



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

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
San Angelo, TX MSA	\$68,500	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	24,000	27,400	30,850	34,250	37,000	39,750	42,500	45,250
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	14,400	17,420	21,960	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	38,400	43,850	49,350	54,800	59,200	63,600	68,000	72,350

NOTE: Tom Green County is part of the **San Angelo, TX MSA**, so all information presented here applies to all of the **San Angelo, TX MSA**.

The **San Angelo, TX MSA** contains the following areas: Irion County, TX; and Tom Green County, TX.

* 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 San Angelo, TX MSA](#)

Select a different county or county equivalent in Texas:

- Taylor County ▲
- Terrell County
- Terry County
- Throckmorton County
- Titus County
- Tom Green County ▼

Select county or county equivalent

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

San Angelo, TX MSA ▼

Select HMFA Income Limits Area

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

Select a new state

Update URL For bookmarking or E-Mailing

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