500								
EXTR LOW INCOME	14800	17240	21720	26200	30680	35160	39640	44120
VERY LOW INCOME	24650	28150	31650	35150	38000	40800	43600	46400
LOW-INCOME	39400	45000	50650	56250	60750	65250	69750	74250
San Angelo, TX MSA								
FY 2020 MFI: 72400								
EXTR LOW INCOME	14700	17240	21720	26200	30680	35160	39640	44120
VERY LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
LOW-INCOME	39200	44800	50400	56000	60500	65000	69450	73950

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
San Antonio-New Braunfels, TX MSA									
Atascosa County, TX HMFA									
FY 2020 MFI: 62900	EXTR LOW INCOME	13200	17240	21720	26200	30680	35160	39000	41550
	VERY LOW INCOME	22050	25200	28350	31450	34000	36500	39000	41550
	LOW-INCOME	35250	40250	45300	50300	54350	58350	62400	66400
Kendall County, TX HMFA									
FY 2020 MFI: 100800	EXTR LOW INCOME	21200	24200	27250	30250	32700	35160	39640	44120
	VERY LOW INCOME	35300	40350	45400	50400	54450	58500	62500	66550
	LOW-INCOME	54950	62800	70650	78500	84800	91100	97350	103650
Medina County, TX HMFA									
FY 2020 MFI: 74200	EXTR LOW INCOME	15600	17800	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	LOW-INCOME	41550	47500	53450	59350	64100	68850	73600	78350
San Antonio-New Braunfels, TX HMFA									
FY 2020 MFI: 72000	EXTR LOW INCOME	15150	17300	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25200	28800	32400	36000	38900	41800	44650	47550
	LOW-INCOME	40350	46100	51850	57600	62250	66850	71450	76050
Sherman-Denison, TX MSA									
FY 2020 MFI: 76000	EXTR LOW INCOME	15300	17500	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25500	29150	32800	36400	39350	42250	45150	48050
	LOW-INCOME	40800	46600	52450	58250	62950	67600	72250	76900
Texarkana, TX-AR MSA									
Texarkana, TX-Texarkana, AR HMFA									
FY 2020 MFI: 69800	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39250	41800
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Tyler, TX MSA									
FY 2020 MFI: 65600	EXTR LOW INCOME	14050	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	23450	26800	30150	33450	36150	38850	41500	44200
	LOW-INCOME	37450	42800	48150	53500	57800	62100	66350	70650
Victoria, TX MSA									
FY 2020 MFI: 68800	EXTR LOW INCOME	14500	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	24100	27550	31000	34400	37200	39950	42700	45450
	LOW-INCOME	38550	44050	49550	55050	59500	63900	68300	72700
Waco, TX MSA									
Falls County, TX HMFA									
FY 2020 MFI: 53700	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Waco, TX HMFA									
FY 2020 MFI: 65700	EXTR LOW INCOME	13800	17240	21720	26200	30680	35160	39640	43400
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	LOW-INCOME	36800	42050	47300	52550	56800	61000	65200	69400
Wichita Falls, TX MSA									
FY 2020 MFI: 64700	EXTR LOW INCOME	13550	17240	21720	26200	30680	35160	39640	42600
	VERY LOW INCOME	22600	25800	29050	32250	34850	37450	40000	42600
	LOW-INCOME	36150	41300	46450	51600	55750	59900	64000	68150

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Anderson County, TX									
FY 2020 MFI: 55900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Andrews County, TX									
FY 2020 MFI: 84200	EXTR LOW INCOME	17700	20200	22750	26200	30680	35160	39640	44120
	VERY LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
	LOW-INCOME	47150	53900	60650	67350	72750	78150	83550	88950
Angelina County, TX									
FY 2020 MFI: 57500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Bailey County, TX									
FY 2020 MFI: 53700	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Baylor County, TX									
FY 2020 MFI: 63100	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39150	41650
	VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
	LOW-INCOME	35350	40400	45450	50500	54550	58600	62650	66700
Bee County, TX									
FY 2020 MFI: 51200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Blanco County, TX									
FY 2020 MFI: 68800	EXTR LOW INCOME	14600	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	24300	27750	31200	34650	37450	40200	43000	45750
	LOW-INCOME	38850	44400	49950	55450	59900	64350	68800	73200
Borden County, TX									
FY 2020 MFI: 92600	EXTR LOW INCOME	18550	21200	23850	26500	30680	35160	39640	44120
	VERY LOW INCOME	30950	35400	39800	44200	47750	51300	54850	58350
	LOW-INCOME	49500	56600	63650	70700	76400	82050	87700	93350
Bosque County, TX									
FY 2020 MFI: 59800	EXTR LOW INCOME	12760	17240	21720	26200	30680	34700	37100	39500
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW-INCOME	33500	38300	43100	47850	51700	55550	59350	63200
Brewster County, TX									
FY 2020 MFI: 56900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Briscoe County, TX									
FY 2020 MFI: 55400	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Brooks County, TX									
FY 2020 MFI: 29800	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

		PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Brown County, TX										
FY 2020 MFI:	57900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Burnet County, TX										
FY 2020 MFI:	70800	EXTR LOW INCOME	14900	17240	21720	26200	30680	35160	39640	44120
		VERY LOW INCOME	24800	28350	31900	35400	38250	41100	43900	46750
		LOW-INCOME	39700	45350	51000	56650	61200	65750	70250	74800
Calhoun County, TX										
FY 2020 MFI:	72700	EXTR LOW INCOME	15300	17450	21720	26200	30680	35160	39640	44120
		VERY LOW INCOME	25450	29100	32750	36350	39300	42200	45100	48000
		LOW-INCOME	40750	46550	52350	58150	62850	67500	72150	76800
Camp County, TX										
FY 2020 MFI:	54700	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Cass County, TX										
FY 2020 MFI:	54500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Castro County, TX										
FY 2020 MFI:	52800	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Cherokee County, TX										
FY 2020 MFI:	55900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Childress County, TX										
FY 2020 MFI:	64700	EXTR LOW INCOME	13600	17240	21720	26200	30680	35160	39640	42750
		VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
		LOW-INCOME	36250	41400	46600	51750	55900	60050	64200	68350
Cochran County, TX										
FY 2020 MFI:	55500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Coke County, TX										
FY 2020 MFI:	62400	EXTR LOW INCOME	13100	17240	21720	26200	30680	35160	38700	41200
		VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
		LOW-INCOME	34950	39950	44950	49900	53900	57900	61900	65900
Coleman County, TX										
FY 2020 MFI:	49200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Collingsworth County, TX										
FY 2020 MFI:	56200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Colorado County, TX FY 2020 MFI: 69100	EXTR LOW INCOME	13700	17240	21720	26200	30680	35160	39640	43050
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	LOW-INCOME	36500	41700	46900	52100	56300	60450	64650	68800
Comanche County, TX FY 2020 MFI: 52200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Concho County, TX FY 2020 MFI: 63900	EXTR LOW INCOME	13450	17240	21720	26200	30680	35160	39640	42200
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW-INCOME	35800	40900	46000	51100	55200	59300	63400	67500
Cooke County, TX FY 2020 MFI: 74200	EXTR LOW INCOME	15600	17800	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	LOW-INCOME	41550	47500	53450	59350	64100	68850	73600	78350
Cottle County, TX FY 2020 MFI: 49900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Crane County, TX FY 2020 MFI: 79900	EXTR LOW INCOME	16800	19200	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
	LOW-INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Crockett County, TX FY 2020 MFI: 71400	EXTR LOW INCOME	15000	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25000	28600	32150	35700	38600	41450	44300	47150
	LOW-INCOME	40000	45700	51400	57100	61700	66250	70850	75400
Culberson County, TX FY 2020 MFI: 46100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Dallam County, TX FY 2020 MFI: 56500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Dawson County, TX FY 2020 MFI: 55500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
DeWitt County, TX FY 2020 MFI: 69700	EXTR LOW INCOME	14650	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	24400	27900	31400	34850	37650	40450	43250	46050
	LOW-INCOME	39050	44600	50200	55750	60250	64700	69150	73600
Deaf Smith County, TX FY 2020 MFI: 63400	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39250	41800
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Delta County, TX									
FY 2020 MFI: 56100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Dickens County, TX									
FY 2020 MFI: 58800	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Dimmit County, TX									
FY 2020 MFI: 40000	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Donley County, TX									
FY 2020 MFI: 59100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34300	36650	39050
	VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
	LOW-INCOME	33150	37850	42600	47300	51100	54900	58700	62450
Duval County, TX									
FY 2020 MFI: 43100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Eastland County, TX									
FY 2020 MFI: 46700	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Edwards County, TX									
FY 2020 MFI: 67400	EXTR LOW INCOME	14150	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	23600	27000	30350	33700	36400	39100	41800	44500
	LOW-INCOME	37750	43150	48550	53900	58250	62550	66850	71150
Erath County, TX									
FY 2020 MFI: 65400	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39250	41800
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Fannin County, TX									
FY 2020 MFI: 63200	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39200	41750
	VERY LOW INCOME	22150	25300	28450	31600	34150	36700	39200	41750
	LOW-INCOME	35400	40450	45500	50550	54600	58650	62700	66750
Fayette County, TX									
FY 2020 MFI: 72400	EXTR LOW INCOME	15200	17400	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25350	29000	32600	36200	39100	42000	44900	47800
	LOW-INCOME	40550	46350	52150	57900	62550	67200	71800	76450
Fisher County, TX									
FY 2020 MFI: 66000	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39250	41800
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Floyd County, TX									
FY 2020 MFI: 56100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Foard County, TX									
FY 2020 MFI: 58200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Franklin County, TX									
FY 2020 MFI: 64500	EXTR LOW INCOME	13550	17240	21720	26200	30680	35160	39640	42600
	VERY LOW INCOME	22600	25800	29050	32250	34850	37450	40000	42600
	LOW-INCOME	36150	41300	46450	51600	55750	59900	64000	68150
Freestone County, TX									
FY 2020 MFI: 58700	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Frio County, TX									
FY 2020 MFI: 47900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Gaines County, TX									
FY 2020 MFI: 66900	EXTR LOW INCOME	14050	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	23450	26800	30150	33450	36150	38850	41500	44200
	LOW-INCOME	37450	42800	48150	53500	57800	62100	66350	70650
Garza County, TX									
FY 2020 MFI: 60100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34900	37300	39700
	VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
	LOW-INCOME	33700	38500	43300	48100	51950	55800	59650	63500
Gillespie County, TX									
FY 2020 MFI: 73700	EXTR LOW INCOME	15500	17700	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25800	29500	33200	36850	39800	42750	45700	48650
	LOW-INCOME	41300	47200	53100	58950	63700	68400	73100	77850
Glasscock County, TX									
FY 2020 MFI: 97600	EXTR LOW INCOME	20550	23450	26400	29300	31650	35160	39640	44120
	VERY LOW INCOME	34200	39050	43950	48800	52750	56650	60550	64450
	LOW-INCOME	54700	62500	70300	78100	84350	90600	96850	103100
Gonzales County, TX									
FY 2020 MFI: 62000	EXTR LOW INCOME	13050	17240	21720	26200	30680	35160	38450	40950
	VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
	LOW-INCOME	34750	39700	44650	49600	53600	57550	61550	65500
Gray County, TX									
FY 2020 MFI: 63900	EXTR LOW INCOME	13450	17240	21720	26200	30680	35160	39640	42200
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW-INCOME	35800	40900	46000	51100	55200	59300	63400	67500
Grimes County, TX									
FY 2020 MFI: 60800	EXTR LOW INCOME	12800	17240	21720	26200	30680	35160	37700	40150
	VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
	LOW-INCOME	34100	38950	43800	48650	52550	56450	60350	64250
Hale County, TX									
FY 2020 MFI: 55500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Hall County, TX									
FY 2020 MFI: 40000	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Hamilton County, TX									
FY 2020 MFI: 64300	EXTR LOW INCOME	13550	17240	21720	26200	30680	35160	39640	42450
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
Hansford County, TX									
FY 2020 MFI: 43600	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Hardeman County, TX									
FY 2020 MFI: 55800	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Harrison County, TX									
FY 2020 MFI: 70200	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39250	41800
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Hartley County, TX									
FY 2020 MFI: 72700	EXTR LOW INCOME	15300	17450	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25450	29100	32750	36350	39300	42200	45100	48000
	LOW-INCOME	40750	46550	52350	58150	62850	67500	72150	76800
Haskell County, TX									
FY 2020 MFI: 55200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Hemphill County, TX									
FY 2020 MFI: 77000	EXTR LOW INCOME	16200	18500	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	26950	30800	34650	38500	41600	44700	47750	50850
	LOW-INCOME	43150	49300	55450	61600	66550	71500	76400	81350
Henderson County, TX									
FY 2020 MFI: 59200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34350	36750	39100
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW-INCOME	33150	37900	42650	47350	51150	54950	58750	62550
Hill County, TX									
FY 2020 MFI: 61100	EXTR LOW INCOME	12850	17240	21720	26200	30680	35160	37900	40350
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW-INCOME	34250	39150	44050	48900	52850	56750	60650	64550
Hockley County, TX									
FY 2020 MFI: 62600	EXTR LOW INCOME	13200	17240	21720	26200	30680	35160	38850	41350
	VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
	LOW-INCOME	35100	40100	45100	50100	54150	58150	62150	66150
Hopkins County, TX									
FY 2020 MFI: 60800	EXTR LOW INCOME	12800	17240	21720	26200	30680	35160	37700	40150
	VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
	LOW-INCOME	34100	38950	43800	48650	52550	56450	60350	64250

