



# FY 2025 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 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Palm Coast, FL HUD Metro FMR Area	\$92,800	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	33,200	37,950	42,700	<b>47,450</b>	51,250	55,050	58,850	62,600
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	19,950	22,800	26,650	<b>32,150</b>	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	53,150	60,750	68,350	<b>75,900</b>	82,000	88,050	94,150	100,200

NOTE: **Flagler County** is part of the **Palm Coast, FL HUD Metro FMR Area**, so all information presented here applies to all of the Palm Coast, FL 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 Palm Coast, FL HUD Metro FMR Area.

The **Palm Coast, FL HUD Metro FMR Area** contains the following areas: Flagler County, FL;

\* 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.

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

FY2024 Median Family Income and Income Limits for Palm Coast, FL HUD Metro FMR Area

Select a different county or county equivalent in Florida:

Columbia County ▲  
DeSoto County  
Dixie County  
Duval County  
Escambia County  
Flagler County ▼

Select county or county equivalent

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Palm Coast, FL HUD Metro FMR Area ▼

Select HMFA Income Limits Area

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

Select a new state

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