



FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2020 Income Limits Summary

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

FY 2020 Income Limit Area	Median Family Income <input type="button" value="Explanation"/>	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Augusta-Richmond County, GA-SC HUD Metro FMR Area	\$65,900	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	23,100	26,400	29,700	32,950	35,600	38,250	40,900	43,500
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	13,850	17,240	21,720	26,200	30,680	35,160	39,640	43,500*
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	36,900	42,200	47,450	52,700	56,950	61,150	65,350	69,600

NOTE: Columbia County is part of the **Augusta-Richmond County, GA-SC HUD Metro FMR Area**, so all information presented here applies to all of the **Augusta-Richmond County, GA-SC HUD Metro FMR Area**. 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 **Augusta-Richmond County, GA-SC HUD Metro FMR Area**.

The **Augusta-Richmond County, GA-SC HUD Metro FMR Area** contains the following areas: Burke County, GA; Columbia County, GA; McDuffie County, GA; Richmond County, GA; Aiken County, SC; and Edgefield County, SC.

* 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.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2019 Median Family Income and Income Limits for Augusta-Richmond County, GA-SC HUD Metro FMR Area](#)

Select a different county or county equivalent in Georgia:

- Clayton County ▲
- Clinch County
- Cobb County
- Coffee County
- Colquitt County
- Columbia County ▼

Select county or county equivalent

Select any FY2020 HUD Metropolitan FMR Area's Income Limits:

Augusta-Richmond County, GA-SC HUD Metro FMR Area

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

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Prepared by the [Program Parameters and Research Division](#), HUD.