



# 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
<b>Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area</b>	\$80,000	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	41,400	47,300	53,200	<b>59,100</b>	63,850	68,600	73,300	78,050
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	24,850	28,400	31,950	<b>35,450</b>	38,300	41,150	44,000	46,800
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	66,250	75,700	85,150	<b>94,600</b>	102,200	109,750	117,350	124,900

**NOTE:** Los Angeles County is part of the **Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area**, so all information presented here applies to all of the **Los Angeles-Long Beach-Glendale, 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 **Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area**.

The **Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area** contains the following areas: Los Angeles 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 Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area](#)

Select a different county or county equivalent in California:

- Inyo County ▲
- Kern County
- Kings County
- Lake County
- Lassen County
- Los Angeles County ▼

Select county or county equivalent

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

- Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area ▼
- Select HMFA Income Limits Area

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

Select a new state

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