



Regulatory & Housing Compliance Department

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The 2025 Income Limits for admission to Knoxville’s Community Development Corporation’s (KCDC) Low Income Public Housing, Section 8, Multifamily PBRA/RAD, and Low-Income Housing Tax Credit programs published April 1, 2025, have increased since last year’s publication. The new limits are as follows:

Program	Number of Household Members							
	1	2	3	4	5	6	7	8
Low-Income Public Housing Only (3-4)								
Low Income 80%	55,650	63,600	71,550	79,500	85,900	92,250	98,600	104,960
Very Low Income 50%	34,750	39,750	44,700	49,700	53,650	57,650	61,650	65,600
Extremely Low Income 30%	20,900	23,850	26,850	32,150	37,650	43,150	48,650	54,150
PBRA-Only Properties								
PBRA-ONLY 80%	55,650	63,600	71,550	79,500	85,900	92,250	98,600	104,960
PBRA/LIHTC Layered Properties								
Low Income Housing Tax Credit 60%	41,700	47,700	53,650	59,640	64,380	69,180	73,980	78,720
Low Income Housing Tax Credit/PBRA 50%	34,750	39,750	44,700	49,700	53,650	57,650	61,650	65,600
Low-Income Housing Tax Credit Properties (Income Averaging) Western Heights (3-1) & First Creek Phase II								
LIHTC Income Averaging 80% (Western/FC 1B)	50,960	58,240	65,520	72,800	78,640	84,480	90,320	96,160
LIHTC Income Averaging 60% (Western/FC 1B)	41,700	47,700	53,650	59,640	64,380	69,180	73,980	78,720
LIHTC Income Averaging (30%) (Western/First Creek II)	20,850	23,850	26,820	29,820	32,190	34,590	36,990	39,360

Low-income families are defined as families whose incomes do not exceed 80 percent of the median family income for the area, subject to adjustments for areas with unusually high or low incomes or housing costs.

Very low-income families are defined as families whose incomes do not exceed 50 percent of the median family income for the area, subject to specified adjustments for areas with unusually high or low incomes.

Extremely low-income families are defined as families whose incomes do not exceed the higher of the Federal Poverty level or 30% of the Area Median Income.

Knoxville, Tennessee MSA FY 2024 MFI (family of 4) = \$101,700

