



FY 2014 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2014 Income Limits Summary

FY 2014 Income Limit Area	Median Income Explanation	FY 2014 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
San Antonio- New Braunfels, TX HUD Metro FMR Area	\$58,800	Very Low (50%) Income Limits (\$) Explanation	20,600	23,550	26,500	29,400	31,800	34,150	36,500	38,850
		Extremely Low (30%) Income Limits (\$) * Explanation	12,400	15,730	19,790	23,850	27,910	31,970	36,030	38,850*
		Low (80%) Income Limits (\$) Explanation	32,950	37,650	42,350	47,050	50,850	54,600	58,350	62,150

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

The **San Antonio-New Braunfels, TX HUD Metro FMR Area** contains the following areas: Bandera County, TX; Bexar County, TX; Comal County, TX; Guadalupe County, TX; and Wilson County, TX.

* 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 (30%) income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2014 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2014 [Fair Market Rent documentation system](#).

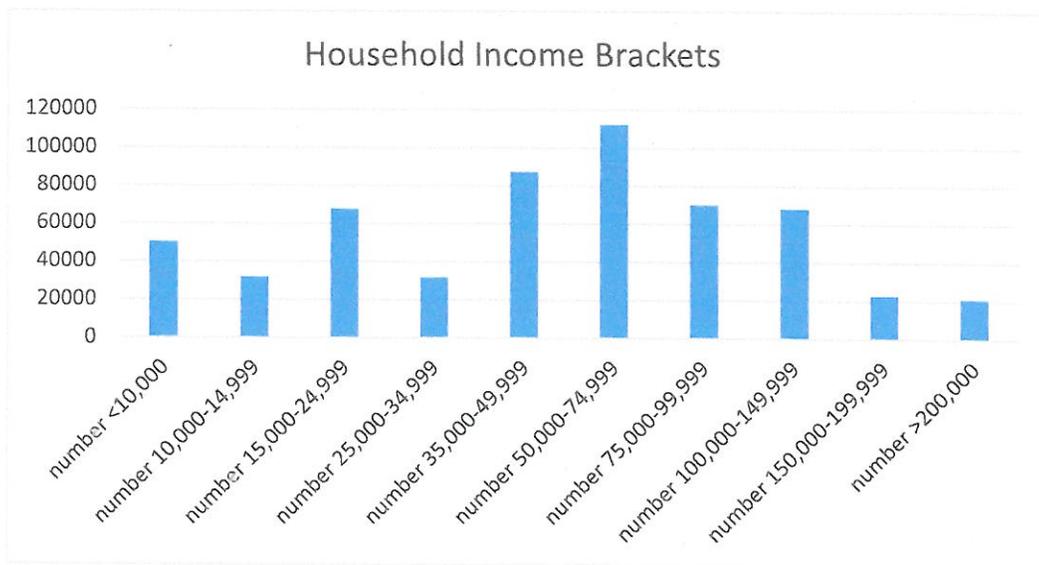
For last year's Median Family Income and Income Limits, please see here:

[FY2013 Median Family Income and Income Limits for San Antonio-New Braunfels, TX HUD Metro FMR Area](#)

Number of households in various income brackets

mean household income = \$52,141

number <10,000	50,123
number 10,000-14,999	31,787
number 15,000-24,999	67,555
number 25,000-34,999	31,686
number 35,000-49,999	87,131
number 50,000-74,999	112,122
number 75,000-99,999	70,078
number 100,000-149,999	68,097
number 150,000-199,999	22,609
number >200,000	21,038
households in SA	562,226



source: ACS 5 year estimate (2012)

