



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2021 Income Limits Summary

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

FY 2021 Income Limit Area	Median Family Income <input type="button" value="Explanation"/>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tacoma, WA HUD Metro FMR Area	\$91,100	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	31,800	36,350	40,900	45,400	49,050	52,700	56,300	59,950
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	19,100	21,800	24,550	27,250	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	50,900	58,150	65,400	72,650	78,500	84,300	90,100	95,900

NOTE: Pierce County is part of the **Tacoma, WA HUD Metro FMR Area**, so all information presented here applies to all of the **Tacoma, WA HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Tacoma, WA HUD Metro FMR Area**.

The **Tacoma, WA HUD Metro FMR Area** contains the following areas: Pierce County, WA;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.