

2010 HUD INCOME LIMITS

Income limits are set by the U.S. Department of Housing and Urban Development to determine the eligibility of applicants for HUD's assisted housing programs. Section 8 Fair Market Rent (FMR) area definitions are used to create median family income estimates for each metropolitan area and non-metropolitan county. HUD income limits are calculated for every FMR area with adjustments for family size and for areas that have unusually high or low income-to-housing-cost relationships.

Annual Income Limits for the Nashville-Davidson-Murfreesboro-Franklin, TN: Metropolitan Statistical Area (MSA) are provided in the chart below:

The 2010 Median Family Income Limit established by HUD for the Nashville MSA is \$ 65,200.

Extremely Low Income Limit	30% of Median Family
Very Low-Income Limit	50% of Median Family
HOME Funds Income Limit	60% of Median Family
Low Income Limit	80 % of Median Family

Household Size	Extremely Low (30%)	Very Low (50%)	HOME FUNDS (60%)	Low (80%)
1 Person	\$ 13,700	\$ 22,850	\$27,400	\$36,550
2 Persons	\$ 15,650	\$ 26,100	\$31,300	\$41,750
3 Persons	\$17,600	\$29,350	\$ 35,200	\$46,950
4 Persons	\$19,550	\$32,600	\$ 39,100	\$52,150
5 Persons	\$21,150	\$35,250	\$42,300	\$56,350
6 Persons	\$22,700	\$37,850	\$45,400	\$60,500
7 Persons	\$24,250	\$40,450	\$48,500	\$64,700
8 Persons	\$25,850	\$43,050	\$51,7000	\$68,850

Income Limits for Families or Households with More Than 8 Persons

Income limits for family and household sizes in excess of eight persons are calculated by adding eight percent of the four-person income limit for each additional family or household member. For example, the nine-person limit is 140 percent of the four-person income limit and the ten-person limit is 148 percent of the four-person limit.