



# FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2024 Income Limits Summary

| FY 2024 Income Limit Area                                | Median Family Income<br><a href="#">Click for More Detail</a> | FY 2024 Income Limit Category<br><a href="#">Click for More Detail</a>       | Persons in Family |        |        |               |        |        |        |        |
|--|---|--|-------------------|--------|--------|---------------|--------|--------|--------|--------|
|  |   |  | 1                 | 2      | 3      | 4             | 5      | 6      | 7      | 8      |
| <b>Augusta-Richmond County, GA-SC HUD Metro FMR Area</b> | \$86,800  | Very Low (50%) Income Limits (\$)<br><a href="#">Click for More Detail</a>   | 30,000            | 34,300 | 38,600 | <b>42,900</b> | 46,350 | 49,750 | 53,200 | 56,650 |
|  |   | Extremely Low Income Limits (\$)***<br><a href="#">Click for More Detail</a> | 18,050            | 20,600 | 25,820 | <b>31,200</b> | 36,580 | 41,960 | 47,340 | 52,720 |
|  |   | Low (80%) Income Limits (\$)<br><a href="#">Click for More Detail</a>        | 48,050            | 54,900 | 61,750 | <b>68,600</b> | 74,100 | 79,600 | 85,100 | 90,600 |

NOTE: **Richmond 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 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 [Fair Market Rent documentation system](#).

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

[FY2023 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:

Appling County  
Atkinson County  
Bacon County

Select any FY2024 HUD Metropolitan FMR Area's Income Limits:

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

Baker County  
Baldwin County  
Banks County

Select county or county equivalent

Select HMFA Income Limits Area

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

Select a new state

Update URL for Bookmarking or Emailing

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