

PROGRAM GUIDANCE

PROGRAM: Indian Housing Block Grant (IHBG)

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

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FROM: Heidi J. Frechette, Deputy Assistant Secretary for Native American Programs, PN

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

Purpose: This guidance replaces Program Guidance 2016-02(R) with the latest HUD Income Limits.

Background: HUD Notice PDR-2017-01, published April 14, 2017, contains the latest published median family income (MFI) limits that are applicable to establishing median family income limits for the purposes of providing NAHASDA assistance. The income limits published in the Notice are in effect for Fiscal Year (FY) 2017. They are calculated for each metropolitan and nonmetropolitan area using the Fair Market Rent (FMR) area definitions. The national MFI for the United States for FY 2017 had a slight increase of 3.5 percent compared to the national MFI for FY 2016.

Tribes with 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 2017 is \$68,000. Therefore, the adjusted income limit for family size and 80/100 percent of median income is as follows:

2017 United States Median Family Income Limits

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$38,080	\$43,520	\$48,960	\$54,400	\$58,752	\$63,104	\$67,456	\$71,808
100%	\$47,600	\$54,400	\$61,200	\$68,000	\$73,440	\$78,880	\$84,320	\$89,760

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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 76,160 (71,808 + [54,400 * .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 2017 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.

2017 Median Family Income Limits in Alaska

2017 Median Family Income				84,900		Alaska		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 47,544	\$ 54,336	\$ 61,128	\$ 67,920	\$ 73,354	\$ 78,787	\$ 84,221	\$ 89,654
100%	\$ 59,430	\$ 67,920	\$ 76,410	\$ 84,900	\$ 91,692	\$ 98,484	\$ 105,276	\$ 112,068
2017 Median Family Income				89,000		Anchorage		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 49,840	\$ 56,960	\$ 64,080	\$ 71,200	\$ 76,896	\$ 82,592	\$ 88,288	\$ 93,984
100%	\$ 62,300	\$ 71,200	\$ 80,100	\$ 89,000	\$ 96,120	\$ 103,240	\$ 110,360	\$ 117,480
2017 Median Family Income				101,500		Juneau		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 56,840	\$ 64,960	\$ 73,080	\$ 81,200	\$ 87,696	\$ 94,192	\$ 100,688	\$ 107,184
100%	\$ 71,050	\$ 81,200	\$ 91,350	\$ 101,500	\$ 109,620	\$ 117,740	\$ 125,860	\$ 133,980
2017 Median Family Income				90,400		Matanuska		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 50,624	\$ 57,856	\$ 65,088	\$ 72,320	\$ 78,106	\$ 83,891	\$ 89,677	\$ 95,462
100%	\$ 63,280	\$ 72,320	\$ 81,360	\$ 90,400	\$ 97,632	\$ 104,864	\$ 112,096	\$ 119,328
2017 Median Family Income				90,200		Aleutians West		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 50,512	\$ 57,728	\$ 64,944	\$ 72,160	\$ 77,933	\$ 83,706	\$ 89,478	\$ 95,251
100%	\$ 63,140	\$ 72,160	\$ 81,180	\$ 90,200	\$ 97,416	\$ 104,632	\$ 111,848	\$ 119,064
2017 Median Family Income				95,000		Bristol Bay		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 53,200	\$ 60,800	\$ 68,400	\$ 76,000	\$ 82,080	\$ 88,160	\$ 94,240	\$ 100,320
100%	\$ 66,500	\$ 76,000	\$ 85,500	\$ 95,000	\$ 102,600	\$ 110,200	\$ 117,800	\$ 125,400

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		2017 Median Family Income			105,800		Denali		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	
80%	\$ 59,248	\$ 67,712	\$ 76,176	\$ 84,640	\$ 91,411	\$ 98,182	\$ 104,954	\$ 111,725	
100%	\$ 74,060	\$ 84,640	\$ 95,220	\$ 105,800	\$ 114,264	\$ 122,728	\$ 131,192	\$ 139,656	
		2017 Median Family Income			87,400		Ketchikan		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	
80%	\$ 48,944	\$ 55,936	\$ 62,928	\$ 69,920	\$ 75,514	\$ 81,107	\$ 86,701	\$ 92,294	
100%	\$ 61,180	\$ 69,920	\$ 78,660	\$ 87,400	\$ 94,392	\$ 101,384	\$ 108,376	\$ 115,368	
		2017 Median Family Income			85,800		North Slope		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	
80%	\$ 48,048	\$ 54,912	\$ 61,776	\$ 68,640	\$ 74,131	\$ 79,622	\$ 85,114	\$ 90,605	
100%	\$ 60,060	\$ 68,640	\$ 77,220	\$ 85,800	\$ 92,664	\$ 99,528	\$ 106,392	\$ 113,256	
		2017 Median Family Income			87,000		Skagway		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	
80%	\$ 48,720	\$ 55,680	\$ 62,640	\$ 69,600	\$ 75,168	\$ 80,736	\$ 86,304	\$ 91,872	
100%	\$ 60,900	\$ 69,600	\$ 78,300	\$ 87,000	\$ 93,960	\$ 100,920	\$ 107,880	\$ 114,840	
		2017 Median Family Income			100,900		Valdez-Cordova		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	
80%	\$ 56,504	\$ 64,576	\$ 72,648	\$ 80,720	\$ 87,178	\$ 93,635	\$ 100,093	\$ 106,550	
100%	\$ 70,630	\$ 80,720	\$ 90,810	\$ 100,900	\$ 108,972	\$ 117,044	\$ 125,116	\$ 133,188	
		2017 Median Family Income			87,500		Petersburg		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	
80%	\$ 49,000	\$ 56,000	\$ 63,000	\$ 70,000	\$ 75,600	\$ 81,200	\$ 86,800	\$ 92,400	
100%	\$ 61,250	\$ 70,000	\$ 78,750	\$ 87,500	\$ 94,500	\$ 101,500	\$ 108,500	\$ 115,500	

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/Medians2017.pdf>. For further information, contact your local Area Office of Native American Programs.