



FY 2017 MEDIAN FAMILY INCOME DOCUMENTATION SYSTEM

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Median Family Income Calculation Methodology

Estimates of median family income for metropolitan and non-metropolitan areas are developed as follows:

1. The U.S. Census Bureau's 2010-2014 ACS median family income estimates are used as a basis for calculating HUD's FY2017 MFIs. In areas where the margin of error is more than half of the 2014 5-year ACS itself, the state non-metro estimate of median family income is used.
2. If there is a valid 2017 1-year ACS estimate of median family income available, HUD replaces the 5-year data with the 1-year data. A valid 1-year 2014 5-year ACS estimate is one where the margin of error of the estimate is less than one-half of the estimate.
3. Once the appropriate 2014 ACS data has been selected, an inflation factor based on the CBO forecast of the national CPI is calculated to inflate the estimate from mid-2014 to April, 2017 (or mid FY2017).

Pike County , does not have published local area 1-year 2014 ACS Survey results.

MFI Step by Step Calculation

1. The following are the 2014 American Community Survey 5-year median income estimate and margin of error for **Pike County** , :

Area	ACS ₂₀₁₄ 5-Year Median Income	ACS ₂₀₁₄ 5-Year Margin of Error	Ratio	Result
Pike County,	\$50,262	\$4,714	$\frac{\$4,714}{\$50,262} = 0.094$	0.094 < .5 Use ACS₂₀₁₄ Pike County, Median Income

- Since there is no ACS₂₀₁₄ 1-year estimate available, the ACS₂₀₁₄ 5-year value is used for the estimate of median income.
- The calculation of the CPI Inflation Factor is as follows:

Area	2017 December CPI	2014 Annual CPI	CPI Inflation Factor
Pike County,	244.2	236.736	(244.2 / 236.736) = 1.03153

- The FY 2017 median family income is estimated as follows:

Area	ACS ₂₀₁₄ 5-Year Estimate	CPI Inflation Factor	FY 2017 Area MFI Estimate
Pike County,	\$50,262	1.03153	(\$50,262 * 1.03153) = \$51,847

- In keeping with HUD policy, the median family income estimate is rounded to the nearest \$100:

Area	Unrounded FY 2017 MFI Estimate	Rounded FY 2017 MFI Estimate
Pike County,	\$51,847	\$51,800

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Abilene, TX MSA ▼

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