

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Abilene, TX MSA									
FY 2021 MFI: 63400	EXTR LOW INCOME	13300	17420	21960	26500	31040	35580	39350	41850
	VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
	LOW-INCOME	35500	40600	45650	50700	54800	58850	62900	66950
Amarillo, TX MSA									
Amarillo, TX HMFA									
FY 2021 MFI: 72100	EXTR LOW INCOME	15050	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25050	28600	32200	35750	38650	41500	44350	47200
	LOW-INCOME	40050	45800	51500	57200	61800	66400	70950	75550
Oldham County, TX HMFA									
FY 2021 MFI: 77500	EXTR LOW INCOME	16300	18600	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	27150	31000	34900	38750	41850	44950	48050	51150
	LOW-INCOME	43400	49600	55800	62000	67000	71950	76900	81850
Austin-Round Rock, TX MSA									
FY 2021 MFI: 98900	EXTR LOW INCOME	20800	23750	26700	29650	32050	35580	40120	44660
	VERY LOW INCOME	34650	39600	44550	49450	53450	57400	61350	65300
	LOW-INCOME	55400	63300	71200	79100	85450	91800	98100	104450
Beaumont-Port Arthur, TX MSA									
Beaumont-Port Arthur, TX HMFA									
FY 2021 MFI: 65800	EXTR LOW INCOME	13850	17420	21960	26500	31040	35580	40120	43450
	VERY LOW INCOME	23050	26350	29650	32900	35550	38200	40800	43450
	LOW-INCOME	36900	42150	47400	52650	56900	61100	65300	69500
Newton County, TX HMFA									
FY 2021 MFI: 53600	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Brownsville-Harlingen, TX MSA									
FY 2021 MFI: 45900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
College Station-Bryan, TX MSA									
FY 2021 MFI: 75600	EXTR LOW INCOME	14500	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	24100	27550	31000	34400	37200	39950	42700	45450
	LOW-INCOME	38550	44050	49550	55050	59500	63900	68300	72700
Corpus Christi, TX MSA									
Aransas County, TX HMFA									
FY 2021 MFI: 61700	EXTR LOW INCOME	12950	17420	21960	26500	31040	35580	38300	40750
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW-INCOME	34550	39500	44450	49350	53300	57250	61200	65150
Corpus Christi, TX HMFA									
FY 2021 MFI: 69300	EXTR LOW INCOME	14600	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	24300	27750	31200	34650	37450	40200	43000	45750
	LOW-INCOME	38850	44400	49950	55450	59900	64350	68800	73200
Dallas-Fort Worth-Arlington, TX MSA									
Dallas, TX HMFA									
FY 2021 MFI: 89000	EXTR LOW INCOME	18700	21400	24050	26700	31040	35580	40120	44660
	VERY LOW INCOME	31150	35600	40050	44500	48100	51650	55200	58750

STATE:TEXAS

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

PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Fort Worth-Arlington, TX HMFA									
FY 2021 MFI: 80800	LOW-INCOME	49850	57000	64100	71200	76900	82600	88300	94000
	EXTR LOW INCOME	17000	19400	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	28300	32350	36400	40400	43650	46900	50100	53350
	LOW-INCOME	45300	51750	58200	64650	69850	75000	80200	85350
Hood County, TX HMFA									
FY 2021 MFI: 76200	EXTR LOW INCOME	16000	18300	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
	LOW-INCOME	42700	48800	54900	60950	65850	70750	75600	80500
Somervell County, TX HMFA									
FY 2021 MFI: 61100	EXTR LOW INCOME	12880	17420	21960	26500	31040	35450	37900	40350
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW-INCOME	34250	39150	44050	48900	52850	56750	60650	64550
Wise County, TX HMFA									
FY 2021 MFI: 79700	EXTR LOW INCOME	15650	17850	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	26050	29750	33450	37150	40150	43100	46100	49050
	LOW-INCOME	41650	47600	53550	59450	64250	69000	73750	78500
El Paso, TX MSA									
El Paso, TX HMFA									
FY 2021 MFI: 51600	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Hudspeth County, TX HMFA									
FY 2021 MFI: 31500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Houston-The Woodlands-Sugar Land, TX MSA									
Austin County, TX HMFA									
FY 2021 MFI: 82700	EXTR LOW INCOME	17400	19850	22350	26500	31040	35580	40120	44660
	VERY LOW INCOME	28950	33100	37250	41350	44700	48000	51300	54600
	LOW-INCOME	46350	52950	59550	66150	71450	76750	82050	87350
Brazoria County, TX HMFA									
FY 2021 MFI: 93500	EXTR LOW INCOME	20300	23200	26100	29000	31350	35580	40120	44660
	VERY LOW INCOME	33850	38650	43500	48300	52200	56050	59900	63800
	LOW-INCOME	54150	61850	69600	77300	83500	89700	95900	102050
Houston-The Woodlands-Sugar Land, TX HMFA									
FY 2021 MFI: 79200	EXTR LOW INCOME	16650	19000	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300
	LOW-INCOME	44350	50700	57050	63350	68450	73500	78600	83650
Killeen-Temple, TX MSA									
Killeen-Temple, TX HMFA									
FY 2021 MFI: 64700	EXTR LOW INCOME	13600	17420	21960	26500	31040	35580	40120	42750
	VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
	LOW-INCOME	36250	41400	46600	51750	55900	60050	64200	68350

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 2021 MFI: 74500		EXTR LOW INCOME	15400	17600	21960	26500	31040	35580	40120	44660
		VERY LOW INCOME	25650	29300	32950	36600	39550	42500	45400	48350
		LOW-INCOME	41000	46850	52700	58550	63250	67950	72650	77300
Laredo, TX MSA										
FY 2021 MFI: 54100		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Longview, TX MSA										
Longview, TX HMFA										
FY 2021 MFI: 69700		EXTR LOW INCOME	13950	17420	21960	26500	31040	35580	40120	43850
		VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
		LOW-INCOME	37200	42500	47800	53100	57350	61600	65850	70100
Rusk County, TX HMFA										
FY 2021 MFI: 63600		EXTR LOW INCOME	13200	17420	21960	26500	31040	35580	38900	41400
		VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
		LOW-INCOME	35150	40150	45150	50150	54200	58200	62200	66200
Lubbock, TX MSA										
Lubbock, TX HMFA										
FY 2021 MFI: 72800		EXTR LOW INCOME	14800	17420	21960	26500	31040	35580	40120	44660
		VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
		LOW-INCOME	39450	45050	50700	56300	60850	65350	69850	74350
Lynn County, TX HMFA										
FY 2021 MFI: 55600		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
McAllen-Edinburg-Mission, TX MSA										
FY 2021 MFI: 45200		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Midland, TX MSA										
Martin County, TX HMFA										
FY 2021 MFI: 87600		EXTR LOW INCOME	16350	18700	21960	26500	31040	35580	40120	44660
		VERY LOW INCOME	27300	31200	35100	38950	42100	45200	48300	51450
		LOW-INCOME	43650	49850	56100	62300	67300	72300	77300	82250
Midland, TX HMFA										
FY 2021 MFI: 99100		EXTR LOW INCOME	20000	22850	25700	28550	31040	35580	40120	44660
		VERY LOW INCOME	33350	38100	42850	47600	51450	55250	59050	62850
		LOW-INCOME	53350	60950	68550	76150	82250	88350	94450	100550
Odessa, TX MSA										
FY 2021 MFI: 84300		EXTR LOW INCOME	15550	17750	21960	26500	31040	35580	40120	44660
		VERY LOW INCOME	25850	29550	33250	36900	39900	42850	45800	48750
		LOW-INCOME	41350	47250	53150	59050	63800	68500	73250	77950
San Angelo, TX MSA										
FY 2021 MFI: 68500		EXTR LOW INCOME	14400	17420	21960	26500	31040	35580	40120	44660
		VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
		LOW-INCOME	38400	43850	49350	54800	59200	63600	68000	72350