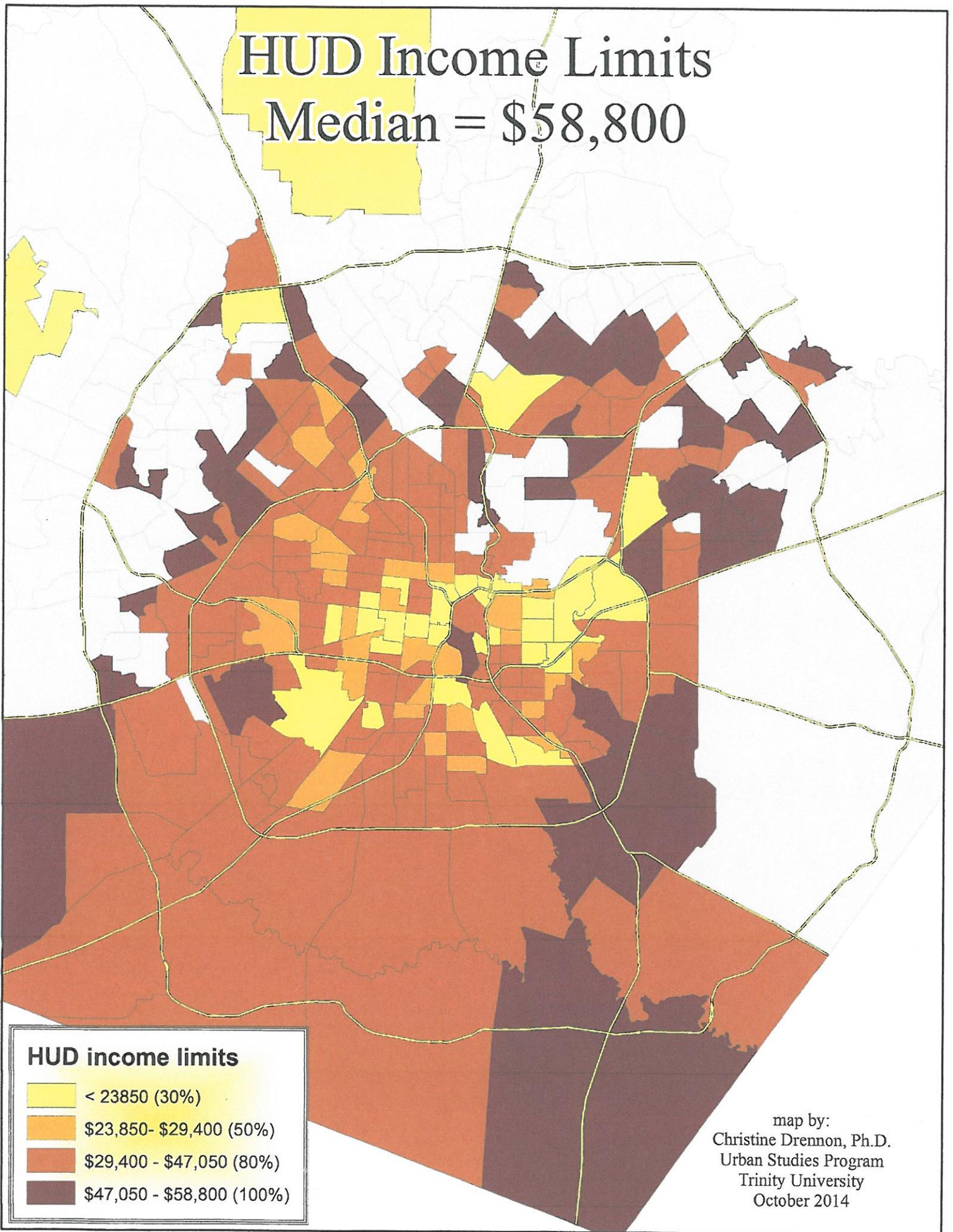
Christine Drennon

Trinity University

Oct-14

HUD Income Limits

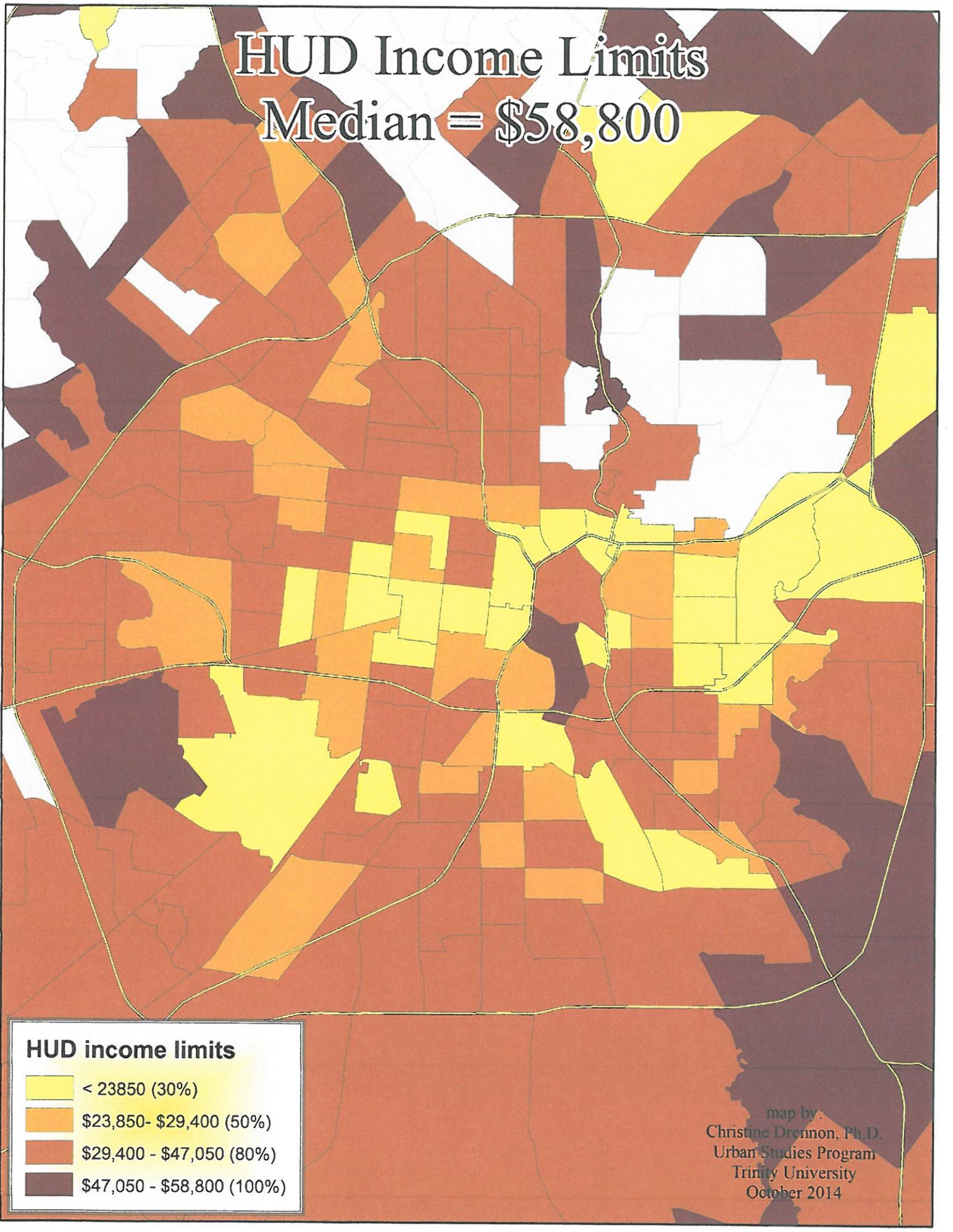
Median = \$58,800



map by:
Christine Drennon, Ph.D.
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October 2014

HUD Income Limits

Median = \$58,800

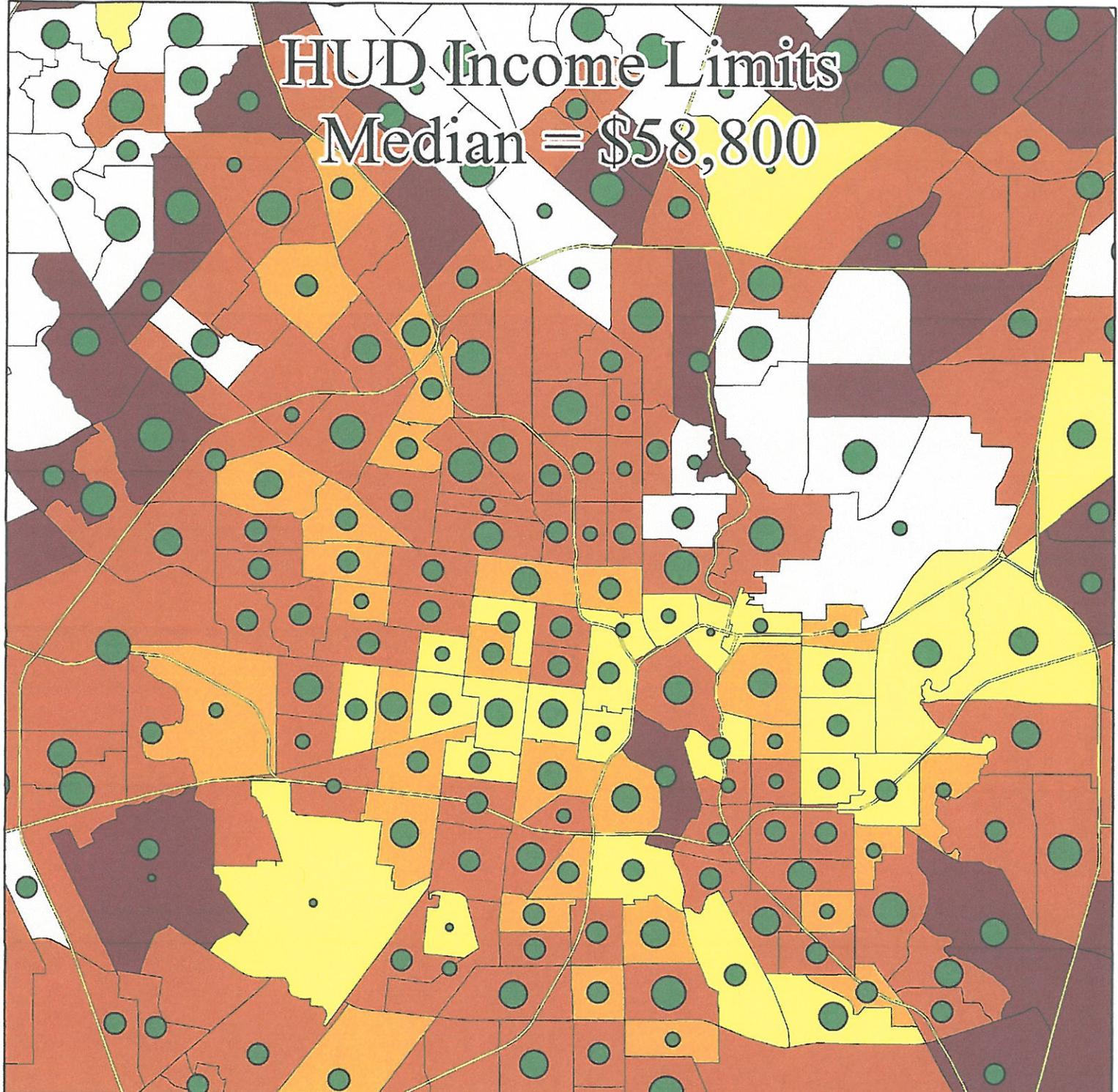


HUD income limits	
	< 23850 (30%)
	\$23,850 - \$29,400 (50%)
	\$29,400 - \$47,050 (80%)
	\$47,050 - \$58,800 (100%)

