



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	8
West Palm Beach-Boca Raton, FL HUD Metro FMR Area	\$80,200	Very Low (50%) Income Limits (\$) Click for More Detail	30,000	34,250	38,550	42,800	46,250	49,650	53,100	56,500
		Extremely Low Income Limits (\$)* Click for More Detail	18,000	20,600	23,150	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Click for More Detail	47,950	54,800	61,650	68,500	74,000	79,500	84,950	90,450

NOTE: Palm Beach County is part of the **West Palm Beach-Boca Raton, FL HUD Metro FMR Area**, so all information presented here applies to all of the **West Palm Beach-Boca Raton, FL 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 **West Palm Beach-Boca Raton, FL HUD Metro FMR Area**.

The **West Palm Beach-Boca Raton, FL HUD Metro FMR Area** contains the following areas: Palm Beach County, FL;

* 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 West Palm Beach-Boca Raton, FL HUD Metro FMR Area](#)

Select a different county or county equivalent in Florida:

Sarasota County ▲
 Seminole County
 St. Johns County
 St. Lucie County
 Sumter County
 Suwannee County ▼

Select county or county equivalent

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

West Palm Beach-Boca Raton, FL HUD Metro FMR Area ▼

Select HMFA Income Limits Area

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

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