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

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 2021 MFI: 63000	EXTR LOW INCOME	13250	17420	21960	26500	31040	35580	39100	41600
	VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
	LOW-INCOME	35300	40350	45400	50400	54450	58500	62500	66550
Kendall County, TX HMFA									
FY 2021 MFI: 103800	EXTR LOW INCOME	21850	24950	28050	31150	33650	36150	40120	44660
	VERY LOW INCOME	36350	41550	46750	51900	56100	60250	64400	68550
	LOW-INCOME	55950	63950	71950	79900	86300	92700	99100	105500
Medina County, TX HMFA									
FY 2021 MFI: 76700	EXTR LOW INCOME	16100	18400	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	26850	30700	34550	38350	41450	44500	47600	50650
	LOW-INCOME	42950	49100	55250	61350	66300	71200	76100	81000
San Antonio-New Braunfels, TX HMFA									
FY 2021 MFI: 74100	EXTR LOW INCOME	15600	17800	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25950	29650	33350	37050	40050	43000	45950	48950
	LOW-INCOME	41550	47450	53400	59300	64050	68800	73550	78300
Sherman-Denison, TX MSA									
FY 2021 MFI: 70500	EXTR LOW INCOME	14850	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	24700	28200	31750	35250	38100	40900	43750	46550
	LOW-INCOME	39500	45150	50800	56400	60950	65450	69950	74450
Texarkana, TX-AR MSA									
Texarkana, TX-Texarkana, AR HMFA									
FY 2021 MFI: 57800	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Tyler, TX MSA									
FY 2021 MFI: 72900	EXTR LOW INCOME	14750	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	24600	28100	31600	35100	37950	40750	43550	46350
	LOW-INCOME	39350	44950	50550	56150	60650	65150	69650	74150
Victoria, TX MSA									
FY 2021 MFI: 74400	EXTR LOW INCOME	15200	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25300	28900	32500	36100	39000	41900	44800	47700
	LOW-INCOME	40450	46200	52000	57750	62400	67000	71650	76250
Waco, TX MSA									
Falls County, TX HMFA									
FY 2021 MFI: 50400	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Waco, TX HMFA									
FY 2021 MFI: 61900	EXTR LOW INCOME	13150	17420	21960	26500	31040	35580	38750	41250
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	LOW-INCOME	35000	40000	45000	50000	54000	58000	62000	66000
Wichita Falls, TX MSA									
FY 2021 MFI: 69000	EXTR LOW INCOME	14250	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW-INCOME	37950	43350	48750	54150	58500	62850	67150	71500

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

		PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Anderson County, TX										
FY 2021 MFI: 55500		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Andrews County, TX										
FY 2021 MFI: 89800		EXTR LOW INCOME	18550	21200	23850	26500	31040	35580	40120	44660
		VERY LOW INCOME	30950	35400	39800	44200	47750	51300	54850	58350
		LOW-INCOME	49500	56600	63650	70700	76400	82050	87700	93350
Angelina County, TX										
FY 2021 MFI: 53900		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Bailey County, TX										
FY 2021 MFI: 51600		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Baylor County, TX										
FY 2021 MFI: 57300		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Bee County, TX										
FY 2021 MFI: 49900		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Blanco County, TX										
FY 2021 MFI: 72500		EXTR LOW INCOME	15250	17420	21960	26500	31040	35580	40120	44660
		VERY LOW INCOME	25400	29000	32650	36250	39150	42050	44950	47850
		LOW-INCOME	40600	46400	52200	58000	62650	67300	71950	76600
Borden County, TX										
FY 2021 MFI: 94200		EXTR LOW INCOME	19500	22300	25100	27850	31040	35580	40120	44660
		VERY LOW INCOME	32500	37150	41800	46400	50150	53850	57550	61250
		LOW-INCOME	51950	59400	66800	74200	80150	86100	92050	97950
Bosque County, TX										
FY 2021 MFI: 61300		EXTR LOW INCOME	12900	17420	21960	26500	31040	35580	38050	40500
		VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
		LOW-INCOME	34350	39250	44150	49050	53000	56900	60850	64750
Brewster County, TX										
FY 2021 MFI: 62000		EXTR LOW INCOME	13000	17420	21960	26500	31040	35580	38350	40800
		VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
		LOW-INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Briscoe County, TX										
FY 2021 MFI: 56700		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Brooks County, TX										
FY 2021 MFI: 31300		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300

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 2021 MFI: 60500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Burnet County, TX									
FY 2021 MFI: 71100	EXTR LOW INCOME	14950	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	24900	28450	32000	35550	38400	41250	44100	46950
	LOW-INCOME	39850	45550	51250	56900	61500	66050	70600	75150
Calhoun County, TX									
FY 2021 MFI: 72100	EXTR LOW INCOME	15200	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25250	28850	32450	36050	38950	41850	44750	47600
	LOW-INCOME	40400	46200	51950	57700	62350	66950	71550	76200
Camp County, TX									
FY 2021 MFI: 55300	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Cass County, TX									
FY 2021 MFI: 55900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Castro County, TX									
FY 2021 MFI: 54300	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Cherokee County, TX									
FY 2021 MFI: 56300	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Childress County, TX									
FY 2021 MFI: 58800	EXTR LOW INCOME	12950	17420	21960	26500	31040	35580	38150	40600
	VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
	LOW-INCOME	34450	39400	44300	49200	53150	57100	61050	64950
Cochran County, TX									
FY 2021 MFI: 64500	EXTR LOW INCOME	13000	17420	21960	26500	31040	35580	38350	40800
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW-INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Coke County, TX									
FY 2021 MFI: 63300	EXTR LOW INCOME	13300	17420	21960	26500	31040	35580	39250	41800
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Coleman County, TX									
FY 2021 MFI: 56100	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Collingsworth County, TX									
FY 2021 MFI: 53100	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Colorado County, TX									
FY 2021 MFI: 62000	EXTR LOW INCOME	13050	17420	21960	26500	31040	35580	38450	40950
	VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
	LOW-INCOME	34750	39700	44650	49600	53600	57550	61550	65500
Comanche County, TX									
FY 2021 MFI: 57200	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Concho County, TX									
FY 2021 MFI: 60500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Cooke County, TX									
FY 2021 MFI: 72900	EXTR LOW INCOME	15300	17500	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25550	29200	32850	36450	39400	42300	45200	48150
	LOW-INCOME	40850	46650	52500	58300	63000	67650	72300	77000
Cottle County, TX									
FY 2021 MFI: 47500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Crane County, TX									
FY 2021 MFI: 81000	EXTR LOW INCOME	17050	19450	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	28350	32400	36450	40500	43750	47000	50250	53500
	LOW-INCOME	45400	51850	58350	64800	70000	75200	80400	85550
Crockett County, TX									
FY 2021 MFI: 68200	EXTR LOW INCOME	14350	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	23900	27300	30700	34100	36850	39600	42300	45050
	LOW-INCOME	38200	43650	49100	54550	58950	63300	67650	72050
Culberson County, TX									
FY 2021 MFI: 42400	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Dallam County, TX									
FY 2021 MFI: 65000	EXTR LOW INCOME	13000	17420	21960	26500	31040	35580	38350	40800
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW-INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Dawson County, TX									
FY 2021 MFI: 55700	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
DeWitt County, TX									
FY 2021 MFI: 71100	EXTR LOW INCOME	14950	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	24900	28450	32000	35550	38400	41250	44100	46950
	LOW-INCOME	39850	45550	51250	56900	61500	66050	70600	75150
Deaf Smith County, TX									
FY 2021 MFI: 63500	EXTR LOW INCOME	13350	17420	21960	26500	31040	35580	39400	41950
	VERY LOW INCOME	22250	25400	28600	31750	34300	36850	39400	41950
	LOW-INCOME	35600	40650	45750	50800	54900	58950	63000	67100