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

		PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Houston County, TX										
FY 2020 MFI: 46800		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Howard County, TX										
FY 2020 MFI: 64200		EXTR LOW INCOME	13500	17240	21720	26200	30680	35160	39640	42400
		VERY LOW INCOME	22500	25700	28900	32100	34700	37250	39850	42400
		LOW-INCOME	35950	41100	46250	51350	55500	59600	63700	67800
Hutchinson County, TX										
FY 2020 MFI: 65700		EXTR LOW INCOME	13800	17240	21720	26200	30680	35160	39640	43400
		VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
		LOW-INCOME	36800	42050	47300	52550	56800	61000	65200	69400
Jack County, TX										
FY 2020 MFI: 72300		EXTR LOW INCOME	14650	17240	21720	26200	30680	35160	39640	44120
		VERY LOW INCOME	24400	27850	31350	34800	37600	40400	43200	45950
		LOW-INCOME	39000	44600	50150	55700	60200	64650	69100	73550
Jackson County, TX										
FY 2020 MFI: 75300		EXTR LOW INCOME	15850	18100	21720	26200	30680	35160	39640	44120
		VERY LOW INCOME	26400	30150	33900	37650	40700	43700	46700	49700
		LOW-INCOME	42200	48200	54250	60250	65100	69900	74750	79550
Jasper County, TX										
FY 2020 MFI: 61700		EXTR LOW INCOME	12950	17240	21720	26200	30680	35160	38300	40750
		VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
		LOW-INCOME	34550	39500	44450	49350	53300	57250	61200	65150
Jeff Davis County, TX										
FY 2020 MFI: 69700		EXTR LOW INCOME	14650	17240	21720	26200	30680	35160	39640	44120
		VERY LOW INCOME	24400	27900	31400	34850	37650	40450	43250	46050
		LOW-INCOME	39050	44600	50200	55750	60250	64700	69150	73600
Jim Hogg County, TX										
FY 2020 MFI: 44800		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Jim Wells County, TX										
FY 2020 MFI: 55400		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Karnes County, TX										
FY 2020 MFI: 68200		EXTR LOW INCOME	14050	17240	21720	26200	30680	35160	39640	44120
		VERY LOW INCOME	23450	26800	30150	33450	36150	38850	41500	44200
		LOW-INCOME	37450	42800	48150	53500	57800	62100	66350	70650
Kenedy County, TX										
FY 2020 MFI: 58900		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Kent County, TX										
FY 2020 MFI: 74300		EXTR LOW INCOME	15350	17550	21720	26200	30680	35160	39640	44120
		VERY LOW INCOME	25550	29200	32850	36500	39450	42350	45300	48200
		LOW-INCOME	40900	46750	52600	58400	63100	67750	72450	77100

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Kerr County, TX									
FY 2020 MFI: 63300	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39250	41800
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Kimble County, TX									
FY 2020 MFI: 51500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
King County, TX									
FY 2020 MFI: 86900	EXTR LOW INCOME	18250	20850	23450	26200	30680	35160	39640	44120
	VERY LOW INCOME	30450	34800	39150	43450	46950	50450	53900	57400
	LOW-INCOME	48650	55600	62550	69500	75100	80650	86200	91750
Kinney County, TX									
FY 2020 MFI: 55300	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Kleberg County, TX									
FY 2020 MFI: 57600	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Knox County, TX									
FY 2020 MFI: 61500	EXTR LOW INCOME	12950	17240	21720	26200	30680	35160	38150	40600
	VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
	LOW-INCOME	34450	39400	44300	49200	53150	57100	61050	64950
La Salle County, TX									
FY 2020 MFI: 50900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Lamar County, TX									
FY 2020 MFI: 56600	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Lamb County, TX									
FY 2020 MFI: 55800	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Lavaca County, TX									
FY 2020 MFI: 66100	EXTR LOW INCOME	13600	17240	21720	26200	30680	35160	39640	42750
	VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
	LOW-INCOME	36250	41400	46600	51750	55900	60050	64200	68350
Lee County, TX									
FY 2020 MFI: 70200	EXTR LOW INCOME	14750	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	24600	28100	31600	35100	37950	40750	43550	46350
	LOW-INCOME	39350	44950	50550	56150	60650	65150	69650	74150
Leon County, TX									
FY 2020 MFI: 60200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34950	37350	39750
	VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
	LOW-INCOME	33750	38550	43350	48150	52050	55900	59750	63600

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Limestone County, TX FY 2020 MFI: 54100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Lipscomb County, TX FY 2020 MFI: 77000	EXTR LOW INCOME	16200	18500	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	26950	30800	34650	38500	41600	44700	47750	50850
	LOW-INCOME	43150	49300	55450	61600	66550	71500	76400	81350
Live Oak County, TX FY 2020 MFI: 64500	EXTR LOW INCOME	13400	17240	21720	26200	30680	35160	39500	42050
	VERY LOW INCOME	22300	25500	28700	31850	34400	36950	39500	42050
	LOW-INCOME	35700	40800	45900	50950	55050	59150	63200	67300
Llano County, TX FY 2020 MFI: 66600	EXTR LOW INCOME	14000	17240	21720	26200	30680	35160	39640	44000
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	LOW-INCOME	37350	42650	48000	53300	57600	61850	66100	70400
Loving County, TX FY 2020 MFI: 91200	EXTR LOW INCOME	18550	21200	23850	26450	30680	35160	39640	44120
	VERY LOW INCOME	30850	35250	39650	44050	47600	51100	54650	58150
	LOW-INCOME	49350	56400	63450	70500	76150	81800	87450	93100
Madison County, TX FY 2020 MFI: 59900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34750	37150	39550
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW-INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Marion County, TX FY 2020 MFI: 53500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Mason County, TX FY 2020 MFI: 63100	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39150	41650
	VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
	LOW-INCOME	35350	40400	45450	50500	54550	58600	62650	66700
Matagorda County, TX FY 2020 MFI: 58600	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Maverick County, TX FY 2020 MFI: 45100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
McCulloch County, TX FY 2020 MFI: 56900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
McMullen County, TX FY 2020 MFI: 71900	EXTR LOW INCOME	14450	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	24050	27450	30900	34300	37050	39800	42550	45300
	LOW-INCOME	38450	43950	49450	54900	59300	63700	68100	72500

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

		PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Menard County, TX										
FY 2020 MFI: 53700		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Milam County, TX										
FY 2020 MFI: 58100		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Mills County, TX										
FY 2020 MFI: 62500		EXTR LOW INCOME	13150	17240	21720	26200	30680	35160	38750	41250
		VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
		LOW-INCOME	35000	40000	45000	50000	54000	58000	62000	66000
Mitchell County, TX										
FY 2020 MFI: 70800		EXTR LOW INCOME	14900	17240	21720	26200	30680	35160	39640	44120
		VERY LOW INCOME	24800	28350	31900	35400	38250	41100	43900	46750
		LOW-INCOME	39700	45350	51000	56650	61200	65750	70250	74800
Montague County, TX										
FY 2020 MFI: 55400		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Moore County, TX										
FY 2020 MFI: 61900		EXTR LOW INCOME	13000	17240	21720	26200	30680	35160	38400	40900
		VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
		LOW-INCOME	34650	39600	44550	49500	53500	57450	61400	65350
Morris County, TX										
FY 2020 MFI: 55000		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Motley County, TX										
FY 2020 MFI: 55100		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Nacogdoches County, TX										
FY 2020 MFI: 65100		EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39250	41800
		VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
		LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Navarro County, TX										
FY 2020 MFI: 55600		EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
		VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
		LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Nolan County, TX										
FY 2020 MFI: 60400		EXTR LOW INCOME	12760	17240	21720	26200	30680	35050	37450	39900
		VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
		LOW-INCOME	33850	38650	43500	48300	52200	56050	59900	63800
Ochiltree County, TX										
FY 2020 MFI: 62200		EXTR LOW INCOME	13100	17240	21720	26200	30680	35160	38600	41100
		VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
		LOW-INCOME	34850	39800	44800	49750	53750	57750	61700	65700

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Palo Pinto County, TX FY 2020 MFI: 57400	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Panola County, TX FY 2020 MFI: 61100	EXTR LOW INCOME	12850	17240	21720	26200	30680	35160	37900	40350
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW-INCOME	34250	39150	44050	48900	52850	56750	60650	64550
Parmer County, TX FY 2020 MFI: 57400	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Pecos County, TX FY 2020 MFI: 74200	EXTR LOW INCOME	15600	17800	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	LOW-INCOME	41550	47500	53450	59350	64100	68850	73600	78350
Polk County, TX FY 2020 MFI: 57600	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Presidio County, TX FY 2020 MFI: 36900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Rains County, TX FY 2020 MFI: 63900	EXTR LOW INCOME	13450	17240	21720	26200	30680	35160	39640	42200
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW-INCOME	35800	40900	46000	51100	55200	59300	63400	67500
Reagan County, TX FY 2020 MFI: 79700	EXTR LOW INCOME	16750	19150	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	27900	31900	35900	39850	43050	46250	49450	52650
	LOW-INCOME	44650	51000	57400	63750	68850	73950	79050	84150
Real County, TX FY 2020 MFI: 53900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Red River County, TX FY 2020 MFI: 47400	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Reeves County, TX FY 2020 MFI: 63300	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39250	41800
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Refugio County, TX FY 2020 MFI: 63400	EXTR LOW INCOME	13300	17240	21720	26200	30680	35160	39350	41850
	VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
	LOW-INCOME	35500	40600	45650	50700	54800	58850	62900	66950

