



FY 2017 INCOME LIMITS DOCUMENTATION SYSTEM

FY 2017 Income Limits Summary

FY 2017 Income Limit Area	Median Income	FY 2017 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Madison County	\$53,400	Very Low (50%) Income Limits (\$)	18,700	21,400	24,050	26,700	28,850	31,000	33,150	35,250
		Extremely Low Income Limits (\$)*	12,060	16,240	20,420	24,600	28,780	31,000*	33,150*	35,250*
		Low (80%) Income Limits (\$)	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400

NOTE: Madison County is part of the **Jackson, TN HUD Metro FMR Area**, so all information presented here applies to all of the **Jackson, TN HUD Metro FMR Area**. The **Jackson, TN HUD Metro FMR Area** contains the following areas: Chester County, TN; and Madison 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.

Income Limit areas are based on FY 2017 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2017 [Fair Market Rent documentation system](#).

Prepared by the [Economic and Market Analysis Division](#), HUD.