



# 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
Franklin County, TN	\$59,500	Very Low (50%) Income Limits (\$) Explanation	20,850	23,800	26,800	<b>29,750</b>	32,150	34,550	36,900	39,300
		Extremely Low Income Limits (\$)* Explanation	12,880	17,420	21,960	<b>26,500</b>	31,040	34,550*	36,900*	39,300*
		Low (80%) Income Limits (\$) Explanation	33,350	38,100	42,850	<b>47,600</b>	51,450	55,250	59,050	62,850

\* 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](#).

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

[FY2020 Median Family Income and Income Limits for Franklin County, TN](#)