



FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2022 Income Limits Summary

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

FY 2022 Income Limit Area	Median Family Income Click for More Detail	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tacoma, WA HUD Metro FMR Area	\$101,800	Very Low (50%) Income Limits (\$) Click for More Detail	35,550	40,600	45,700	50,750	54,850	58,900	62,950	67,000
		Extremely Low Income Limits (\$)* Click for More Detail	21,350	24,400	27,450	30,450	32,900	37,190	41,910	46,630
		Low (80%) Income Limits (\$) Click for More Detail	56,850	65,000	73,100	81,200	87,700	94,200	100,700	107,200

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.

Income Limit areas are based on FY 2022 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2022 [Fair Market Rent documentation system](#).

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

[FY2021 Median Family Income and Income Limits for Tacoma, WA HUD Metro FMR Area](#)

Select a different county or county equivalent in Washington:

- Lincoln County
- Mason County
- Okanogan County
- Pacific County
- Pend Oreille County
- Pierce County

[Select county or county equivalent](#)

Select any FY2022 HUD Metropolitan FMR Area's Income Limits:

Tacoma, WA HUD Metro FMR Area
[Select HMFA Income Limits Area](#)

Or press below to start over and select a different state:

Select a new state

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Prepared by the [Program Parameters and Research Division](#), HUD.