

U.S. DEPARTMENT OF HUD
STATE: TENNESSEE

----- FY2025 HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Chattanooga, TN-GA MSA								
HTF LIMITS	20100	22950	26650	32150	37650	43150	48650	54150
30% LIMITS	20100	22950	25800	28650	30950	33250	35550	37850
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Clarksville, TN-KY HUD Metro FMR Area								
HTF LIMITS	18450	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	18450	21050	23700	26300	28450	30550	32650	34750
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Stewart County, TN HUD Metro FMR Area								
HTF LIMITS	17300	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	17300	19750	22200	24650	26650	28600	30600	32550
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Cleveland, TN MSA								
HTF LIMITS	17450	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	17450	19950	22450	24900	26900	28900	30900	32900
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Jackson, TN HUD Metro FMR Area								
HTF LIMITS	17300	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	17300	19750	22200	24650	26650	28600	30600	32550
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Gibson County, TN HUD Metro FMR Area								
HTF LIMITS	16200	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16200	18500	20800	23100	24950	26800	28650	30500
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Crockett County, TN HUD Metro FMR Area								
HTF LIMITS	16800	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Johnson City, TN MSA								
HTF LIMITS	17850	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	17850	20400	22950	25450	27500	29550	31600	33600
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Kingsport-Bristol, TN-VA MSA								
HTF LIMITS	16100	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16100	18400	20700	23000	24850	26700	28550	30400
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150

Effective: June 1, 2025

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Knoxville, TN HUD Metro FMR Area								
HTF LIMITS	20900	23850	26850	32150	37650	43150	48650	54150
30% LIMITS	20900	23850	26850	29800	32200	34600	37000	39350
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Grainger County, TN HUD Metro FMR Area								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Campbell County, TN HUD Metro FMR Area								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Morgan County, TN HUD Metro FMR Area								
HTF LIMITS	16200	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16200	18500	20800	23100	24950	26800	28650	30500
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Roane County, TN HUD Metro FMR Area								
HTF LIMITS	19100	21800	26650	32150	37650	43150	48650	54150
30% LIMITS	19100	21800	24550	27250	29450	31650	33800	36000
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Memphis, TN-MS-AR HUD Metro FMR Area								
HTF LIMITS	19150	21900	26650	32150	37650	43150	48650	54150
30% LIMITS	19150	21900	24650	27350	29550	31750	33950	36150
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Morristown, TN HUD Metro FMR Area								
HTF LIMITS	15900	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15900	18200	20450	22700	24550	26350	28150	30000
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR								
HTF LIMITS	24150	27600	31050	34450	37650	43150	48650	54150
30% LIMITS	24150	27600	31050	34450	37250	40000	42750	45500
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Hickman County, TN HUD Metro FMR Area								
HTF LIMITS	15850	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15850	18100	20350	22600	24450	26250	28050	29850
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Macon County, TN HUD Metro FMR Area								
HTF LIMITS	16350	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16350	18650	21000	23300	25200	27050	28900	30800
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Maury County, TN HUD Metro FMR Area								
HTF LIMITS	19800	22600	26650	32150	37650	43150	48650	54150
30% LIMITS	19800	22600	25450	28250	30550	32800	35050	37300
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Smith County, TN HUD Metro FMR Area								
HTF LIMITS	17500	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	17500	20000	22500	24950	26950	28950	30950	32950
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Bedford County, TN								
HTF LIMITS	16500	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16500	18850	21200	23550	25450	27350	29250	31100
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Benton County, TN								
HTF LIMITS	15900	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15900	18200	20450	22700	24550	26350	28150	30000
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Bledsoe County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Carroll County, TN								
HTF LIMITS	16600	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16600	19000	21350	23700	25600	27500	29400	31300
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Claiborne County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Clay County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150

Effective: June 1, 2025

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Cocke County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Coffee County, TN								
HTF LIMITS	16050	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16050	18350	20650	22900	24750	26600	28400	30250
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Cumberland County, TN								
HTF LIMITS	15900	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15900	18200	20450	22700	24550	26350	28150	30000
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Decatur County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
DeKalb County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Dyer County, TN								
HTF LIMITS	15900	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15900	18200	20450	22700	24550	26350	28150	30000
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Fentress County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Franklin County, TN								
HTF LIMITS	17450	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	17450	19950	22450	24900	26900	28900	30900	32900
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Giles County, TN								
HTF LIMITS	17950	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	17950	20500	23050	25600	27650	29700	31750	33800
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Greene County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Grundy County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Hancock County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Hardeman County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Hardin County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Haywood County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Henderson County, TN								
HTF LIMITS	16300	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16300	18600	20950	23250	25150	27000	28850	30700
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Henry County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Houston County, TN								
HTF LIMITS	16250	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16250	18600	20900	23200	25100	26950	28800	30650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Humphreys County, TN								
HTF LIMITS	16850	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16850	19250	21650	24050	26000	27900	29850	31750
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Jackson County, TN								
HTF LIMITS	15800	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15800	18050	20300	22550	24400	26200	28000	29800
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Johnson County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Lake County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Lauderdale County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Lawrence County, TN								
HTF LIMITS	15900	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15900	18200	20450	22700	24550	26350	28150	30000
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Lewis County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Lincoln County, TN								
HTF LIMITS	17200	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	17200	19650	22100	24550	26550	28500	30450	32450
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
McMinn County, TN								
HTF LIMITS	16350	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16350	18700	21050	23350	25250	27100	29000	30850
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
McNairy County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Marshall County, TN								
HTF LIMITS	17700	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	17700	20200	22750	25250	27300	29300	31350	33350
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Meigs County, TN								
HTF LIMITS	16400	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16400	18750	21100	23400	25300	27150	29050	30900
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Monroe County, TN								
HTF LIMITS	16750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16750	19150	21550	23900	25850	27750	29650	31550
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Moore County, TN								
HTF LIMITS	19000	21700	26650	32150	37650	43150	48650	54150
30% LIMITS	19000	21700	24400	27100	29300	31450	33650	35800
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Obion County, TN								
HTF LIMITS	15900	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15900	18200	20450	22700	24550	26350	28150	30000
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Overton County, TN								
HTF LIMITS	15900	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15900	18200	20450	22700	24550	26350	28150	30000
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Perry County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Pickett County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Putnam County, TN								
HTF LIMITS	16750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16750	19150	21550	23900	25850	27750	29650	31550
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Rhea County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Scott County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Sevier County, TN								
HTF LIMITS	16800	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	16800	19200	21600	24000	25950	27850	29800	31700
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Van Buren County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Warren County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Wayne County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
Weakley County, TN								
HTF LIMITS	15900	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15900	18150	20400	22650	24500	26300	28100	29900
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150
White County, TN								
HTF LIMITS	15750	21150	26650	32150	37650	43150	48650	54150
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
POVERTY GUIDELINE	15650	21150	26650	32150	37650	43150	48650	54150