



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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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
Fargo, ND-MN MSA	\$91,300	Very Low (50%) Income Limits (\$) Explanation	32,000	36,550	41,100	45,650	49,350	53,000	56,650	60,300
		Extremely Low Income Limits (\$)* Explanation	19,200	21,950	24,700	27,400	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Explanation	51,150	58,450	65,750	73,050	78,900	84,750	90,600	96,450

NOTE: Cass County is part of the **Fargo, ND-MN MSA**, so all information presented here applies to all of the **Fargo, ND-MN MSA**.

The **Fargo, ND-MN MSA** contains the following areas: Clay County, MN; and Cass County, ND.

* 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 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

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

FY2020 Median Family Income and Income Limits for Fargo, ND-MN MSA

Select a different county or county equivalent in North Dakota:

- Billings County
- Bottineau County
- Bowman County
- Burke County
- Burleigh County
- Cass County

Select county or county equivalent

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

Fargo, ND-MN MSA

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.