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Delta County, TX									
FY 2021 MFI: 58300	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Dickens County, TX									
FY 2021 MFI: 59900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Dimmit County, TX									
FY 2021 MFI: 36500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Donley County, TX									
FY 2021 MFI: 56200	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Duval County, TX									
FY 2021 MFI: 47700	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Eastland County, TX									
FY 2021 MFI: 47500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Edwards County, TX									
FY 2021 MFI: 65000	EXTR LOW INCOME	13650	17420	21960	26500	31040	35580	40120	42900
	VERY LOW INCOME	22750	26000	29250	32500	35100	37700	40300	42900
	LOW-INCOME	36400	41600	46800	52000	56200	60350	64500	68650
Erath County, TX									
FY 2021 MFI: 67500	EXTR LOW INCOME	13950	17420	21960	26500	31040	35580	40120	43850
	VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
	LOW-INCOME	37200	42500	47800	53100	57350	61600	65850	70100
Fannin County, TX									
FY 2021 MFI: 66900	EXTR LOW INCOME	13950	17420	21960	26500	31040	35580	40120	43800
	VERY LOW INCOME	23250	26550	29850	33150	35850	38500	41150	43800
	LOW-INCOME	37150	42450	47750	53050	57300	61550	65800	70050
Fayette County, TX									
FY 2021 MFI: 72300	EXTR LOW INCOME	15200	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25350	28950	32550	36150	39050	41950	44850	47750
	LOW-INCOME	40500	46300	52100	57850	62500	67150	71750	76400
Fisher County, TX									
FY 2021 MFI: 61600	EXTR LOW INCOME	12950	17420	21960	26500	31040	35580	38200	40700
	VERY LOW INCOME	21600	24650	27750	30800	33300	35750	38200	40700
	LOW-INCOME	34550	39450	44400	49300	53250	57200	61150	65100
Floyd County, TX									
FY 2021 MFI: 56000	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Foard County, TX									
FY 2021 MFI: 57900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Franklin County, TX									
FY 2021 MFI: 68100	EXTR LOW INCOME	14250	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW-INCOME	37950	43350	48750	54150	58500	62850	67150	71500
Freestone County, TX									
FY 2021 MFI: 65700	EXTR LOW INCOME	13000	17420	21960	26500	31040	35580	38350	40800
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW-INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Frio County, TX									
FY 2021 MFI: 51100	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Gaines County, TX									
FY 2021 MFI: 67900	EXTR LOW INCOME	14250	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	23800	27200	30600	33950	36700	39400	42100	44850
	LOW-INCOME	38050	43450	48900	54300	58650	63000	67350	71700
Garza County, TX									
FY 2021 MFI: 66100	EXTR LOW INCOME	13300	17420	21960	26500	31040	35580	39150	41650
	VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
	LOW-INCOME	35350	40400	45450	50500	54550	58600	62650	66700
Gillespie County, TX									
FY 2021 MFI: 73900	EXTR LOW INCOME	15550	17750	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25900	29600	33300	36950	39950	42900	45850	48800
	LOW-INCOME	41400	47300	53200	59100	63850	68600	73300	78050
Glasscock County, TX									
FY 2021 MFI: 76900	EXTR LOW INCOME	19500	22300	25100	27850	31040	35580	40120	44660
	VERY LOW INCOME	32500	37150	41800	46400	50150	53850	57550	61250
	LOW-INCOME	52000	59400	66850	74250	80200	86150	92100	98050
Gonzales County, TX									
FY 2021 MFI: 64700	EXTR LOW INCOME	13600	17420	21960	26500	31040	35580	40120	42750
	VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
	LOW-INCOME	36250	41400	46600	51750	55900	60050	64200	68350
Gray County, TX									
FY 2021 MFI: 65500	EXTR LOW INCOME	13800	17420	21960	26500	31040	35580	40120	43250
	VERY LOW INCOME	22950	26200	29500	32750	35400	38000	40650	43250
	LOW-INCOME	36700	41950	47200	52400	56600	60800	65000	69200
Grimes County, TX									
FY 2021 MFI: 63000	EXTR LOW INCOME	13250	17420	21960	26500	31040	35580	39100	41600
	VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
	LOW-INCOME	35300	40350	45400	50400	54450	58500	62500	66550
Hale County, TX									
FY 2021 MFI: 56800	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Hall County, TX									
FY 2021 MFI: 40700	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Hamilton County, TX									
FY 2021 MFI: 66000	EXTR LOW INCOME	13900	17420	21960	26500	31040	35580	40120	43600
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW-INCOME	37000	42250	47550	52800	57050	61250	65500	69700
Hansford County, TX									
FY 2021 MFI: 43400	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Hardeman County, TX									
FY 2021 MFI: 54900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Harrison County, TX									
FY 2021 MFI: 69100	EXTR LOW INCOME	13950	17420	21960	26500	31040	35580	40120	43850
	VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
	LOW-INCOME	37200	42500	47800	53100	57350	61600	65850	70100
Hartley County, TX									
FY 2021 MFI: 69200	EXTR LOW INCOME	14550	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	24250	27700	31150	34600	37400	40150	42950	45700
	LOW-INCOME	38750	44300	49850	55350	59800	64250	68650	73100
Haskell County, TX									
FY 2021 MFI: 58500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Hemphill County, TX									
FY 2021 MFI: 70300	EXTR LOW INCOME	15400	17600	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25650	29300	32950	36600	39550	42500	45400	48350
	LOW-INCOME	41000	46850	52700	58550	63250	67950	72650	77300
Henderson County, TX									
FY 2021 MFI: 54800	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Hill County, TX									
FY 2021 MFI: 62400	EXTR LOW INCOME	13100	17420	21960	26500	31040	35580	38700	41200
	VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
	LOW-INCOME	34950	39950	44950	49900	53900	57900	61900	65900
Hockley County, TX									
FY 2021 MFI: 59200	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Hopkins County, TX									
FY 2021 MFI: 64700	EXTR LOW INCOME	13450	17420	21960	26500	31040	35580	39600	42150
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW-INCOME	35750	40850	45950	51050	55150	59250	63350	67400

