



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 <input type="button" value="Explanation"/>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
San Antonio-New Braunfels, TX HUD Metro FMR Area	\$74,100	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	15,600	17,800	21,960	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	41,550	47,450	53,400	59,300	64,050	68,800	73,550	78,300

NOTE: Bexar County is part of the **San Antonio-New Braunfels, TX HUD Metro FMR Area**, so all information presented here applies to all of the **San Antonio-New Braunfels, TX 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 **San Antonio-New Braunfels, TX HUD Metro FMR Area**.

The **San Antonio-New Braunfels, TX HUD Metro FMR Area** contains the following areas: Bandera County, TX; Bexar County, TX; Comal County, TX; Guadalupe County, TX; and Wilson County, TX.

* 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.