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October 2014

HUD Income Limits

Median = \$58,800



HUD income limits

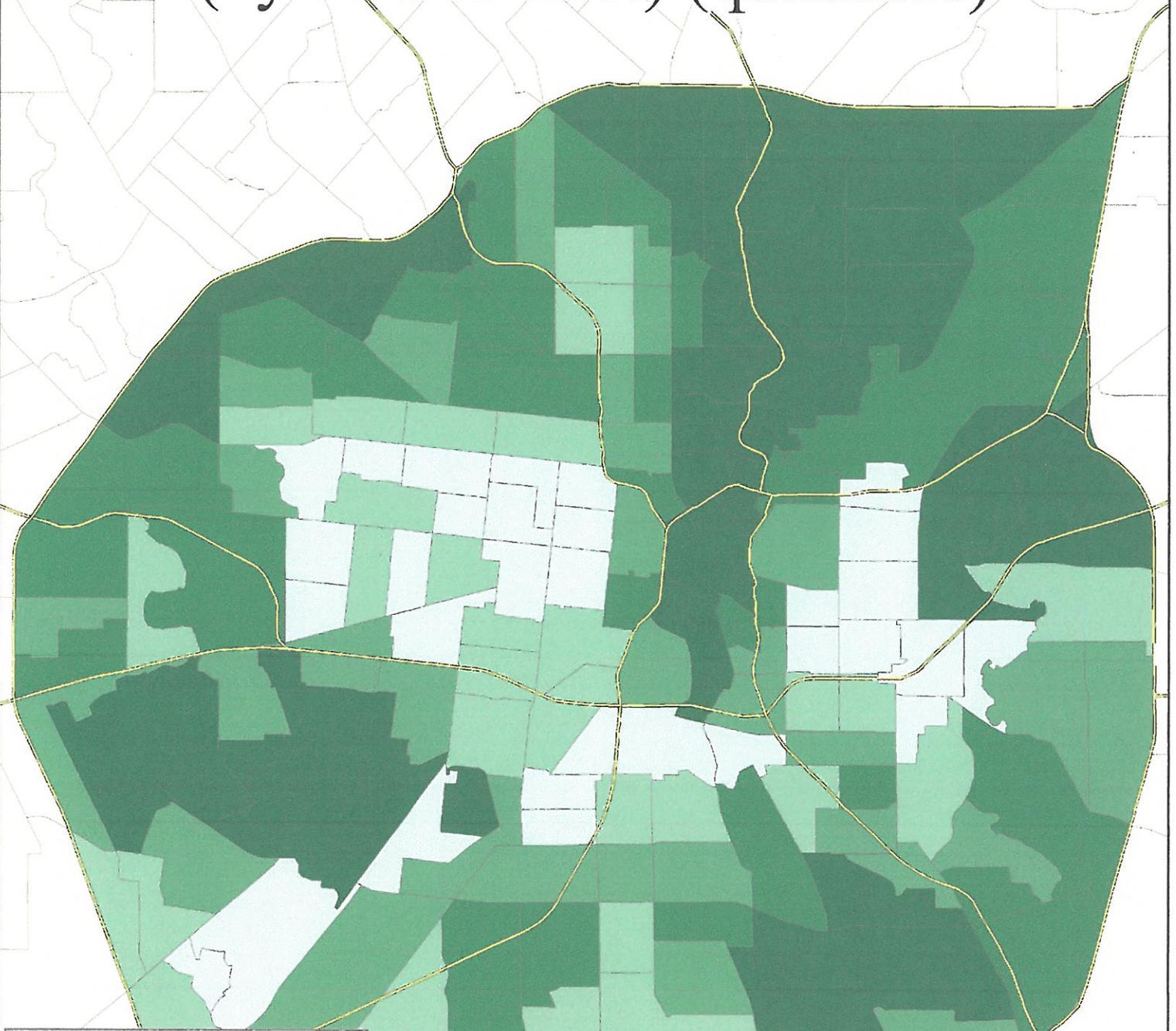
number of households median household income

• 0 - 500	 < 23850 (30%)
● 500 - 1000	 \$23,850- \$29,400 (50%)
● 1000 - 1500	 \$29,400 - \$47,050 (80%)
● 1500 - 2000	 \$47,050 - \$58,800 (100%)
● 2000 - 2500	

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data: 2012 American Community Survey 5-year estimates

Average Appraised Housing Values (by census tract) (quantiles)



