



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
Gadsden, AL MSA	\$63,500	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	22,250	25,400	28,600	31,750	34,300	36,850	39,400	41,950
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	13,350	17,420	21,960	26,500	31,040	35,580	39,400*	41,950*
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	35,600	40,650	45,750	50,800	54,900	58,950	63,000	67,100

NOTE: Etowah County is part of the **Gadsden, AL MSA**, so all information presented here applies to all of the **Gadsden, AL MSA**.

The **Gadsden, AL MSA** contains the following areas: Etowah County, AL;

* 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: