



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 Explanation	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area	\$84,300	Very Low (50%) Income Limits (\$) Explanation	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650
		Extremely Low Income Limits (\$)* Explanation	17,750	20,250	22,800	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Explanation	47,250	54,000	60,750	67,450	72,850	78,250	83,650	89,050

NOTE: Williamson County is part of the **Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area**, so all information presented here applies to all of the **Nashville-Davidson--Murfreesboro--Franklin, TN 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 **Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area**.

The **Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area** contains the following areas: Cannon County, TN; Cheatham County, TN; Davidson County, TN; Dickson County, TN; Robertson County, TN; Rutherford County, TN; Sumner County, TN; Trousdale County, TN; Williamson County, TN; and Wilson County, TN.

* 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 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).