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Houston County, TX									
FY 2021 MFI: 48800	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Howard County, TX									
FY 2021 MFI: 63400	EXTR LOW INCOME	13300	17420	21960	26500	31040	35580	39350	41850
	VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
	LOW-INCOME	35500	40600	45650	50700	54800	58850	62900	66950
Hutchinson County, TX									
FY 2021 MFI: 65800	EXTR LOW INCOME	13850	17420	21960	26500	31040	35580	40120	43450
	VERY LOW INCOME	23050	26350	29650	32900	35550	38200	40800	43450
	LOW-INCOME	36900	42150	47400	52650	56900	61100	65300	69500
Jack County, TX									
FY 2021 MFI: 68400	EXTR LOW INCOME	14350	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW-INCOME	38300	43800	49250	54700	59100	63500	67850	72250
Jackson County, TX									
FY 2021 MFI: 73700	EXTR LOW INCOME	15500	17700	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25800	29500	33200	36850	39800	42750	45700	48650
	LOW-INCOME	41300	47200	53100	58950	63700	68400	73100	77850
Jasper County, TX									
FY 2021 MFI: 65100	EXTR LOW INCOME	13600	17420	21960	26500	31040	35580	40120	42750
	VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
	LOW-INCOME	36250	41400	46600	51750	55900	60050	64200	68350
Jeff Davis County, TX									
FY 2021 MFI: 67400	EXTR LOW INCOME	14150	17420	21960	26500	31040	35580	40120	44500
	VERY LOW INCOME	23600	27000	30350	33700	36400	39100	41800	44500
	LOW-INCOME	37750	43150	48550	53900	58250	62550	66850	71150
Jim Hogg County, TX									
FY 2021 MFI: 45400	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Jim Wells County, TX									
FY 2021 MFI: 55600	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Karnes County, TX									
FY 2021 MFI: 67200	EXTR LOW INCOME	14150	17420	21960	26500	31040	35580	40120	44400
	VERY LOW INCOME	23550	26900	30250	33600	36300	39000	41700	44400
	LOW-INCOME	37650	43000	48400	53750	58050	62350	66650	70950
Kenedy County, TX									
FY 2021 MFI: 60900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Kent County, TX									
FY 2021 MFI: 77300	EXTR LOW INCOME	16100	18400	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	26850	30650	34500	38300	41400	44450	47500	50600
	LOW-INCOME	42950	49050	55200	61300	66250	71150	76050	80950

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

		PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Kerr County, TX										
FY 2021 MFI: 66300		EXTR LOW INCOME	13950	17420	21960	26500	31040	35580	40120	43800
		VERY LOW INCOME	23250	26550	29850	33150	35850	38500	41150	43800
		LOW-INCOME	37150	42450	47750	53050	57300	61550	65800	70050
Kimble County, TX										
FY 2021 MFI: 55200		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
King County, TX										
FY 2021 MFI: 78300		EXTR LOW INCOME	17400	19850	22350	26500	31040	35580	40120	44660
		VERY LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
		LOW-INCOME	46300	52900	59500	66100	71400	76700	82000	87300
Kinney County, TX										
FY 2021 MFI: 53600		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Kleberg County, TX										
FY 2021 MFI: 54900		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Knox County, TX										
FY 2021 MFI: 62600		EXTR LOW INCOME	13200	17420	21960	26500	31040	35580	38850	41350
		VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
		LOW-INCOME	35100	40100	45100	50100	54150	58150	62150	66150
La Salle County, TX										
FY 2021 MFI: 53200		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Lamar County, TX										
FY 2021 MFI: 58700		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Lamb County, TX										
FY 2021 MFI: 54600		EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
		VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
		LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Lavaca County, TX										
FY 2021 MFI: 67400		EXTR LOW INCOME	14150	17420	21960	26500	31040	35580	40120	44500
		VERY LOW INCOME	23600	27000	30350	33700	36400	39100	41800	44500
		LOW-INCOME	37750	43150	48550	53900	58250	62550	66850	71150
Lee County, TX										
FY 2021 MFI: 63700		EXTR LOW INCOME	14000	17420	21960	26500	31040	35580	40120	44050
		VERY LOW INCOME	23350	26700	30050	33350	36050	38700	41400	44050
		LOW-INCOME	37350	42700	48050	53350	57650	61900	66200	70450
Leon County, TX										
FY 2021 MFI: 63900		EXTR LOW INCOME	13300	17420	21960	26500	31040	35580	39200	41750
		VERY LOW INCOME	22150	25300	28450	31600	34150	36700	39200	41750
		LOW-INCOME	35400	40450	45500	50550	54600	58650	62700	66750

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Limestone County, TX									
FY 2021 MFI: 55000	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Lipscomb County, TX									
FY 2021 MFI: 76100	EXTR LOW INCOME	16000	18300	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	26650	30450	34250	38050	41100	44150	47200	50250
	LOW-INCOME	42650	48750	54850	60900	65800	70650	75550	80400
Live Oak County, TX									
FY 2021 MFI: 65700	EXTR LOW INCOME	13800	17420	21960	26500	31040	35580	40120	43400
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	LOW-INCOME	36800	42050	47300	52550	56800	61000	65200	69400
Llano County, TX									
FY 2021 MFI: 67000	EXTR LOW INCOME	14100	17420	21960	26500	31040	35580	40120	44250
	VERY LOW INCOME	23450	26800	30150	33500	36200	38900	41550	44250
	LOW-INCOME	37550	42900	48250	53600	57900	62200	66500	70800
Loving County, TX									
FY 2021 MFI: 97500	EXTR LOW INCOME	19450	22200	25000	27750	31040	35580	40120	44660
	VERY LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
	LOW-INCOME	51800	59200	66600	74000	79950	85850	91800	97700
Madison County, TX									
FY 2021 MFI: 64200	EXTR LOW INCOME	13200	17420	21960	26500	31040	35580	38950	41450
	VERY LOW INCOME	22000	25150	28300	31400	33950	36450	38950	41450
	LOW-INCOME	35200	40200	45250	50250	54300	58300	62350	66350
Marion County, TX									
FY 2021 MFI: 51900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Mason County, TX									
FY 2021 MFI: 60500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Matagorda County, TX									
FY 2021 MFI: 57900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Maverick County, TX									
FY 2021 MFI: 44400	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
McCulloch County, TX									
FY 2021 MFI: 57600	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
McMullen County, TX									
FY 2021 MFI: 74100	EXTR LOW INCOME	15150	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25200	28800	32400	36000	38900	41800	44650	47550
	LOW-INCOME	40350	46100	51850	57600	62250	66850	71450	76050

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Menard County, TX									
FY 2021 MFI: 56500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Milam County, TX									
FY 2021 MFI: 61400	EXTR LOW INCOME	12900	17420	21960	26500	31040	35580	38100	40550
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW-INCOME	34400	39300	44200	49100	53050	57000	60900	64850
Mills County, TX									
FY 2021 MFI: 59200	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Mitchell County, TX									
FY 2021 MFI: 78800	EXTR LOW INCOME	15650	17850	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	26050	29750	33450	37150	40150	43100	46100	49050
	LOW-INCOME	41650	47600	53550	59450	64250	69000	73750	78500
Montague County, TX									
FY 2021 MFI: 58400	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Moore County, TX									
FY 2021 MFI: 58400	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Morris County, TX									
FY 2021 MFI: 55900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Motley County, TX									
FY 2021 MFI: 60900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Nacogdoches County, TX									
FY 2021 MFI: 68400	EXTR LOW INCOME	13950	17420	21960	26500	31040	35580	40120	43850
	VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
	LOW-INCOME	37200	42500	47800	53100	57350	61600	65850	70100
Navarro County, TX									
FY 2021 MFI: 60500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Nolan County, TX									
FY 2021 MFI: 63300	EXTR LOW INCOME	13300	17420	21960	26500	31040	35580	39250	41800
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW-INCOME	35500	40550	45600	50650	54750	58800	62850	66900
Ochiltree County, TX									
FY 2021 MFI: 65100	EXTR LOW INCOME	13700	17420	21960	26500	31040	35580	40120	43000
	VERY LOW INCOME	22800	26050	29300	32550	35200	37800	40400	43000
	LOW-INCOME	36500	41700	46900	52100	56300	60450	64650	68800

