



FY 2018 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2018 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2018 Income Limit Area	Median Family Income Explanation	FY 2018 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tacoma, WA HUD Metro FMR Area	\$74,600	Very Low (50%) Income Limits (\$) Explanation	26,150	29,850	33,600	37,300	40,300	43,300	46,300	49,250
		Extremely Low Income Limits (\$)* Explanation	15,700	17,950	20,780	25,100	29,420	33,740	38,060	42,380
		Low (80%) Income Limits (\$) Explanation	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850

NOTE: Pierce County is part of the **Tacoma, WA HUD Metro FMR Area**, so all information presented here applies to all of the **Tacoma, WA 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 **Tacoma, WA HUD Metro FMR Area**.

The **Tacoma, WA HUD Metro FMR Area** contains the following areas: Pierce County, WA;

* 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 2018 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2018 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

FY2017 Median Family Income and Income Limits for Tacoma, WA HUD Metro FMR Area

Select a different county or county equivalent in Washington:

- Adams County
- Asotin County
- Benton County
- Chelan County
- Clallam County
- Clark County

Select county or county equivalent

Select any FY2018 HUD Metropolitan FMR Area's Income Limits:

Tacoma, WA HUD Metro FMR Area

Select HMFA Income Limits Area

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

Select a new state

Update URL For bookmarking or E-Mailing

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