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Roberts County, TX									
FY 2020 MFI: 95700	EXTR LOW INCOME	20100	23000	25850	28700	31000	35160	39640	44120
	VERY LOW INCOME	33500	38300	43100	47850	51700	55550	59350	63200
	LOW-INCOME	53600	61250	68900	76550	82700	88800	94950	101050
Runnels County, TX									
FY 2020 MFI: 53800	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Sabine County, TX									
FY 2020 MFI: 44100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
San Augustine County, TX									
FY 2020 MFI: 51700	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
San Jacinto County, TX									
FY 2020 MFI: 59600	EXTR LOW INCOME	12760	17240	21720	26200	30680	34600	37000	39350
	VERY LOW INCOME	20900	23850	26850	29800	32200	34600	37000	39350
	LOW-INCOME	33400	38200	42950	47700	51550	55350	59150	63000
San Saba County, TX									
FY 2020 MFI: 55200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Schleicher County, TX									
FY 2020 MFI: 76600	EXTR LOW INCOME	16100	18400	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	26850	30650	34500	38300	41400	44450	47500	50600
	LOW-INCOME	42950	49050	55200	61300	66250	71150	76050	80950
Scurry County, TX									
FY 2020 MFI: 72900	EXTR LOW INCOME	15300	17500	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25550	29200	32850	36450	39400	42300	45200	48150
	LOW-INCOME	40850	46650	52500	58300	63000	67650	72300	77000
Shackelford County, TX									
FY 2020 MFI: 60500	EXTR LOW INCOME	12760	17240	21720	26200	30680	35100	37550	39950
	VERY LOW INCOME	21200	24200	27250	30250	32700	35100	37550	39950
	LOW-INCOME	33900	38750	43600	48400	52300	56150	60050	63900
Shelby County, TX									
FY 2020 MFI: 50000	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Sherman County, TX									
FY 2020 MFI: 66300	EXTR LOW INCOME	13950	17240	21720	26200	30680	35160	39640	43800
	VERY LOW INCOME	23250	26550	29850	33150	35850	38500	41150	43800
	LOW-INCOME	37150	42450	47750	53050	57300	61550	65800	70050
Starr County, TX									
FY 2020 MFI: 32500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Stephens County, TX									
FY 2020 MFI: 58200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Sterling County, TX									
FY 2020 MFI: 72000	EXTR LOW INCOME	15150	17300	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25200	28800	32400	36000	38900	41800	44650	47550
	LOW-INCOME	40350	46100	51850	57600	62250	66850	71450	76050
Stonewall County, TX									
FY 2020 MFI: 75300	EXTR LOW INCOME	15050	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25100	28650	32250	35800	38700	41550	44400	47300
	LOW-INCOME	40150	45850	51600	57300	61900	66500	71100	75650
Sutton County, TX									
FY 2020 MFI: 65700	EXTR LOW INCOME	13800	17240	21720	26200	30680	35160	39640	43400
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	LOW-INCOME	36800	42050	47300	52550	56800	61000	65200	69400
Swisher County, TX									
FY 2020 MFI: 49600	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Terrell County, TX									
FY 2020 MFI: 58900	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Terry County, TX									
FY 2020 MFI: 50200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Throckmorton County, TX									
FY 2020 MFI: 61800	EXTR LOW INCOME	13000	17240	21720	26200	30680	35160	38350	40800
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW-INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Titus County, TX									
FY 2020 MFI: 54100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Trinity County, TX									
FY 2020 MFI: 45500	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Tyler County, TX									
FY 2020 MFI: 63800	EXTR LOW INCOME	13450	17240	21720	26200	30680	35160	39600	42150
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW-INCOME	35750	40850	45950	51050	55150	59250	63350	67400
Upton County, TX									
FY 2020 MFI: 71700	EXTR LOW INCOME	15050	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW-INCOME	40150	45900	51650	57350	61950	66550	71150	75750

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Uvalde County, TX									
FY 2020 MFI: 56100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Val Verde County, TX									
FY 2020 MFI: 54600	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Van Zandt County, TX									
FY 2020 MFI: 62700	EXTR LOW INCOME	13200	17240	21720	26200	30680	35160	38900	41400
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	LOW-INCOME	35150	40150	45150	50150	54200	58200	62200	66200
Walker County, TX									
FY 2020 MFI: 55500	EXTR LOW INCOME	13600	17240	21720	26200	30680	35160	39640	42750
	VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
	LOW-INCOME	36300	41450	46650	51800	55950	60100	64250	68400
Ward County, TX									
FY 2020 MFI: 80700	EXTR LOW INCOME	15700	17950	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	26150	29900	33650	37350	40350	43350	46350	49350
	LOW-INCOME	41800	47750	53700	59650	64450	69200	74000	78750
Washington County, TX									
FY 2020 MFI: 71000	EXTR LOW INCOME	14950	17240	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	24850	28400	31950	35500	38350	41200	44050	46900
	LOW-INCOME	39800	45450	51150	56800	61350	65900	70450	75000
Wharton County, TX									
FY 2020 MFI: 61000	EXTR LOW INCOME	12850	17240	21720	26200	30680	35160	37850	40300
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW-INCOME	34200	39050	43950	48800	52750	56650	60550	64450
Wheeler County, TX									
FY 2020 MFI: 60900	EXTR LOW INCOME	12800	17240	21720	26200	30680	35160	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Wilbarger County, TX									
FY 2020 MFI: 56400	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Willacy County, TX									
FY 2020 MFI: 33300	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Winkler County, TX									
FY 2020 MFI: 65900	EXTR LOW INCOME	13850	17240	21720	26200	30680	35160	39640	43500
	VERY LOW INCOME	23100	26400	29700	32950	35600	38250	40900	43500
	LOW-INCOME	36900	42200	47450	52700	56950	61150	65350	69600
Wood County, TX									
FY 2020 MFI: 59100	EXTR LOW INCOME	12760	17240	21720	26200	30680	34300	36650	39050
	VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
	LOW-INCOME	33150	37850	42600	47300	51100	54900	58700	62450

STATE:TEXAS

-----SECTION 8 INCOME LIMITS-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Yoakum County, TX									
FY 2020 MFI: 73700	EXTR LOW INCOME	15500	17700	21720	26200	30680	35160	39640	44120
	VERY LOW INCOME	25800	29500	33200	36850	39800	42750	45700	48650
	LOW-INCOME	41300	47200	53100	58950	63700	68400	73100	77850
Young County, TX									
FY 2020 MFI: 61600	EXTR LOW INCOME	12950	17240	21720	26200	30680	35160	38200	40700
	VERY LOW INCOME	21600	24650	27750	30800	33300	35750	38200	40700
	LOW-INCOME	34550	39450	44400	49300	53250	57200	61150	65100
Zapata County, TX									
FY 2020 MFI: 42200	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Zavala County, TX									
FY 2020 MFI: 34000	EXTR LOW INCOME	12760	17240	21720	26200	30680	34200	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200

48 TEXAS

-----METROPOLITAN AREA-----

-----Counties of FMR AREA within STATE-----

Abilene, TX MSA - 10180
 CBSA: Abilene, TX MSA - METRO10180M10180
 Amarillo, TX MSA - 11100
 SA: Amarillo, TX HMFA - METRO11100M11100
 SA: Oldham County, TX HMFA - METRO11100N48359
 Austin-Round Rock, TX MSA - 12420
 CBSA: Austin-Round Rock, TX MSA - METRO12420M12420
 Beaumont-Port Arthur, TX MSA - 13140
 SA: Beaumont-Port Arthur, TX HMFA - METRO13140M13140
 SA: Newton County, TX HMFA - METRO13140N48351
 Brownsville-Harlingen, TX MSA - 15180
 CBSA: Brownsville-Harlingen, TX MSA - METRO15180M15180
 College Station-Bryan, TX MSA - 17780
 CBSA: College Station-Bryan, TX MSA - METRO17780M17780
 Corpus Christi, TX MSA - 18580
 SA: Aransas County, TX HMFA - METRO18580N48007
 SA: Corpus Christi, TX HMFA - METRO18580M18580
 Dallas-Fort Worth-Arlington, TX MSA - 19
 SA: Dallas, TX HMFA - METRO19100M19100

