



Regulatory & Housing Compliance Department

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The 2024 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, 2024, 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%	51,000	58,250	65,550	72,800	78,650	84,450	90,300	96,100
Very Low Income 50%	31,850	36,400	40,950	45,500	49,150	52,800	56,450	60,100
Extremely Low Income 30%	19,150	21,850	25,820	31,200	36,580	41,960	47,340	52,720
PBRA-Only Properties								
PBRA-ONLY 80%	51,000	58,250	65,550	72,800	78,650	84,450	90,300	96,100
PBRA/LIHTC Layered Properties								
Low-Income Housing Tax Credit 60%	38,220	43,680	49,140	54,600	58,980	63,360	67,740	72,120
Low-Income Housing Tax Credit/PBRA 50%	31,850	36,400	40,950	45,500	49,150	52,800	56,450	60,100
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)	38,220	43,680	49,140	54,600	58,980	63,360	67,740	72,120
LIHTC Income Averaging (30%) (Western/First Creek II)	19,110	21,840	24,570	27,300	29,490	31,680	33,870	36,060

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) = \$91,000.

