

**INCOME LIMITS 2021**  
**HOUSING AUTHORITY OF THE CITY OF**  
**FAYETTEVILLE**  
**EFFECTIVE APRIL 1, 2021**

<b>PERSONS IN FAMILY</b>	<b>PUBLIC HOUSING AND MORGAN MANOR</b>	<b>SECTION 8 RENTAL ASSISTANCE</b>
1	\$41,950	\$26,250
2	\$47,950	\$30,000
3	\$53,950	\$33,750
4	\$59,900	\$37,450
5	\$64,700	\$40,450
6	\$69,500	\$43,450
7	\$74,300	\$46,450
8	\$79,100	\$49,450



# FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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

## FY 2021 Income Limits Summary

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

FY 2021 Income Limit Area	Median Family Income  <input type="button" value="Explanation"/>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Fayetteville-Springdale-Rogers, AR HUD Metro FMR Area</b>	\$74,900	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	26,250	30,000	33,750	<b>37,450</b>	40,450	43,450	46,450	49,450
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	15,750	18,000	21,960	<b>26,500</b>	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	41,950	47,950	53,950	<b>59,900</b>	64,700	69,500	74,300	79,100

**NOTE:** Washington County is part of the **Fayetteville-Springdale-Rogers, AR HUD Metro FMR Area**, so all information presented here applies to all of the **Fayetteville-Springdale-Rogers, AR 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 **Fayetteville-Springdale-Rogers, AR HUD Metro FMR Area**.

The **Fayetteville-Springdale-Rogers, AR HUD Metro FMR Area** contains the following areas: Benton County, AR; Madison County, AR; and Washington County, AR.

\* 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 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

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

FY2020 Median Family Income and Income Limits for Fayetteville-Springdale-Rogers, AR HUD Metro FMR Area

Select a different county or county equivalent in Arkansas:

- Sharp County ▲
- St. Francis County
- Stone County
- Union County
- Van Buren County
- Washington County ▼

Select county or county equivalent

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

Fayetteville-Springdale-Rogers, AR HUD Metro FMR Area ▼

Select HMFA Income Limits Area

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

Select a new state

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Prepared by the [Program Parameters and Research Division](#), HUD.