 SA: Fort Worth-Arlington, TX HMFA - METRO19100MM2800
 SA: Hood County, TX HMFA - METRO19100N48221
 SA: Somervell County, TX HMFA - METRO19100N48425
 SA: Wise County, TX HMFA - METRO19100N48497
 El Paso, TX MSA - 21340
 SA: El Paso, TX HMFA - METRO21340M21340
 SA: Hudspeth County, TX HMFA - METRO21340N48229
 Houston-The Woodlands-Sugar Land, TX MSA
 SA: Austin County, TX HMFA - METRO26420N48015
 SA: Brazoria County, TX HMFA - METRO26420MM1145
 SA: Houston-The Woodlands-Sugar Land, TX HMFA - METRO26420M26420

 Killeen-Temple, TX MSA - 28660
 SA: Killeen-Temple, TX HMFA - METRO28660M28660
 SA: Lampasas County, TX HMFA - METRO28660N48221
 Laredo, TX MSA - 29700
 CBSA: Laredo, TX MSA - METRO29700M29700
 Longview, TX MSA - 30980
 SA: Longview, TX HMFA - METRO30980M30980
 SA: Rusk County, TX HMFA - METRO30980N48401
 Lubbock, TX MSA - 31180
 SA: Lubbock, TX HMFA - METRO31180M31180
 SA: Lynn County, TX HMFA - METRO31180N48305
 McAllen-Edinburg-Mission, TX MSA - 32580
 CBSA: McAllen-Edinburg-Mission, TX MSA - METRO32580M32580

059-Callahan, 253-Jones, 441-Taylor
 011-Armstrong, 065-Carson, 375-Potter, 381-Randall
 359-Oldham
 021-Bastrop, 055-Caldwell, 209-Hays, 453-Travis, 491-Williamson
 199-Hardin, 245-Jefferson, 361-Orange
 351-Newton
 061-Cameron
 041-Brazos, 051-Burleson, 395-Robertson
 007-Aransas
 355-Nueces, 409-San Patricio
 085-Collin, 113-Dallas, 121-Denton, 139-Ellis, 231-Hunt,
 257-Kaufman, 397-Rockwall
 251-Johnson, 367-Parker, 439-Tarrant
 221-Hood
 425-Somervell
 497-Wise
 141-El Paso
 229-Hudspeth
 015-Austin
 039-Brazoria
 071-Chambers, 157-Fort Bend, 167-Galveston, 201-Harris,
 291-Liberty, 339-Montgomery, 473-Waller

027-Bell, 099-Coryell
 281-Lampasas
 479-Webb
 183-Gregg, 459-Upshur
 401-Rusk
 107-Crosby, 303-Lubbock
 305-Lynn
 215-Hidalgo

48 TEXAS continued

-----METROPOLITAN AREA-----

-----Counties of FMR AREA within STATE-----

Midland, TX MSA - 33260	
SA: Martin County, TX HMFA - METRO33260N48317	317-Martin
SA: Midland, TX HMFA - METRO33260M33260	329-Midland
Odessa, TX MSA - 36220	
CBSA: Odessa, TX MSA - METRO36220M36220	135-Ector
San Angelo, TX MSA - 41660	
CBSA: San Angelo, TX MSA - METRO41660M41660	235-Irion, 451-Tom Green
San Antonio-New Braunfels, TX MSA - 4170	
SA: Atascosa County, TX HMFA - METRO41700N48013	013-Atascosa
SA: Kendall County, TX HMFA - METRO41700N48259	259-Kendall
SA: Medina County, TX HMFA - METRO41700N48325	325-Medina
SA: San Antonio-New Braunfels, TX HMFA - METRO41700M41700	019-Bandera, 029-Bexar, 091-Comal, 187-Guadalupe, 493-Wilson
Sherman-Denison, TX MSA - 43300	
CBSA: Sherman-Denison, TX MSA - METRO43300M43300	181-Grayson
Texarkana, TX-AR MSA - 45500	
SA: Texarkana, TX-Texarkana, AR HMFA - METRO45500M45500	037-Bowie
Tyler, TX MSA - 46340	
CBSA: Tyler, TX MSA - METRO46340M46340	423-Smith
Victoria, TX MSA - 47020	
CBSA: Victoria, TX MSA - METRO47020M47020	175-Goliad, 469-Victoria
Waco, TX MSA - 47380	
SA: Falls County, TX HMFA - METRO47380N48145	145-Falls
SA: Waco, TX HMFA - METRO47380M47380	309-McLennan
Wichita Falls, TX MSA - 48660	
CBSA: Wichita Falls, TX MSA - METRO48660M48660	009-Archer, 077-Clay, 485-Wichita

-----NONMETROPOLITAN COUNTIES-----

001-Anderson	003-Andrews	005-Angelina	017-Bailey	023-Baylor
025-Bee	031-Blanco	033-Borden	035-Bosque	043-Brewster
045-Briscoe	047-Brooks	049-Brown	053-Burnet	057-Calhoun
063-Camp	067-Cass	069-Castro	073-Cherokee	075-Childress
079-Cochran	081-Coke	083-Coleman	087-Collingsworth	089-Colorado
093-Comanche	095-Concho	097-Cooke	101-Cottle	103-Crane
105-Crockett	109-Culberson	111-Dallam	115-Dawson	123-DeWitt
117-Deaf Smith	119-Delta	125-Dickens	127-Dimmit	129-Donley
131-Duval	133-Eastland	137-Edwards	143-Erath	147-Fannin
149-Fayette	151-Fisher	153-Floyd	155-Foard	159-Franklin
161-Freestone	163-Frio	165-Gaines	169-Garza	171-Gillespie
173-Glasscock	177-Gonzales	179-Gray	185-Grimes	189-Hale
191-Hall	193-Hamilton	195-Hansford	197-Hardeman	203-Harrison
205-Hartley	207-Haskell	211-Hemphill	213-Henderson	217-Hill
219-Hockley	223-Hopkins	225-Houston	227-Howard	233-Hutchinson
237-Jack	239-Jackson	241-Jasper	243-Jeff Davis	247-Jim Hogg

