



# 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
<b>Seattle-Bellevue, WA HUD Metro FMR Area</b>	\$115,700	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	40,500	46,300	52,100	<b>57,850</b>	62,500	67,150	71,750	76,400
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	24,300	27,800	31,250	<b>34,700</b>	37,500	40,300	43,050	45,850
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	63,350	72,400	81,450	<b>90,500</b>	97,750	105,000	112,250	119,500

**NOTE:** Snohomish County is part of the **Seattle-Bellevue, WA HUD Metro FMR Area**, so all information presented here applies to all of the **Seattle-Bellevue, 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 **Seattle-Bellevue, WA HUD Metro FMR Area**.

The **Seattle-Bellevue, WA HUD Metro FMR Area** contains the following areas: King County, WA; and Snohomish 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.