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 2021 MFI: 58800	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Panola County, TX									
FY 2021 MFI: 59200	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Parmer County, TX									
FY 2021 MFI: 63200	EXTR LOW INCOME	13000	17420	21960	26500	31040	35580	38350	40800
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW-INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Pecos County, TX									
FY 2021 MFI: 64000	EXTR LOW INCOME	14850	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	24700	28200	31750	35250	38100	40900	43750	46550
	LOW-INCOME	39500	45150	50800	56400	60950	65450	69950	74450
Polk County, TX									
FY 2021 MFI: 58900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Presidio County, TX									
FY 2021 MFI: 38900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Rains County, TX									
FY 2021 MFI: 67400	EXTR LOW INCOME	14100	17420	21960	26500	31040	35580	40120	44250
	VERY LOW INCOME	23450	26800	30150	33500	36200	38900	41550	44250
	LOW-INCOME	37550	42900	48250	53600	57900	62200	66500	70800
Reagan County, TX									
FY 2021 MFI: 77800	EXTR LOW INCOME	16350	18700	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	27250	31150	35050	38900	42050	45150	48250	51350
	LOW-INCOME	43600	49800	56050	62250	67250	72250	77200	82200
Real County, TX									
FY 2021 MFI: 53600	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Red River County, TX									
FY 2021 MFI: 53800	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Reeves County, TX									
FY 2021 MFI: 72000	EXTR LOW INCOME	13950	17420	21960	26500	31040	35580	40120	43850
	VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
	LOW-INCOME	37200	42500	47800	53100	57350	61600	65850	70100
Refugio County, TX									
FY 2021 MFI: 61300	EXTR LOW INCOME	12900	17420	21960	26500	31040	35580	38050	40500
	VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
	LOW-INCOME	34350	39250	44150	49050	53000	56900	60850	64750

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Roberts County, TX									
FY 2021 MFI: 87500	EXTR LOW INCOME	19150	21850	24600	27300	31040	35580	40120	44660
	VERY LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
	LOW-INCOME	51000	58250	65550	72800	78650	84450	90300	96100
Runnels County, TX									
FY 2021 MFI: 51200	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Sabine County, TX									
FY 2021 MFI: 48400	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
San Augustine County, TX									
FY 2021 MFI: 51800	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
San Jacinto County, TX									
FY 2021 MFI: 59100	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
San Saba County, TX									
FY 2021 MFI: 57900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Schleicher County, TX									
FY 2021 MFI: 74400	EXTR LOW INCOME	15650	17850	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	26050	29800	33500	37200	40200	43200	46150	49150
	LOW-INCOME	41650	47600	53550	59500	64300	69050	73800	78550
Scurry County, TX									
FY 2021 MFI: 74700	EXTR LOW INCOME	15700	17950	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	26150	29900	33650	37350	40350	43350	46350	49350
	LOW-INCOME	41850	47800	53800	59750	64550	69350	74100	78900
Shackelford County, TX									
FY 2021 MFI: 56700	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Shelby County, TX									
FY 2021 MFI: 50200	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Sherman County, TX									
FY 2021 MFI: 67800	EXTR LOW INCOME	14250	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	23750	27150	30550	33900	36650	39350	42050	44750
	LOW-INCOME	38000	43400	48850	54250	58600	62950	67300	71650
Starr County, TX									
FY 2021 MFI: 33500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300

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 2021 MFI: 51600	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Sterling County, TX									
FY 2021 MFI: 72300	EXTR LOW INCOME	15200	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25350	28950	32550	36150	39050	41950	44850	47750
	LOW-INCOME	40500	46300	52100	57850	62500	67150	71750	76400
Stonewall County, TX									
FY 2021 MFI: 82100	EXTR LOW INCOME	15800	18050	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	26300	30050	33800	37550	40600	43600	46600	49600
	LOW-INCOME	42100	48100	54100	60100	64950	69750	74550	79350
Sutton County, TX									
FY 2021 MFI: 66700	EXTR LOW INCOME	14000	17420	21960	26500	31040	35580	40120	44050
	VERY LOW INCOME	23350	26700	30050	33350	36050	38700	41400	44050
	LOW-INCOME	37350	42700	48050	53350	57650	61900	66200	70450
Swisher County, TX									
FY 2021 MFI: 48500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Terrell County, TX									
FY 2021 MFI: 60900	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Terry County, TX									
FY 2021 MFI: 55800	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Throckmorton County, TX									
FY 2021 MFI: 67100	EXTR LOW INCOME	13650	17420	21960	26500	31040	35580	40120	42800
	VERY LOW INCOME	22700	25950	29200	32400	35000	37600	40200	42800
	LOW-INCOME	36300	41500	46700	51850	56000	60150	64300	68450
Titus County, TX									
FY 2021 MFI: 53500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Trinity County, TX									
FY 2021 MFI: 50500	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Tyler County, TX									
FY 2021 MFI: 61400	EXTR LOW INCOME	12900	17420	21960	26500	31040	35580	38100	40550
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW-INCOME	34400	39300	44200	49100	53050	57000	60900	64850
Upton County, TX									
FY 2021 MFI: 67200	EXTR LOW INCOME	14350	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	23900	27300	30700	34100	36850	39600	42300	45050
	LOW-INCOME	38200	43650	49100	54550	58950	63300	67650	72050

STATE:TEXAS

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

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Uvalde County, TX									
FY 2021 MFI: 52000	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Val Verde County, TX									
FY 2021 MFI: 54000	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Van Zandt County, TX									
FY 2021 MFI: 64100	EXTR LOW INCOME	13500	17420	21960	26500	31040	35580	39750	42350
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW-INCOME	35950	41050	46200	51300	55450	59550	63650	67750
Walker County, TX									
FY 2021 MFI: 67600	EXTR LOW INCOME	14250	17420	21960	26500	31040	35580	40120	44650
	VERY LOW INCOME	23700	27050	30450	33800	36550	39250	41950	44650
	LOW-INCOME	37900	43300	48700	54100	58450	62800	67100	71450
Ward County, TX									
FY 2021 MFI: 79600	EXTR LOW INCOME	16450	18800	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	27450	31400	35300	39200	42350	45500	48650	51750
	LOW-INCOME	43850	50100	56350	62600	67650	72650	77650	82650
Washington County, TX									
FY 2021 MFI: 72100	EXTR LOW INCOME	15200	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	25250	28850	32450	36050	38950	41850	44750	47600
	LOW-INCOME	40400	46200	51950	57700	62350	66950	71550	76200
Wharton County, TX									
FY 2021 MFI: 64700	EXTR LOW INCOME	13450	17420	21960	26500	31040	35580	39700	42250
	VERY LOW INCOME	22400	25600	28800	32000	34600	37150	39700	42250
	LOW-INCOME	35850	41000	46100	51200	55300	59400	63500	67600
Wheeler County, TX									
FY 2021 MFI: 59700	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	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 2021 MFI: 60300	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Willacy County, TX									
FY 2021 MFI: 35300	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Winkler County, TX									
FY 2021 MFI: 71900	EXTR LOW INCOME	14550	17420	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	24200	27650	31100	34550	37350	40100	42850	45650
	LOW-INCOME	38750	44250	49800	55300	59750	64150	68600	73000
Wood County, TX									
FY 2021 MFI: 61500	EXTR LOW INCOME	12950	17420	21960	26500	31040	35580	38150	40600
	VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
	LOW-INCOME	34450	39400	44300	49200	53150	57100	61050	64950

