



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 <input type="button" value="Explanation"/>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Kingsport- Bristol- Bristol, TN-VA MSA	\$59,600	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	20,900	23,850	26,850	29,800	32,200	34,600	37,000	39,350
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	12,880	17,420	21,960	26,500	31,040	34,600*	37,000*	39,350*
		Low (80%) Income	33,400	38,200	42,950	47,700	51,550	55,350	59,150	63,000

Limits (\$)

Explanation

The **Kingsport-Bristol-Bristol, TN-VA MSA** contains the following areas: Hawkins County, TN; Sullivan County, TN; Scott County, VA; Washington County, VA; and Bristol city, VA.

* 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:

[FY2020 Median Family Income and Income Limits for Kingsport-Bristol-Bristol, TN-VA MSA](#)

Select any FY2021 HUD Metropolitan FMR Area's
Income Limits:

Kingsport-Bristol-Bristol, TN-VA MSA



Select HMFA Income Limits Area

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

Select a new state

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