48 TEXAS continued

-----NONMETROPOLITAN COUNTIES-----

249-Jim Wells	255-Karnes	261-Kenedy	263-Kent	265-Kerr
267-Kimble	269-King	271-Kinney	273-Kleberg	275-Knox
283-La Salle	277-Lamar	279-Lamb	285-Lavaca	287-Lee
289-Leon	293-Limestone	295-Lipscomb	297-Live Oak	299-Llano
301-Loving	313-Madison	315-Marion	319-Mason	321-Matagorda
323-Maverick	307-McCulloch	311-McMullen	327-Menard	331-Milam
333-Mills	335-Mitchell	337-Montague	341-Moore	343-Morris
345-Motley	347-Nacogdoches	349-Navarro	353-Nolan	357-Ochiltree
363-Palo Pinto	365-Panola	369-Parmer	371-Pecos	373-Polk
377-Presidio	379-Rains	383-Reagan	385-Real	387-Red River
389-Reeves	391-Refugio	393-Roberts	399-Runnels	403-Sabine
405-San Augustine	407-San Jacinto	411-San Saba	413-Schleicher	415-Scurry
417-Shackelford	419-Shelby	421-Sherman	427-Starr	429-Stephens
431-Sterling	433-Stonewall	435-Sutton	437-Swisher	443-Terrell
445-Terry	447-Throckmorton	449-Titus	455-Trinity	457-Tyler
461-Upton	463-Uvalde	465-Val Verde	467-Van Zandt	471-Walker
475-Ward	477-Washington	481-Wharton	483-Wheeler	487-Wilbarger
489-Willacy	495-Winkler	499-Wood	501-Yoakum	503-Young
505-Zapata	507-Zavala			



Special Attention of:

NOTICE PDR-2020-02

Regional Directors, Field Office Directors,
Economists, Public & Indian Housing
Division Directors, Multifamily Hub Directors,
Multifamily Program Center Directors

Issued: April 1, 2020
Expires: Effective until superseded

Cross References:

Subject: Transmittal of Fiscal Year (FY) 2020 Income Limits
for the Public Housing and Section 8 Programs

This notice transmits income limits used to define the terms “very low-income”, “low-income” and “extremely low-income” in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These income limits are listed by dollar amount and family size, and they are effective on the later of April 1, 2020 or the date issued.

Since FY 2010¹ HUD has limited all annual income limit decreases to five percent and all annual increases to the greater of five percent or twice the change in the national median family income. HUD has maintained these limits to increases and decreases in income limits for FY 2020. The national median family income for the United States for FY 2020 is \$78,500, an increase of almost four percent over the national median family income in FY 2019. Twice this change is 7.9 percent which is greater than five percent, so this higher value is used as the cap on increases.

HUD Section 8 Income Limits begin with the calculation of median family incomes for each area. HUD uses the Section 8 program’s Fair Market Rent (FMR) area definitions in developing medians, which means that median family incomes are developed for each metropolitan area, parts of some metropolitan areas, and each nonmetropolitan county. For FY 2020, there are no changes to the geographic area definitions used last year. There is, however one fewer record in the EXCEL files because Bedford city in VA is no longer incorporated and is now part of Bedford County, VA. It remains part of the Lynchburg, VA MSA but is no longer listed separately as a Virginia city. HUD Section 8 Income Limits are calculated for every FMR area with adjustments for family size and for areas that have unusually high or low income-to-housing-cost relationships.

¹ Prior to FY 2010, HUD maintained a “hold harmless” policy, whereby Section 8 income limits for certain areas were held at previously published levels when reductions would otherwise have resulted from changes in housing cost, median income, or income limit methodologies, or changes in metropolitan area definitions.

The 2017 American Community Survey (ACS) and Puerto Rico Community Survey (PRCS) median family income data (as opposed to household income data) are the basis of FY 2020 income limits for all areas of geography, except for the U.S. Virgin Islands and the Pacific Islands. The Consumer Price Index forecast published by the Congressional Budget Office (CBO) is used to bring the ACS and PRCS data forward from mid-2017 to the mid-point of the fiscal year, April 2020. The median family incomes and income limits in the U.S. Virgin Islands and the Pacific Islands (Guam, American Samoa and the Northern Marianas) are based on 2010 Decennial Census data which is the most current information available. The decennial data used for the U.S. Virgin Islands and the Pacific Islands is trended forward using the change in national median family incomes between 2009 (which is the year of the income in the decennial census) and 2017 (from the ACS). The same CBO forecast is then applied from mid-2017 to the mid-point of the fiscal year, April 2020.

HUD is considering a change that would replace the CBO forecast with the economic forecast of the Office of Management and Budget (OMB), beginning with the calculation of the FY 2021 Medians. This OMB forecast would match the economic assumptions used in the calculation of HUD median family income estimates with assumptions used in the formulation of the Administration's Budget. HUD has not used OMB forecasts previously because they have not been available for public release.

Public Housing/Section 8 Income Limits are used to determine the income eligibility of applicants for Public Housing, Section 8, and other programs subject to 42 USC 1437a(b)(2). The income limits are calculated from the HUD medians for FY 2019.

The most important statutory provisions relating to income limits are as follows:

- very low-income family is defined as low-income families whose incomes do not exceed 50 percent of the median family income for the area, subject to specified adjustments for areas with unusually high or low incomes relative to housing costs;
- low-income family is defined as those families whose incomes do not exceed 80 percent of the median family income for the area, subject to adjustments for areas with unusually high or low incomes or housing costs;
- extremely low-income family is defined as a very-low income family whose income does not exceed the higher of the poverty guidelines as determined by the Department of Health and Human Services or 30 percent of the median family income for the area;
- where the area income limit is less than those derived from the state nonmetropolitan median, income limits are based on the state nonmetropolitan median; and,
- income limits are adjusted for family size so that larger families have higher income limits.

Very Low-Income Limits:

HUD calculates very low-income limits using a set of formulae as follows. The first step in calculating very low-income limits is to determine what they would be if the four-person limit is based on 50 percent of the median family income. Adjustments are then made if this number is outside formula constraints.

