



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
Mount Vernon-Anacortes, WA MSA	\$83,200	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	28,850	32,950	37,050	41,150	44,450	47,750	51,050	54,350
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	17,300	19,800	22,250	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	46,100	52,650	59,250	65,800	71,100	76,350	81,600	86,900

NOTE: Skagit County is part of the **Mount Vernon-Anacortes, WA MSA**, so all information presented here applies to all of the **Mount Vernon-Anacortes, WA MSA**.

The **Mount Vernon-Anacortes, WA MSA** contains the following areas: Skagit 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.

Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here: