



FY 2018 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2018 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2018 Income Limit Area	Median Family Income Explanation	FY 2018 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area	\$74,900	Very Low (50%) Income Limits (\$) Explanation	26,250	30,000	33,750	37,450	40,450	43,450	46,450	49,450
		Extremely Low Income Limits (\$) * Explanation	15,750	18,000	20,780	25,100	29,420	33,740	38,060	42,380
		Low (80%) Income Limits (\$) Explanation	41,950	47,950	53,950	59,900	64,700	69,500	74,300	79,100

NOTE: Davidson County is part of the **Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area**, so all information presented here applies to all of the **Nashville-Davidson--Murfreesboro--Franklin, TN 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 **Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area**.

The **Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area** contains the following areas: Cannon County, TN; Cheatham County, TN; Davidson County, TN; Dickson County, TN; Robertson County, TN; Rutherford County, TN; Sumner County, TN; Trousdale County, TN; Williamson County, TN; and Wilson County, TN.

* 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 2018 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2018 [Fair Market Rent documentation system](#).

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