STATE:TEXAS

-----S E C T I O N 8 I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Yoakum County, TX									
FY 2021 MFI: 79800	EXTR LOW INCOME	16250	18600	21960	26500	31040	35580	40120	44660
	VERY LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
	LOW-INCOME	43300	49500	55700	61850	66800	71750	76700	81650
Young County, TX									
FY 2021 MFI: 62100	EXTR LOW INCOME	13100	17420	21960	26500	31040	35580	38550	41000
	VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
	LOW-INCOME	34800	39800	44750	49700	53700	57700	61650	65650
Zapata County, TX									
FY 2021 MFI: 36300	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300
Zavala County, TX									
FY 2021 MFI: 35800	EXTR LOW INCOME	12880	17420	21960	26500	31040	35350	37800	40200
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW-INCOME	34100	39000	43850	48700	52600	56500	60400	64300

Methodology for Determining Section 8 Income Limits

Overview of HUD Section 8 Income Limits¹

The Department of Housing and Urban Development (HUD) is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. The major active assisted housing programs are the Public Housing program, the project-based Section 8 program, the Section 8 Housing Choice and Project-Based Voucher programs, Section 202 housing for the elderly program, and Section 811 housing for persons with disabilities program.

There are many other HUD and non-HUD programs that use median incomes and/or income limits to determine eligibility and sometimes funding amounts or rents. There is a listing of such Federal programs in Attachment 1.

HUD Section 8 Income Limits begin with the production of median family incomes for each area. HUD uses the Section 8 program's Fair Market Rent (FMR) area definitions in developing median family incomes, which means that median family incomes are developed for each metropolitan area, parts of some metropolitan areas, and each nonmetropolitan county. For FY 2021, the geographic definitions incorporate all changes published by the Office of Management and Budget through the April 10, 2018 bulletin. A new metropolitan area was formed in 2018, Twin Falls, ID MSA, which means that the two nonmetropolitan counties in this MSA (Jerome County and Twin Falls County) are now metropolitan counties and identified by HUD as HUD Metro FMR Areas (HMFAs). HUD calculates income limits for every FMR area with adjustments for family size and for areas with unusually high or low family income or housing-cost-to-income relationships.

The statutory basis for HUD's income limit policies is Section 3 of the U.S. Housing Act of 1937, as amended.² Attachment 2 provides the key excerpts relevant to income limits, which may be summarized as follows:

Low-income families are defined as families whose incomes do not exceed 80 percent of the median family income for the area.

Very low-income families are defined as families whose incomes do not exceed 50 percent of the median family income for the area.

Extremely Low-Income Families are defined as very low-income families whose incomes do not exceed the greater of 30 percent of the median family income for the area or the federal poverty guidelines as published by the Department of Health and Human Services. The Extremely Low-Income Limits based on poverty guidelines are capped by the Very Low-Income Limit.

Income limits for nonmetropolitan areas may not be less than limits based on the State nonmetropolitan median family income level.

¹ Also known as HUD Public Housing/Section 8 Income Limits

² 42 U.S.C. 1437b

HUD must consult with the Secretary of Agriculture prior to establishing income limits for rural areas, since these limits also apply to certain Rural Housing and Community Development Service programs.

Very Low-Income Limits

The very low-income limits (usually based on 50 percent of median family incomes) are the basis of all other income limits, as they are the best-defined income limits and have been the subject of specific, limited legislative adjustments subsequent to reviews of the HUD calculation methodology. In addition, a number of other income limit calculations are tied by legislation or regulation to their calculation.

There are currently several legislated income limit standards (e.g., 30%, extremely low-income limits, 50%, 60%, 80%, 95%, 120%) that were intended to have progressive relationships. To ensure that this occurs, the very low-income limits have been used as the basis for deriving other income limits unless that relevant statutory language has no references or relationship to low- and very low-income limits as defined by the U.S. Housing Act of 1937. If this were not done, for instance, HUD low-income limits would be less than very low-income limits in areas where very low-income limits had been adjusted upward by more than 60 percent because of unusually low area median family incomes relative to the Section 8 Fair Market Rents (FMRs).

HUD calculates very low-income limits using a set of formulae as follows. The first step is to calculate a four-person income limit equal to 50 percent of the area median family income. HUD then makes adjustments if this estimate is outside formula constraints.

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

- (1) HUD calculates and sets 50 percent of the area median family income as the preliminary four-person family income limit;
- (2) HUD increases the four-person very low-income limit 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) HUD reduces the four-person very low-income limit 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) HUD increases the four-person income limit if it is less than 50 percent of the relevant state nonmetropolitan median family income level;³ and,

³ Under a Housing and Community Development Act of 1987 amendment, nonmetropolitan area income limits should

(5) HUD increases the four-person income limit if it is less than 95 percent of last year's very low-income limit and reduces to the greater of 105 percent of last year's very low-income limit or to a level representing twice the rate of change in the national median family income estimate if that amount would be larger than five percent. For FY 2021 income limits, twice the increase in the national median income compared to the FY 2020 median income is 103.6 percent, so the cap on increases is set at 105 percent.

HUD uses FMRs to calculate high and low housing cost areas.

Table 1 summarizes the rules governing very low-income limit determinations:

Table 1
Summary of Income Limits Determinations for
FY 2021 Very Low-income Limits

	Type Income Limit Calculation	Non-metro Counties	Metropolitan Areas
1.	Limits based on 50% of local median family income	568	302
2.	Limits based on State nonmetropolitan median family income level	1119	108
3.	Limits increased to the amount at which 35% of 4-person family's income equals 85% of the 2-bedroom FMR	14	26
4.	Limits decreased to the greater of 80% of the U.S. median family income or the amount at which 30% of a 4-person family's income equals 100% of the 2-bedroom FMR	1	0
5.	Limits floored if they would be less than 95% of last year's limit	58	40
6.	Limits capped if they would otherwise increase by more than twice the increase in the National Median Income (i.e., would be more than 105% of last year's limit)	211	151
7.	TOTALS	1971	627

never be set lower than the State nonmetropolitan 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 nonmetropolitan 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 higher of: (a) 80 percent of the median family income, or (b) 80 percent of the State nonmetropolitan median family income level. Because HUD does not always base the very low-income limits on 50 percent of median, however, calculating low-income limits as 80 percent of median could produce anomalies inconsistent with statutory intent (e.g., very low-income limits could be higher than low-income limits). The calculation HUD uses normally, therefore, 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 (\$79,900 for FY 2021) except when justified by high housing costs; and once adjusted, HUD limits the four-person low-income limit decrease to five percent or, if increasing, caps the increase at the greater of five percent or twice the national change in median income. Use of very low-income limits as a starting point for calculating other income limits tied to Section (3)(b)(2) of the U.S. Housing Act of 1937 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.

