



FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2020 Income Limits Summary

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

FY 2020 Income Limit Area	Median Family Income Explanation	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Franklin County, TN	\$57,500	Very Low (50%) Income Limits (\$) Explanation	20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950
		Extremely Low Income Limits (\$)* Explanation	12,760	17,240	21,720	26,200	30,680	33,350*	35,650*	37,950*
		Low (80%) Income Limits (\$) Explanation	32,200	36,800	41,400	46,000	49,700	53,400	57,050	60,750

* 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 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 [Fair Market Rent documentation system](#).

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

[FY2019 Median Family Income and Income Limits for Franklin County, TN](#)