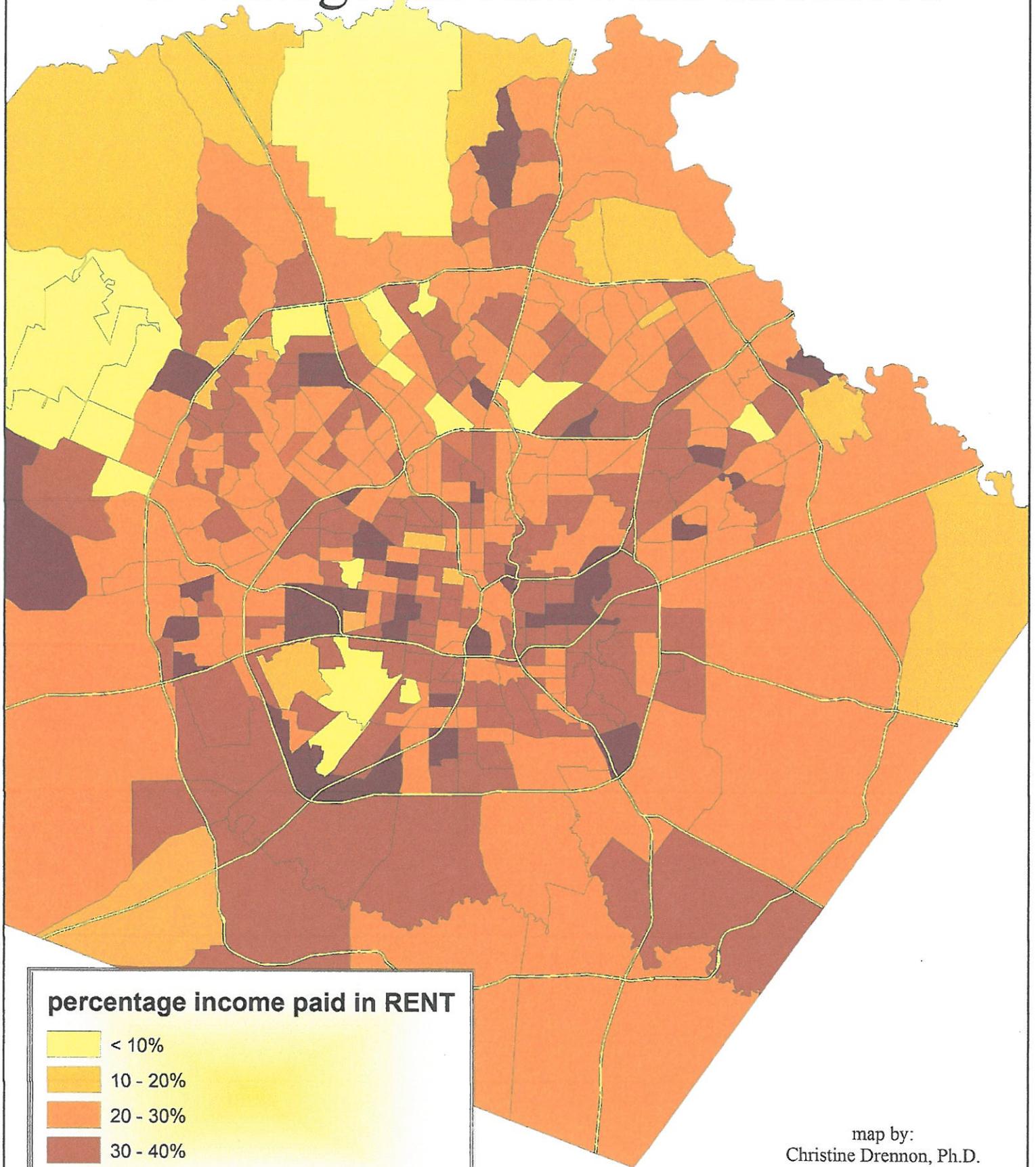
average housing value

	\$28,327 - 48,044
	\$48,044 - 67,072
	\$67,072 - 86,966
	\$86,966 - 159,888
	\$159,888 - 1888,200

data:
Bexar County Appraisal District (2013)

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Percentage Income Paid in RENT



percentage income paid in RENT

- < 10%
- 10 - 20%
- 20 - 30%
- 30 - 40%
- 40 - 50%

data:

2012 American Community Survey 5-year estimates

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Percentage Income Paid in RENT



percentage income paid in RENT

- < 10%
- 10 - 20%
- 20 - 30%
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- 40 - 50%

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data:
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