

FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income Explanation	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Sherman-Denison, TX MSA	\$70,500	Very Low (50%) Income Limits (\$) Explanation	24,700	28,200	31,750	35,250	38,100	40,900	43,750	46,550
		Extremely Low Income Limits (\$)* Explanation	14,850	17,420	21,960	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Explanation	39,500	45,150	50,800	56,400	60,950	65,450	69,950	74,450

NOTE: Grayson County is part of the **Sherman-Denison, TX MSA**, so all information presented here applies to all of the **Sherman-Denison, TX MSA**.

The **Sherman-Denison, TX MSA** contains the following areas: Grayson County, TX;