Table 2 summarizes the rules governing low-income limit determinations and how many areas are affected by each provision:

Table 2
Summary of Income Limits Determinations
for FY 2021 Low-income Limits

	Type Income Limit Calculation	Non-metro Counties	Metropolitan Areas
1.	Limits based proportional increases from very low-income limits (i.e., set at 80/50ths of the very low-income limits)	556	276
2.	Limits based on State nonmetropolitan median family income level	1119	102
3.	Four-person base low-income limit capped at the U.S. median of \$79,900	15	33
4.	Limits increased for high housing costs	14	34
5.	Limits floored if they would otherwise be less than 95% of last year's low-income limit	58	39
6.	Limits capped if they would otherwise increase by more than twice the increase in the National Median Income (i.e., would be more than 105% of last year's limit)	209	143
	Totals	1971	627

HUD has adjusted low-income limits for areas of unusually high or low income since passage of the 1974 legislation that established the basic income limit system. Underlying the decision to set minimum and maximum low-income limits is the assumption that families in unusually poor areas should be defined as low-income if they are unable to afford standard quality housing even if their incomes exceed 80 percent of the local median family income. Similarly, families in unusually affluent areas are not considered low-income even if their income is less than 80 percent of the local median family income level unless justified by area housing costs.

HUD uses FMRs to calculate high housing cost areas.

Extremely Low-Income Limits

The Quality Housing and Work Responsibility Act of 1998 established a new income limit standard based on 30 percent of median family incomes (the extremely low-income limits), which was to be adjusted for family size and for areas of unusually high or low family income. A statutory change was made in 1999 to clarify that these income limits should be tied to the Section 8 very low-income limits. The Consolidated Appropriations Act, 2014 further modified and redefined these limits as Extremely Low Family income limits to ensure that these income limits would not fall below the poverty guidelines determined for each family size. Specifically, extremely low-income families are defined to be very low-income families whose incomes are the greater of the Poverty Guidelines as published and periodically updated by the Department of Health and Human Services or the 30 percent income limits calculated by HUD. Puerto Rico and other territories are specifically excluded from this adjustment. There are separate poverty guidelines for Alaska and Hawaii. The remaining 48 states and the District of Columbia use the same poverty guidelines. HUD therefore first calculates extremely low-income limits as 30/50ths (60 percent) of the Section 8 very low-income limits. HUD then compares these 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, HUD sets the extremely low-income limit 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

The income limit statute requires adjustments for family size. The legislative history and conference committee report indicates that the Congress intended that income limits should be higher for larger families and lower for smaller families. HUD uses the same family size adjustments for all income limits, except extremely low-income limits set at the poverty income threshold. They are as follows:

Number of Persons in Family and Percentage Adjustments							
1	2	3	4	5	6	7	8
70%	80%	90%	Base	108%	116%	124%	132%

HUD does not include income limits for families with more than eight persons 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 8 percent. (For example, the nine-person limit equals 140 percent [132 + 8] of the relevant four-person income limit.) HUD rounds income limits 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 rules, as discussed below. Rounding anomalies produce some family size-adjusted income limits whose annual change may lead to a decrease of more than five percent or an increase of more than the five percent allowed for FY 2021 income limits.

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 <https://www.huduser.gov/portal/datasets/il/il21/index.html>. Please use the FY 2021 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).

Cap and Floor Rules

Since FY 2010⁴ 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. Specifically, HUD does not allow the low-income and very low-income four-person limits to decrease more than five percent or increase more than five percent or twice the national increase in median family income, whichever of those is larger. The national median family income for the United States for FY 2021 is \$79,900, an increase of less than two percent over the national median family income in FY 2020 of \$78,500. Since twice the change in national median incomes is not greater than five percent, the cap on very low-income limits and low-income limits is five percent in FY 2021. The cap and floor rules do not apply to the extremely low-income limits where these are set according to the poverty threshold.

This policy was implemented in the following way:

- HUD computes the four-person very low-income limit as half of the local median family income. Median family incomes are rounded to 100 so, by definition, the raw four-person income limit is rounded to 50.

⁴ 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 cap for the four-person very low-income limit is last year's four-person very low-income limit multiplied by the greater of 1.05 or twice the change in the national median family income (which in FY 2021 is lower at 1.036) and rounded down to the nearest \$50. The cap is rounded down to ensure that it is less than or equal to last year's four-person very low-income limit times this cap.
- The floor for the four-person very low-income limit is last year's four-person very low-income limit multiplied by 0.95 and rounded up to the nearest \$50. The floor is rounded up to ensure that it is greater than or equal to 95 percent of last year's four-person very low-income limit.
- If the otherwise adjusted four-person very low-income limit is above the cap, then HUD sets it at the cap. If it is below the floor, then HUD sets it at the floor.
- HUD makes family size adjustments to the floored/capped four-person very low-income limit. HUD makes no additional adjustments to limits for families of more than or less than four persons for the very low-income limit, except that these are then rounded up to the nearest \$50.
- HUD applies the cap and floor in an analogous way to the four-person low-income limit.
- Income limits based on either the very low-income limit or the low-income limit do not have caps and floors recalculated.
- Family size adjusted limits may be slightly larger or smaller than the cap or floor imposed on the four-person low- and very low-income limits due to rounding.

ATTACHMENT 1
Income Limit Applications

HUD income limits apply to the following programs:

Program	Income Limits Standard
Department of Housing and Urban Development	
Public Housing	Very low -income, low-income standards, or extremely low-income limits
All Section 8 Programs	Very low-income, low-income standards, or extremely low-income limits
Indian Housing (1996 Act)	"Low-Income" is defined as the greater of 80 percent of the median family income for the Indian area or of the U.S. national median family income
Section 202 Elderly and Section 811 Handicapped programs	Very low-income or low-income standards
Section 235 (Homeownership program)	"95 percent" of area median income, or higher cost-based income limits
Section 236 (Rental program)	Low-income standard
Section 221(d)(3) (BMIR)(Below Market Interest Rate) rental program	"95 percent" of area median income, defined as 95/80ths of low-income definition
Community Planning and Development programs	Very low-income or low-income standards for current programs under management
HOME Investment Partnerships Act of 1990	"60 percent of median" and "65 percent of median" are used as income targeting and qualification requirements; both limits are tied to Section 8 income limit determinations

National Homeownership Trust Act of 1990 “95 percent” of median is referenced as the eligibility standard, with a “115 percent” of median standard for high cost areas

Low-Income Housing Preservation and Resident Homeownership Act of 1990 Affordability of units for current occupant of “moderate income” affects terms under which mortgage may be prepaid; “moderate income” is defined as 80-95 percent of median, with “80 percent” defined as the Section 8 low-income standard

Rural Housing and Community Development Service

Rental and ownership assistance programs Assistance based on HUD Section 8 very low-income or low-income standards, or income limits tied to these standards

