



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tacoma, WA HUD Metro FMR Area	\$112,300	Very Low (50%) Income Limits (\$) Click for More Detail	40,550	46,350	52,150	57,900	62,550	67,200	71,800	76,400
		Extremely Low Income Limits (\$)*** Click for More Detail	24,350	27,800	31,300	34,750	37,550	41,960	47,340	52,700
		Low (80%) Income Limits (\$) Click for More Detail	64,900	74,150	83,400	92,650	100,100	107,500	114,900	122,300

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 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 [Fair Market Rent documentation system](#).

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

[FY2023 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 FY2024 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](#)

[Update URL for Bookmarking or Emailing](#)

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