

FY 2025 Income Limits Summary										
FY 2025 Income Limit Area	Median Family Income	FY 2025 Income Limit Category	Persons in Family							
San Antonio-New Braunfels, TX HUD Metro FMR Area	\$98,300		1	2	3	4	5	6	7	8
		Medium (100%) Income	67,700	77,300	87,000	96,600	104,400	112,100	119,800	127,600
		Low (80%) Income Limits (\$)	54,150	61,850	69,600	77,300	83,500	89,700	95,900	102,050
		Very Low (50%) Income Limits (\$)	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
		Extremely Low Income Limits (\$)*	20,300	23,200	26,650	32,150	37,650	43,150	48,650	54,150

NOTE: 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 **San Antonio-New Braunfels, TX HUD Metro FMR Area**.

The **San Antonio-New Braunfels, TX HUD Metro FMR Area** contains the following areas: Bandera County, TX; Bexar County, TX; Comal County, TX; Guadalupe County, TX; and Wilson County, TX.

\* 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.