



Regulatory & Housing Compliance Department

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The 2026 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 May 1, 2026, 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
Public & Indian Housing (Rental Assistance Voucher Program) Based upon HUD Income Limit Calculation								
Low-Income 80%	58,100	66,400	74,700	82,950	89,600	96,250	102,900	109,500
Very Low-Income 50%	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450
Extremely Low-Income 30%	21,800	24,900	28,000	33,000	38,680	44,360	50,040	55,720
PBRA-Only Properties Based upon HUD Income Limit Calculations								
PBRA-ONLY 80%	58,100	66,400	74,700	82,950	89,600	96,250	102,900	109,500
PBRA/LIHTC Layered Properties – Based upon FY2026 MTSP Multifamily Tax Subsidy Limits								
Low-Income Housing Tax Credit 60%	43,560	49,800	56,040	62,220	67,200	72,180	77,160	82,140
Low-Income Housing Tax Credit/PBRA 50%	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450
Low-Income Housing Tax Credit Properties (Income Averaging) Western Heights (3-1), First Creek & Overlook at Beaumont								
LIHTC Income Averaging 80% (Western/First Creek/Overlook)	58,080	66,400	74,720	82,960	89,600	96,240	102,880	109,520
LIHTC Income Averaging 60% (Western/First Creek/Overlook)	43,560	49,800	56,040	62,220	67,200	72,180	77,160	82,140
LIHTC Income Averaging (30%) (Western/First Creek/Overlook)	21,780	24,900	28,020	31,110	33,600	36,090	38,580	41,070

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

