



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
Mount Vernon- Anacortes, WA MSA	\$111,600	Very Low (50%) Income Limits (\$) Click for More Detail	38,250	43,750	49,250	54,700	59,050	63,450	67,850	72,250
		Extremely Low Income Limits (\$)* Click for More Detail	23,000	26,250	29,550	32,800	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) Click for More Detail	61,250	70,000	78,750	87,500	94,500	101,500	108,500	115,500

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.

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

[FY2024 Median Family Income and Income Limits for Mount Vernon-Anacortes, WA MSA](#)

Select a different county or county equivalent in Washington:

Okanogan County

Pacific County

Pend Oreille County

Pierce County

San Juan County

Skagit County

[Select county or county equivalent](#)

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Mount Vernon-Anacortes, WA MSA

Select HMFA Income Limits Area

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

[Select a new state](#)