

Comparison of Income Limits

Household Income = total household income for a family of four

\$/Month = the max amount of money spent on housing per month without being cost-burdened

	% Area Median Income (AMI)	Austin-Round Rock MSA (HUD FY 2019)		San Antonio-New Braunfels MSA (HUD FY 2019)		Texas (HUD FY 2019)		% Median Family Income (MFI)	City of San Marcos (2018 ACS 5-Year Estimates)		Hays County (2018 ACS 1-Year Estimate)	
		Household Income	\$/ Month	Household Income	\$/ Month	Household Income	\$/ Month		Household Income	\$/ Month	Household Income	\$/ Month
Extremely Low Income	10	\$ 9,590	\$ 240	\$ 7,100	\$ 178	\$ 7,120	\$ 178	10	\$ 5,310	\$ 133	\$ 8,172	\$ 204
	20	\$ 19,180	\$ 480	\$ 14,200	\$ 355	\$ 14,240	\$ 356	20	\$ 10,619	\$ 265	\$ 16,344	\$ 409
	30	\$ 28,770	\$ 719	\$ 21,300	\$ 533	\$ 21,360	\$ 534	30	\$ 15,929	\$ 398	\$ 24,516	\$ 613
Very Low Income	40	\$ 38,360	\$ 959	\$ 28,400	\$ 710	\$ 28,480	\$ 712	40	\$ 21,238	\$ 531	\$ 32,688	\$ 817
	50	\$ 47,950	\$ 1,199	\$ 35,500	\$ 888	\$ 35,600	\$ 890	50	\$ 26,548	\$ 664	\$ 40,860	\$ 1,022
Low Income	60	\$ 57,540	\$ 1,439	\$ 42,600	\$ 1,065	\$ 42,720	\$ 1,068	60	\$ 31,858	\$ 796	\$ 49,032	\$ 1,226
	70	\$ 67,130	\$ 1,678	\$ 49,700	\$ 1,243	\$ 49,840	\$ 1,246	70	\$ 37,167	\$ 929	\$ 57,204	\$ 1,430
	80	\$ 76,720	\$ 1,918	\$ 56,800	\$ 1,420	\$ 56,960	\$ 1,424	80	\$ 42,477	\$ 1,062	\$ 65,376	\$ 1,634
Moderate Income	90	\$ 86,310	\$ 2,158	\$ 63,900	\$ 1,598	\$ 64,080	\$ 1,602	90	\$ 47,786	\$ 1,195	\$ 73,548	\$ 1,839
	100	\$ 95,900	\$ 2,398	\$ 71,000	\$ 1,775	\$ 71,200	\$ 1,780	100	\$ 53,096	\$ 1,327	\$ 81,720	\$ 2,043
	110	\$ 105,490	\$ 2,637	\$ 78,100	\$ 1,953	\$ 78,320	\$ 1,958	110	\$ 58,406	\$ 1,460	\$ 89,892	\$ 2,247
Middle Income	120	\$ 115,080	\$ 2,877	\$ 85,200	\$ 2,130	\$ 85,440	\$ 2,136	120	\$ 63,715	\$ 1,593	\$ 98,064	\$ 2,452
	130	\$ 124,670	\$ 3,117	\$ 92,300	\$ 2,308	\$ 92,560	\$ 2,314	130	\$ 69,025	\$ 1,726	\$ 106,236	\$ 2,656
	140	\$ 134,260	\$ 3,357	\$ 99,400	\$ 2,485	\$ 99,680	\$ 2,492	140	\$ 74,334	\$ 1,858	\$ 114,408	\$ 2,860

What is the difference between AMI and MFI?

HUD Area Median Income (AMI)

- The City of San Marcos is located in the Austin-Round Rock MSA. The Austin-Round Rock, TX Metropolitan Statistical Area includes Williamson, Travis, Bastrop, Caldwell, and Hays County.
- The Area Median Income is set each year by HUD and is based on census data compiled for the Austin-Round Rock MSA.
- Federally funded programs like the Community Development Block Grant (CDBG) or HOME program are available to households earning up to 80% of the Area Median Income.
- The Area Median Income refers to Households which are defined as consisting of all the people who occupy a housing unit.

City of San Marcos Median Family Income (MFI)

- The City of San Marcos Median Family Income is based on the 2015-2019 American Community survey Family Income data.
- The Median Family Income refers to families defined by the census as a group of two people or more related by birth, marriage, or adoption residing together.