

Dear NAHMA Member,

HUD recently issued its fiscal year 2016 Median Family Income estimates and FY 2016 Income Limits. HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs, including the Public Housing program, the Section 8 Housing Choice Voucher program, Section 202 Housing for the Elderly, and Section 811 Housing for Persons with Disabilities.

HUD uses the Section 8 program's Fair Market Rent (FMR) area definitions in developing median family income estimates. Income Limits are calculated for every FMR area with adjustments for family size and for areas with unusually high or low family income or housing-cost-to-income relationships. Income estimates are developed for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. The final FY 2016 FMR areas incorporate the February 28, 2013 Office of Management and Budget (OMB) metropolitan area definitions which are largely included in the 2013 American Community Survey (ACS) that serves as the basis for these medians.

Included on HUD's website are the following resources:

- [FY 2016 Income Limits Briefing Material](#)
- [Area Definition report](#)
- [Notice of FY 2016 Income Limits for the Public Housing and Section 8 Programs](#)
- [Tables for Section 8 Income Limits](#)
- [Data for Section 8 Income Limits](#) (Microsoft Excel Document)

To view the FY 2016 Median Family Income estimates and Income Limits, please [click here](#)

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