Treasury Programs

Multifamily Tax Subsidy Projects (Low-Income Housing Tax Credit and Tax-exempt Mortgage Revenue Bonds for rental housing) Current standard is Section 8 very low-income standard or 120 percent of that definition (i.e., the “60 percent” of median standard) for projects determining income eligibility and rents who haven’t used income limits prior to FY 2012. **Income Limits for projects using income limits in FY 2010 or earlier will no longer use Section 8 Income Limits. A separate income limits publication is produced for this program.**

Tax-exempt Mortgage Revenue Bonds for homeownership financing 115 percent of area median income, with “115 percent” defined as 230 percent of the Section 8 very low-income standard

“Difficult Development Area” Designation (Low-Income Housing Tax Credit) Areas with the worst housing cost problems as measured by the FMR to 60 percent of median family income ratio; this designation is awarded to the population-weighted 20 percent of the metro and non-metro areas (using HUD area definitions) with the most severe problems and is recalculated annually; such areas receive special additional tax benefits under this program

“Qualified Census Tract” (Low-Income Housing Tax Credit Program Definition) Areas, as defined by the Census and designated by HUD, where 50 percent of all households have incomes less than 60 percent of the area median family income, adjusted for household size, or the poverty rate is 25 percent or higher; such areas receive special additional tax benefits under this program; this calculation is based on 2010 Census data and income limit policies and area definitions in effect as of the date estimates are prepared

“Qualified Census Tract” (Mortgage Revenue Bond Program) Areas, as defined by the Census, where 70 percent of all families have incomes less than 80 percent of the state median family income, based on 2010 Census data

Federal Deposit Insurance Corporation

Disposition of Multifamily Housing to Non-profit and Public Agencies Not less than 35 percent of all dwelling units must be made available for occupancy and be affordable for low-income families, and at least 20 percent must be made available for occupancy and be affordable for very low-income families. An “affordable rent” is defined as the rent that would be paid by a family paying 30 percent of income for rent whose income is “65 percent of median”. This 65 percent figure is defined in relation to the very low-income standard (i.e., normally as 65/50ths of the standard)

Disposition of Single Family Housing For rentals, priority is given to non-profits and public agencies that make the dwellings affordable to low-income households. Households who intend to occupy a dwelling as their primary residence whose adjusted income does not exceed 115 percent of area median income, as determined by the Secretary of HUD, are given a purchase priority for the first 3 months a property is for sale.

Federal Home Loan Banks

Rental program funding Priorities Very low-income, “60 percent of median” (defined as 120 percent of very low-income), and low-income standards used

Homeownership funding priorities 115 percent and 140 percent of median family income limits are used

Federal Housing Finance Agency

Income-based Housing Goals of Freddie Mac and Fannie Mae	Goals for percentages of loans are established for households with incomes at or below specified percentages of the HUD-published median family income for metropolitan and nonmetropolitan areas, as detailed in 12 CFR, Part 1282. The area definitions used relate to OMB metropolitan area definitions and the median family income estimates for the nonmetropolitan portions of each state.
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Other Federal Banking Regulatory Provisions

Targeting of loan funds to low-income households and areas	Varies by agency
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Uniform Relocation Act

Reimbursement to households forced to relocate from their residence by Federal agency	Extent of replacement housing assistance dependent on qualifying as low-income, as defined by HUD; Act applies to all Federal agencies that initiate action that forces households to relocate from their residence
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Department of Veterans Affairs

Eligibility for disability income support payments to veterans	Eligibility for nonservice-related income support payments is restricted to families with incomes below the HUD low-income standard
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ATTACHMENT 2

U.S. HOUSING ACT OF 1937 PROVISIONS RELATED TO INCOME LIMITS (As Amended through 2014)

Section 3:

(a)(1) Dwelling units assisted under this Act shall be rented only to families who are low-income families at the time of their initial occupancy of such units.....

(b) When used in this Act:

(1) The term "low-income housing" means decent, safe, and sanitary dwellings assisted under this Act....

(2)(A) The term "low-income families" means those families whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceiling higher or lower than 80 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low family incomes.

(B) The term "very low-income families" means lower income families whose incomes do not exceed 50 per centum 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 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

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 findings that such variations are necessary because of unusually high or low family incomes).

(D) Such ceilings shall be established in consultation with the Secretary of Agriculture for any rural area, as defined in section 520 of the Housing Act of 1949, taking into account the subsidy characteristics and types of programs to which such ceilings apply. In determining median incomes (of persons, families, or households) for an area or establishing any ceilings or limits based on income under this Act, the Secretary shall determine or establish area median incomes and income ceilings and limits for Westchester and Rockland Counties, in the State of New York, as if each such county were an area not contained within the metropolitan statistical area in which it is located. In determining such area median incomes or establishing such income ceilings or limits for the portions of such metropolitan statistical area that does not include Westchester or Rockland Counties, the Secretary shall determine or establish area median incomes and income ceilings and limits as if such portion included Westchester and Rockland Counties. In determining areas that are designated as difficult development areas for the purposes of the low-income housing tax credit, the Secretary shall include Westchester and Rockland Counties, New York, in the New York City metropolitan area.

Section 16:

Sec. 16. (a) Income Eligibility for Public Housing

(2)(A) Targeting. - Except as provided in paragraph 4, of the public housing dwelling units of a public housing agency made available for occupancy in any fiscal year by eligible families, not less than 40 percent shall be occupied by *extremely low-income* families.

(4)(D) Fungibility Floor. - Notwithstanding any authority under subparagraph (A), of the public housing dwelling units of a public housing agency made available for occupancy in any fiscal year by eligible families, not less than 30 percent shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30 percent of the area median income, 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 area median income on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

Sec. 16. (b) Income eligibility for Tenant-Based Section 8 Assistance

(1) IN GENERAL. - Of the families initially provided tenant-based assistance under section 8 by a public housing agency in any fiscal year, not less than 75 percent shall be *extremely low-income* families.

Sec. 16. (c) Income Eligibility for Project-Based Section 8 Assistance

(1) Pre-1981 Act Projects. - Not more than 25 percent of the dwelling units that were available for occupancy under section 8 housing assistance payments contracts under this Act before the effective date of the Housing and Community Development Amendments of 1981, and which will be leased on or after such effective date shall be available for leasing by lower income families other than very low-income families.

(2) Post-1981 Act Projects. - Not more than 15 per cent of the dwelling units which became available for occupancy under section 8 housing assistance payments contracts under this Act on or after the effective date of the Housing and Community Development Amendments of 1981 shall be available for leasing by lower income families other than very low-income families.

(3) Targeting. - For each project assisted under a contract for project-based assistance, of the dwelling units that become available for occupancy in any fiscal year that are assisted under the contract, not less than 40 percent shall be available for leasing only by *extremely low-income families*.

(5) Exception. - The limitations established in paragraphs (1), (2), and (3) shall not apply to dwelling units made available under project-based contracts under section 8 for the purpose of preventing displacement, or, ameliorating the effects of displacement.

Section 567 of the HCD Act of 1987 Amendment Affecting Section 3 of the 1937 Act:

"For purposes of calculating the median income for any area that is not within a metropolitan statistical area (as established by the Office of Management and Budget) for programs under title I of the Housing and Community Development Act of 1974, the United States Housing Act of 1937, the National Housing Act, or title V of the Housing Act of 1949, the Secretary of Housing and Urban Development or the Secretary of Agriculture (as appropriate) shall use whichever of the following is higher:

- (1) the median income of the county in which the area is located; or,
- (2) the median income of the entire nonmetropolitan area of the State.