



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

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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
Franklin County, TN	\$77,000	Very Low (50%) Income Limits (\$) Click for More Detail	26,950	30,800	34,650	38,500	41,600	44,700	47,750	50,850
		Extremely Low Income Limits (\$)*) Click for More Detail	16,200	20,440	25,820	31,200	36,580	41,960	47,340	50,850*
		Low (80%) Income Limits (\$) Click for More Detail	43,150	49,300	55,450	61,600	66,550	71,500	76,400	81,350

* 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 Franklin County, TN](#)

Select a different county or county equivalent in Tennessee:

- DeKalb County
- Dickson County
- Dyer County
- Fayette County
- Fentress County
- Franklin County

[Select county or county equivalent](#)

Select any FY2024 HUD Metropolitan FMR Area's Income Limits:

Abilene, TX MSA ▼

[Select HMFA Income Limits Area](#)

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

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