



No. 2016-02(R)
April 01, 2016

PROGRAM GUIDANCE

PROGRAM: Indian Housing Block Grant (IHBG)

FOR: All Tribal Government Leaders and Tribally Designated Housing Entities (TDHE)

[Signature]

FROM: Randy Akers, Acting Deputy Assistant Secretary for Native American Programs, PN

TOPIC: Income Limits under the Native American Housing Assistance and Self-Determination Act of 1996

Purpose: This guidance replaces Program Guidance 2015-01 (R) and Program Guidance 2015-01a (R), amending Income Limits for Alaska with the latest HUD Income Limits.

Guidance: HUD Notice PDR-2016-01, issued March 28, 2016, contains the latest published median income limits that are applicable to establishing median income limits for purposes of providing NAHASDA assistance. The income limits published in that notice are in effect for Fiscal Year (FY) 2016, and will remain in effect until superseded. The estimated Median Family Income (MFI) for the United States for FY 2016 is \$65,700, a slight decrease of less than one percent from \$65,800 last year. The information in the notice provides MFI estimates.

Tribes located on large reservations or those that encompass more than one county may have more than one income limit. To reduce administrative burden, the tribe or TDHE may set income limits for multi-county reservations at the income limit level of the county with the highest income limits.

If the income limit for a county located within your Indian area is lower than the United States median, you must use the United States median income limits. The United States MFI for FY 2016 is \$65,700. Therefore, the adjusted income limit for family size and 80/100 percent of median income is as follows:

2016 United States Median Family Income Limits

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 36,792	\$ 42,048	\$ 47,304	\$ 52,560	\$ 56,765	\$ 60,970	\$ 65,174	\$ 69,379
100%	\$ 45,990	\$ 52,560	\$ 59,130	\$ 65,700	\$ 70,956	\$ 76,212	\$ 81,468	\$ 86,724

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To calculate the United States adjusted income limit for families with more than eight members, add 8 percent of the four-person base to the eight-person income limit for each additional person. For example, the nine-person, 80 percent limit equals \$73,584 ($69,379 + [52,560 * .08]$). Please also note that rounding income limits is no longer allowed, except to the nearest whole dollar.

The following MFI tables should be used when determining NAHASDA income eligibility in Alaska. The FY 2016 MFI estimates are based on Office of Management and Budget (OMB) metropolitan area definitions as updated, and include HUD modifications that were first used in the determination of FY 2006 FMR areas. Tribes or TDHEs located outside the service areas listed below should use the Alaska MFI to determine income eligibility of applicants.

2016 Median Family Income Limits in Alaska

2016 Median Family Income		87,600				Alaska		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 49,056	\$ 56,064	\$ 63,072	\$ 70,080	\$ 75,686	\$ 81,293	\$ 86,899	\$ 92,506
100%	\$ 61,320	\$ 70,080	\$ 78,840	\$ 87,600	\$ 94,608	\$ 101,616	\$ 108,624	\$ 115,632

2016 Median Family Income		92,900				Anchorage		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 52,024	\$ 59,456	\$ 66,888	\$ 74,320	\$ 80,266	\$ 86,211	\$ 92,157	\$ 98,102
100%	\$ 65,030	\$ 74,320	\$ 83,610	\$ 92,900	\$ 100,332	\$ 107,764	\$ 115,196	\$ 122,628

2016 Median Family Income		97,600				Juneau		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 54,656	\$ 62,464	\$ 70,272	\$ 78,080	\$ 84,326	\$ 90,573	\$ 96,819	\$ 103,066
100%	\$ 68,320	\$ 78,080	\$ 87,840	\$ 97,600	\$ 105,408	\$ 113,216	\$ 121,024	\$ 128,832

2016 Median Family Income		93,800				Fairbanks		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 52,528	\$ 60,032	\$ 67,536	\$ 75,040	\$ 81,043	\$ 87,046	\$ 93,050	\$ 99,053
100%	\$ 65,660	\$ 75,040	\$ 84,420	\$ 93,800	\$ 101,304	\$ 108,808	\$ 116,312	\$ 123,816

2016 Median Family Income		89,500				Aleutians West		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 50,120	\$ 57,280	\$ 64,440	\$ 71,600	\$ 77,328	\$ 83,056	\$ 88,784	\$ 94,512
100%	\$ 62,650	\$ 71,600	\$ 80,550	\$ 89,500	\$ 96,660	\$ 103,820	\$ 110,980	\$ 118,140

2016 Median Family Income		99,000				Bristol Bay		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 55,440	\$ 63,360	\$ 71,280	\$ 79,200	\$ 85,536	\$ 91,872	\$ 98,208	\$ 104,544
100%	\$ 69,300	\$ 79,200	\$ 89,100	\$ 99,000	\$ 106,920	\$ 114,840	\$ 122,760	\$ 130,680

2016 Median Family Income		101,700				Denali		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 56,952	\$ 65,088	\$ 73,224	\$ 81,360	\$ 87,869	\$ 94,378	\$ 100,886	\$ 107,395
100%	\$ 71,190	\$ 81,360	\$ 91,530	\$ 101,700	\$ 109,836	\$ 117,972	\$ 126,108	\$ 134,244

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2016 Median Family Income			87,900			Ketchikan		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 49,224	\$ 56,256	\$ 63,288	\$ 70,320	\$ 75,946	\$ 81,571	\$ 87,197	\$ 92,822
100%	\$ 61,530	\$ 70,320	\$ 79,110	\$ 87,900	\$ 94,932	\$ 101,964	\$ 108,996	\$ 116,028

2016 Median Family Income			90,800			Valdez-Cordova		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 50,848	\$ 58,112	\$ 65,376	\$ 72,640	\$ 78,451	\$ 84,262	\$ 90,074	\$ 95,885
100%	\$ 63,560	\$ 72,640	\$ 81,720	\$ 90,800	\$ 98,064	\$ 105,328	\$ 112,592	\$ 119,856

Program Guidance 2013-05, provides information on how to calculate annual income under the Indian Housing Block Grant program for the purpose of program eligibility.

For additional information on the income limits for your area, see the following web site <https://www.huduser.gov/portal/datasets/il/il16/Medians2016.pdf>. For further information, contact your local Area Office of Native American Programs.