



# FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Memphis, TN-MS- AR HUD Metro FMR Area</b>	\$91,100	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	31,900	36,450	41,000	<b>45,550</b>	49,200	52,850	56,500	60,150
		Extremely Low Income Limits (\$) * <a href="#">Click for More Detail</a>	19,150	21,900	26,650	<b>32,150</b>	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	51,050	58,350	65,650	<b>72,900</b>	78,750	84,600	90,400	96,250

NOTE: **Shelby County** is part of the **Memphis, TN-MS-AR HUD Metro FMR Area**, so all information presented here applies to all of the Memphis, TN-MS-AR 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 Memphis, TN-MS-AR HUD Metro FMR Area.

The **Memphis, TN-MS-AR HUD Metro FMR Area** contains the following areas: Crittenden County, AR; DeSoto County, MS; Fayette County, TN; Shelby County, TN; and Tipton 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.

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

**FY2024 Median Family Income and Income Limits for Memphis, TN-MS-AR HUD Metro FMR Area**

Select a different county or county equivalent in Tennessee:

Robertson County ▲  
Rutherford County  
Scott County  
Sequatchie County  
Sevier County  
Shelby County ▼

Select county or county equivalent

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Memphis, TN-MS-AR HUD Metro FMR Area ▼

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Prepared by the [Program Parameters and Research Division](#), HUD.