More specifically, the very low-income limit for a four-person family is calculated as follows:

- (1) 50 percent of the area median family income is calculated and set as the preliminary four-person family income limit;
- (2) the four-person very low-income limit is increased if it would otherwise be less than the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom FMR. This adjusts income limits upward for areas where rental housing costs are unusually high in relation to the median family income;
- (3) the four-person very low-income limit is reduced to the greater of 80 percent of the U.S. median family income level, or the amount at which 30 percent of a four-person family's income equals 100 percent of the two-bedroom FMR. This adjusts income limits downward for areas of unusually high median family incomes;
- (4) the four-person income limit is increased if it is less than 50 percent of the relevant state non-metropolitan median family income level;² and,
- (5) any four-person income limit that has declined by more than five percent is raised to five percent below last year's income limit and any income limit that has increased more than 7.9 percent is lowered to an increase of 7.9 percent over last year's income limit, the remainder of this decrease/increase to be implemented next year if the underlying data warrant. In any year that twice the national change in median family incomes is greater than five percent, limits will be allowed to increase up to that level if so warranted by the local data. For FY 2020 income limits, twice the increase in the national median income compared to the FY 2019 median income is 7.9 percent, so the cap on increases is set at 7.9 percent.

² Under a Housing and Community Development Act of 1987 amendment, non-metropolitan area income limits should never be set lower than the State non-metropolitan median family income level. In implementing this provision, HUD used its discretion to apply this policy to metropolitan areas as well. Doing so avoids the anomaly of assigning higher income limits to a non-metropolitan county than are assigned to a metropolitan area where the median family income is less than the State non-metro level but above the level for the non-metro county.

Low-Income Limits:

Most four-person low-income limits are the greater of 80 percent of the median family income, or 80 percent of the state nonmetropolitan median family income. Because the very low-income limits are not always based on 50 percent of median, however, calculating low-income limits as 80 percent of median would produce anomalies inconsistent with statutory intent (e.g., very low-income limits could be higher than low-income limits). To eliminate this problem, the normal calculation is to set the four-person low-income limit at 1.6 (i.e., 80 percent/50 percent) times the relevant four-person very low-income limit. The two exceptions to this practice are that the four-person low-income limit may not exceed the U.S. median family income (\$78,500 for FY 2020) except when justified by high housing costs; and once adjusted, the four-person low-income limit decrease is limited to five percent or, if increasing, capped at the greater of five percent or twice the national change in median income (which is 7.9 percent for FY 2020). Use of very low-income limits as a starting point for calculating other income limits has the effect of adjusting low-income limits in areas where the very low-income limits have been adjusted because of unusually high or low housing-cost-to-income relationships.

Extremely Low-Income Limits:

The Consolidated Appropriations Act, 2014, amended Sec. 238. (a) Section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a) as follows:

(C) The term extremely low-income families means very low-income families whose incomes do not exceed the higher of—

- (i) The poverty guidelines updated periodically by the Department of Health and Human Services under the authority of section 673(2) of the Community Services Block Grant Act applicable to a family of the size involved (except that this clause shall not apply in the case of public housing agencies or projects located in Puerto Rico or any other territory or possession of the United States); or*
- (ii) 30 percent of the median family income for the area, as determined by the Secretary, with adjustments for smaller and larger families (except that the Secretary may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of the Secretary's finding that such variations are necessary because of unusually high or low family incomes).*

HUD calculated the extremely low-income limits for all areas in the U.S. using the 2020 Poverty Guidelines for the 48 contiguous states and the District of Columbia (Lower-48 States), for Alaska and for Hawaii. These poverty guidelines were published in the Federal Register by HHS on January 17, 2020. The extremely low-income limits therefore are first calculated as 30/50ths (60 percent) of the Section 8 very low-income limits. They are then compared to the appropriate poverty guideline and if the poverty guideline is higher, that value is chosen. If the poverty guideline is above the very low-income limit at that family size, the extremely low-income limit is set at the very low-income limit because the definition of extremely low-income limits caps them at the very low-income levels.

Family Size Adjustments:

By statute, family size adjustments are required to provide higher income limits for larger families and lower income limits for smaller families. The factors, shown below, are applied to the very low-income limits and the low-income limits but not the extremely low-income limits set at the poverty income threshold, as follows:

Number of Persons in Family and Percentage Adjustments

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
70%	80%	90%	Base	108%	116%	124%	132%

Income limits for families with more than eight persons are not included in the printed lists because of space limitations. For each person over eight-persons, the four-person income limit should be multiplied by an additional eight percent. (For example, the nine-person limit equals 140 percent [132 + 8] of the relevant four-person income limit.) Income limits are rounded up to the nearest \$50. Local agencies may round income limits for nine or more persons to the nearest \$50, or they may use the un-rounded numbers. Family size-adjusted income limits are not re-tested for compliance with the cap and floor rule. Rounding anomalies produce some family size-adjusted income limits whose annual change is slightly larger or smaller than the five percent change in the floor and the 7.9 percent change in the cap allowed for FY 2020.

Due to the extremely low-income definition changes, these family size adjustments are no longer sufficient to determine the level of extremely low-income limits. The poverty guidelines have fixed dollar amount adjustments between household sizes (different for Alaska and Hawaii than the rest of the U.S.). Therefore, the actual amounts shown for 1- to 8-person families will not necessarily follow the percentages shown above. For families with more than eight persons, HUD has developed a tool that should be used to calculate the extremely low-income limit for that area at <http://www.huduser.gov/portal/datasets/il/il20/index.html>. Please use the FY 2020 Income Limits Documentation system, pick the area in question, and select “Click Here” under the label “Extremely Low-Income Limits.” Near the bottom of the explanations, there is a drop-down box to select the number of household members needed (from 9 to 20).

FY 2020 income limits are available in multiple formats and available at <http://www.huduser.gov/portal/datasets/il.html>. Questions related to how these income limits apply to the programs of state and other federal agencies should be referred to those agencies. Questions concerning the methodology used to develop these income limits are addressed in the FY 2020 Income Limits Methodology, or the documentation system for income limits and median family income, which are on the income limits website.

/s/

Brian D. Montgomery
Assistant Secretary for Housing -
FHA Commissioner, H

/s/

R. Hunter Kurtz
Assistant Secretary for Public
and Indian Housing, P