



# FY 2019 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2019 Income Limits Summary

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

FY 2019 Income Limit Area	Median Family Income Explanation	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Jackson, TN HUD Metro FMR Area</b>	\$53,100	Very Low (50%) Income Limits (\$) Explanation	19,500	22,300	25,100	<b>27,850</b>	30,100	32,350	34,550	36,800
		Extremely Low Income Limits (\$)* Explanation	12,490	16,910	21,330	<b>25,750</b>	30,100*	32,350*	34,550*	36,800*
		Low (80%) Income Limits (\$) Explanation	31,250	35,700	40,150	<b>44,600</b>	48,200	51,750	55,350	58,900

**NOTE:** Madison County is part of the **Jackson, TN HUD Metro FMR Area**, so all information presented here applies to all of the **Jackson, 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 **Jackson, TN HUD Metro FMR Area**.

The **Jackson, TN HUD Metro FMR Area** contains the following areas: Chester County, TN; and Madison 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 2019 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2019 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see [here](#):