



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
Huntsville, AL MSA	\$82,900	Very Low (50%) Income Limits (\$) Explanation	29,050	33,200	37,350	41,450	44,800	48,100	51,400	54,750
		Extremely Low Income Limits (\$)* Explanation	17,400	19,900	22,400	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Explanation	46,450	53,050	59,700	66,300	71,650	76,950	82,250	87,550

NOTE: Madison County is part of the **Huntsville, AL MSA**, so all information presented here applies to all of the **Huntsville, AL MSA**.

The **Huntsville, AL MSA** contains the following areas: Limestone County, AL; and Madison County, AL.

* 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: