

2021 HUD Median Income Limits

Maximum Annual Income Limits by Family Size*

2020 Income Limit	Median Income	2020 Income Limit Category	Persons in Household							
			1	2	3	4	5	6	7	8
Shelby County	\$64,200 4 persons	Low 80% (\$) <i>CWDPA, TADPA MHA, MHC</i>	38,500	44,000	49,500	54,950	59,350	63,750	68,150	72,550
		High 200% (\$) <i>HIPC</i>	96,250	110,000	123,750	137,375	148,375	159,375	170,375	181,375

*Effective June 1, 2021

Income subject to change annually as determined by HUD

[HOME Income Limits - HUD Exchange](#)

2021 HOME Maximum Purchase Price*

CWDPA (80% AMI Programs)	
Existing Homes	\$189,000
New Construction	\$243,000

HIP Programs	
Existing Homes	\$243,000
New Construction	\$243,000

*Effective June 1, 2021

HOME Maximum Purchase Price subject to change annually as determined by HUD

[HOME Homeownership Value Limits - HUD Exchange](#)



30% LIMITS 14450 16500 18550 20600 22250 23900 25550 27200

VERY LOW INCOME 24050 27500 30950 34350 37100 39850 42600 45350

60% LIMITS 28860 33000 37140 41220 44520 47820 51120 54420

LOW INCOME 38500 44000 49500 54950 59350 63750 68150 72550

City of Memphis DPA Program

