

2023 HUD Median Income Limits

Maximum Annual Income Limits by Family Size*

2023 Income Limit	Median Income	2022 Income Limit Category	Persons in Household							
			1	2	3	4	5	6	7	8
Shelby County	\$81,000 4 persons	Low 80% (\$) <i>CWDPA, TADPA MHA, MHC</i>	\$45,400	\$51,850	\$58,350	\$64,800	\$70,000	\$75,200	\$80,400	\$85,500
		High 200% (\$) <i>HIPC</i>	\$45,401- \$110,060	\$51,851 - \$116,640	\$58,351- \$123,120	\$64,801- \$129,600	\$70,001- \$134,800	\$75,201 \$140,000	\$80,401- \$145,200	\$85,501- 150,340

*Effective June 1, 2023

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	\$300,000
New Construction	\$300,000

HIP Programs	
Existing Homes	\$350,000
New Construction	\$350,000

*Effective June 1, 2023

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

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

30% LIMITS 16,150 - 18,450 - 20,750 - 23,050 - 24,900 - 26,750 - 28,600 - 30,450

EXTREMELY LOW INCOME 16,150 - 18,450 - 23,030 - 27,750 - 32,470 - 37,109 - 41,910 - 46,630

50% LIMITS 26,900 - 30,750 - 34,600 - 38,400 - 41,500 - 44,550 - 47,650 - 50,700

LOW INCOME 43,050 - 49,200 - 55,350 - 61,450 - 66,400 - 71,300 - 76,200 - 81,150

City of Memphis DPA Program