



FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tacoma, WA HUD Metro FMR Area	\$120,800	Very Low (50%) Income Limits (\$) Click for More Detail	42,300	48,350	54,400	60,400	65,250	70,100	74,900	79,750
		Extremely Low Income Limits (\$)*** Click for More Detail	25,400	29,000	32,650	36,250	39,150	43,150	48,650	54,400
		Low (80%) Income Limits (\$) Click for More Detail	67,700	77,350	87,000	96,650	104,400	112,150	119,850	127,600

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.

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

[FY2024 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 FY2025 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](#)