



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2021 Income Limits Summary

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

FY 2021 Income Limit Area	Median Family Income Click for More Detail	FY 2021 Income Limit Category	Persons in Family						
			1	2	3	4	5	6	7
San Francisco, CA HUD Metro FMR Area	\$149,600	Very Low (50%) Income Limits (\$) Click for More Detail	63,950	73,100	82,250	91,350	98,700	106,000	113,300
		Extremely Low Income Limits (\$)* Click for More Detail	38,400	43,850	49,350	54,800	59,200	63,600	68,000
		Low (80%) Income Limits (\$) Click for More Detail	102,450	117,100	131,750	146,350	158,100	169,800	181,500

NOTE: Marin County is part of the **San Francisco, CA HUD Metro FMR Area**, so all information presented here applies to all of the **San Francisco, CA 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 **San Francisco, CA HUD Metro FMR Area**.

The **San Francisco, CA HUD Metro FMR Area** contains the following areas: Marin County, CA; San Francisco County, CA; and San Mateo County, CA.

* 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 Francisco, CA HUD Metro FMR Area](#)

Select a different county or county equivalent in California:

- Merced County
- Modoc County
- Mono County
- Monterey County
- Napa County
- Nevada County

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

Select county or county equivalent

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

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