



# FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Kingsport-Bristol, TN-VA MSA</b>	\$79,000	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	26,850	30,700	34,550	<b>38,350</b>	41,450	44,500	47,600	50,650
		Extremely Low Income Limits (\$) * <a href="#">Click for More Detail</a>	16,100	21,150	26,650	<b>32,150</b>	37,650	43,150	47,600*	50,650*
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	42,950	49,100	55,250	<b>61,350</b>	66,300	71,200	76,100	81,000

NOTE: **Washington County** is part of the **Kingsport-Bristol, TN-VA MSA**, so all information presented here applies to all of the Kingsport-Bristol, TN-VA MSA.

The **Kingsport-Bristol, TN-VA MSA** contains the following areas: Hawkins County, TN; Sullivan County, TN; Scott County, VA; Washington County, VA; and Bristol city, VA.

\* 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.

For last year's Median Family Income and Income Limits, please see [here](#):

[FY2024 Median Family Income and Income Limits for Kingsport-Bristol, TN-VA MSA](#)

## HUD Small Area Fair Market Rents

**2025**

	<u><b>24210</b></u>	<u><b>24211</b></u>	<u><b>24361</b></u>
<b>Efficiency</b>	\$750	\$810	\$800
<b>One-bedroom</b>	\$840	\$910	\$890
<b>Two-bedroom</b>	\$1,060	\$1,150	\$1,130
<b>Three-bedroom</b>	\$1,370	\$1,480	\$1,460
<b>Four-bedroom</b>	\$1,560	\$1,700	\$1,670

## HUD Fair Market Rents

**2025**

	<u><b>24236</b></u>	<u><b>24340</b></u>
<b>Efficiency</b>	\$738	\$738
<b>One-bedroom</b>	\$824	\$824
<b>Two-bedroom</b>	\$1,043	\$1,043
<b>Three-bedroom</b>	\$1,343	\$1,343
<b>Four-bedroom</b>	\$1,538	\$1,538

## ASSIGNMENT OF BEDROOM SIZES

The ARHA will issue a housing choice voucher for a particular bedroom size – the bedroom size is a factor in determining the family's level of assistance. The following guidelines will determine each family's unit size without overcrowding or over-housing:

Number of Bedrooms	Number of Persons	
	Minimum	Maximum
0	1	1
1	1	4
2	3	6
3	5	8
4	7	10
5	9	12

These standards are based on the assumption that each bedroom will accommodate no more than two (2) persons.

In determining bedroom size, the ARHA will include the presence of children to be born to a pregnant woman, children who are in the process of being adopted, children whose custody is being obtained, children currently under a 50% or more joint custody degree, children who are temporarily away at school or temporarily in foster-care.

Bedroom size will also be determined using the following guidelines:

- A. Head of Household and spouse get a separate bedroom
- B. Two persons per bedroom after HOH.
- C. Live-in aides will get a separate bedroom.
- D. Additional bedrooms given for medical necessity

The ARHA will grant exceptions to normal occupancy standards when a family requests a larger size than the guidelines allow and documents a disability or medical reason why the larger size is necessary.

The family unit size will be determined by the ARHA in accordance with the above guidelines and will determine the maximum rent subsidy for the family; however, the family may select a unit that may be larger or smaller than the family unit size. If the family selects a smaller unit, the payment standard for the smaller size will be used to calculate the subsidy. If the family selects a larger size, the payment standard for the family unit size will determine the maximum subsidy.



# FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2025 Kingsport-Bristol-Bristol, TN-VA MSA FMRs for All Bedroom Sizes

### Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Four- Bedroom</u>
FY 2025 FMR	\$738	\$824	\$1,043	\$1,343	\$1,538
<u>FY 2024 FMR</u>	\$677	\$717	\$905	\$1,179	\$1,335

Washington County, VA is part of the Kingsport-Bristol-Bristol, TN-VA MSA, which consists of the following counties: Hawkins County, TN; Sullivan County, TN; Scott County, VA; Washington County, VA; and Bristol city, VA. All information here applies to the entirety of the Kingsport-Bristol-Bristol, TN-VA MSA.

### Fair Market Rent Calculation Methodology



[Show/Hide Methodology Narrative](#)



Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2018-2022 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2025, provided the estimate is statistically reliable. For FY2025, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2018-2022 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2025 base rent is the average of the inflated ACS estimates.



# FY2025 SMALL AREA FMRs FOR WASHINGTON COUNTY, VA

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Washington County is part of the **Kingsport-Bristol-Bristol, TN-VA MSA**.

## Washington County, VA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<a href="#">24202</a>	\$760	\$850	\$1,080	\$1,390	\$1,590
<a href="#">24210</a>	\$750	\$840	\$1,060	\$1,370	\$1,560
<a href="#">24211</a>	\$810	\$910	\$1,150	\$1,480	\$1,700
<a href="#">24212</a>	\$760	\$850	\$1,070	\$1,380	\$1,580
<a href="#">24236</a>	\$640	\$720	\$900	\$1,160	\$1,390
<a href="#">24270</a>	\$740	\$810	\$1,020	\$1,310	\$1,510
<a href="#">24292</a>	\$820	\$850	\$1,090	\$1,430	\$1,490
<a href="#">24319</a>	\$620	\$760	\$900	\$1,160	\$1,400
<a href="#">24327</a>	\$750	\$840	\$1,060	\$1,370	\$1,560
<a href="#">24340</a>	\$720	\$810	\$1,020	\$1,310	\$1,500
<a href="#">24361</a>	\$800	\$890	\$1,130	\$1,460	\$1,670
<a href="#">24370</a>	\$620	\$760	\$900	\$1,160	\$1,400

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