

# FY 2026 INCOME LIMITS

<https://www.huduser.gov/datasets/il/il2026/summary?year=2026&reporttype=county&states=47&counties=4705799999&hmfa=METRO10180M10180>

**Grainger County** Median Family Income (MFI): \$68,800 (*Income amounts are annual GROSS income*)

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Section 8 (HCV)</b>	Very Low Income (50% of median)	27,300	31,200	35,100	<b>39,000</b>	42,150	45,250	48,400	51,500
	Extremely Low Income (30% of median)*	16,400	21,640	27,320	<b>33,000</b>	38,680	44,360	48,400*	51,500*
	Low-Income (80% of median)	43,700	49,950	56,200	<b>62,400</b>	67,400	72,400	77,400	82,400

*(Effective May 1, 2026)*

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

The **Grainger County, TN HUD Metro FMR Area** contains the following areas: Grainger County, TN;

\* 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.