

MEDIAN FAMILY INCOME / LOW-INCOME GUIDELINES - FY 2021

# OF PERSONS	1	2	3	4	5	6	7	8
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Median: 4 Person=\$94,536

80% Low Income \$52,950 \$60,500 \$68,050 \$75,600 \$81,650 \$87,700 \$93,750 \$99,800

60% Low Income* \$39,720 \$45,360 \$51,060 \$56,700 \$61,260 \$65,820 \$70,320 \$74,880

50% Very Low-Income \$33,100 \$37,800 \$42,550 \$47,250 \$51,050 \$54,850 \$58,600 \$62,400

30% \$19,850 \$22,700 \$25,550 \$28,350 \$31,040 \$35,580 \$40,120 \$44,660

*HOME Program Only \$19,850 \$22,700 \$25,550 \$28,350 \$30,650 \$32,900 \$35,200 \$37,450
Extremely Low-Income

Note: Income levels apply to the Philadelphia Metropolitan Statistical Area. They are established by the U.S. Department of Housing and Urban Development and are subject to change on an annual basis.

*Highlighted fields apply only to households at or below 30% of median family income receiving HOME Program assistance.

Effective date*: **6/1/2021**

*Income limits for Emergency Solutions Grant (ESG) activities are effective 4/1/2021

PREPARED BY THE COUNTY OF CHESTER DEPARTMENT OF COMMUNITY DEVELOPMENT