



Special Attention of:

NOTICE PDR-2022-02

Regional Directors, Field Office Directors,
Economists, Public & Indian Housing
Division Directors, Multifamily Hub Directors,
Multifamily Program Center Directors

Issued: April 18, 2022
Expires: Effective until superseded

Cross References:

Subject: Transmittal of Fiscal Year (FY) 2022 Income Limits
for the Public Housing and Section 8 Programs

This notice transmits income limits used to define the terms “very low-income”, “low-income” and “extremely low-income” in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These income limits are listed by dollar amount and family size, and they are effective on the later of April 1, 2022 or the date issued.

Since FY 2010¹ HUD has limited all annual income limit decreases to five percent and all annual increases to the greater of five percent or twice the change in the national median family income. HUD has maintained these limits to increases and decreases in income limits for FY 2022. For 2022, HUD is using the change in the national median family income as measured by the American Community Survey (ACS) from 2018 to 2019. The 2019 estimates of median family income from the ACS serve as the basis for FY 2022 income limits. Twice this change is approximately 11.89 percent, which is greater than five percent, so for FY 2022, the income limits “cap” is 11.89 percent.

HUD Section 8 Income Limits begin with the calculation of median family incomes for each area. HUD uses the Section 8 program’s Fair Market Rent (FMR) area definitions in developing medians, which means that median family incomes are developed for each metropolitan area, parts of some metropolitan areas, and each nonmetropolitan county. For FY 2022, the geographic definitions incorporate all changes published by the Office of Management and Budget (OMB) through the September 14, 2018 bulletin.² HUD first implemented these changes through the calculation and publication FY 2022 Fair Market Rents, issued August 6, 2021. See Section III of the *Federal Register* [notice](#) for a discussion of changes to metropolitan area definitions.

¹ Prior to FY 2010, HUD maintained a “hold harmless” policy, whereby Section 8 income limits for certain areas were held at previously published levels when reductions would otherwise have resulted from changes in housing cost, median income, or income limit methodologies, or changes in metropolitan area definitions.

² OMB Bulletin NO. 18-04

HUD uses the 2019 American Community Survey (ACS) and Puerto Rico Community Survey (PRCS) median family income data (as opposed to household income data) as the basis of FY 2022 Income Limits for all areas of geography, except for the U.S. Virgin Islands and the Pacific Islands (Guam, American Samoa, and the Northern Mariana Islands). HUD uses actual data from the Consumer Price Index (CPI) published by the Bureau of Labor Statistics through February 2022 to bring the ACS and PRCS data forward from 2019 to the fiscal year 2022. Previously, HUD has relied on inflation forecasts from the Congressional Budget Office (CBO) in updating ACS estimates. However, at the time of FY 2022 median family income calculation, CBO had not issued an updated CPI forecast suitable for use by HUD. The inflation factor, representing the cumulative change in the CPI from 2019 through February 2022, is 1.1116.

HUD bases the median family incomes and income limits for the U.S. Virgin Islands and the Pacific Islands on 2010 Decennial Census data which is the most current information available. The decennial data for the U.S. Virgin Islands and the Pacific Islands reports 2009 median family incomes. HUD trends these incomes forward using the change in national median family incomes between 2009 and 2019 (from the ACS). HUD then applies the same CPI adjustment used in ACS areas from 2019 to fiscal year 2022.

Public Housing/Section 8 Income Limits are used to determine the income eligibility of applicants for Public Housing, Section 8, and other programs subject to 42 USC 1437a(b)(2). The income limits are calculated from the HUD medians for FY 2022.

The most important statutory provisions relating to income limits are as follows:

- very low-income family is defined as low-income families whose incomes do not exceed 50 percent of the median family income for the area, subject to specified adjustments for areas with unusually high or low incomes relative to housing costs;
- low-income family is defined as those families whose incomes do not exceed 80 percent of the median family income for the area, subject to adjustments for areas with unusually high or low incomes or housing costs;
- extremely low-income family is defined as a very low-income family whose income does not exceed the higher of the poverty guidelines as determined by the Department of Health and Human Services or 30 percent of the median family income for the area;
- where the area income limit is less than those derived from the state nonmetropolitan median, income limits are based on the state nonmetropolitan median; and,
- income limits are adjusted for family size so that larger families have higher income limits.

Very Low-Income Limits:

HUD calculates very low-income limits using a set of formulae as follows. The first step in calculating very low-income limits is to determine what they would be if the four-person limit is based on 50 percent of the median family income. HUD then makes adjustments if this number is outside formula constraints.

More specifically, HUD calculates the very low-income limit for a four-person family as follows:

- (1) HUD calculates and sets 50 percent of the area median family income as the preliminary four-person family income limit;
- (2) HUD increases the four-person very low-income limit if it would otherwise be less than the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom FMR. This adjusts income limits upward for areas where rental housing costs are unusually high in relation to the median family income;
- (3) HUD reduces the four-person very low-income limit to the greater of 80 percent of the U.S. median family income level, or the amount at which 30 percent of a four-person family's income equals 100 percent of the two-bedroom FMR. This adjusts income limits downward for areas with unusually high median family income;
- (4) HUD increases the four-person income limit if it is less than 50 percent of the relevant state nonmetropolitan median family income level;³ and,
- (5) HUD increases the four-person income limit if it is less than 95 percent of last year's very low-income limit and reduces to the greater of 105 percent of last year's very low-income limit or to a level representing twice the rate of change in the national median family income estimate if that amount would be larger than five percent. For FY 2022 income limits, twice the increase in the national median family income as measured from the 2018 to 2019 ACS is approximately 11.89 percent, so the cap on increases is set at 11.89 percent.

³ Under a Housing and Community Development Act of 1987 amendment, nonmetropolitan area income limits should never be set lower than the State nonmetropolitan median family income level. In implementing this provision, HUD used its discretion to apply this policy to metropolitan areas as well. Doing so avoids the anomaly of assigning higher income limits to a nonmetropolitan county than are assigned to a metropolitan area where the median family income is less than the State non-metro level but above the level for the non-metro county.

Low-Income Limits:

Most four-person low-income limits are the greater of 80 percent of the median family income, or 80 percent of the state nonmetropolitan median family income. Because HUD does not always base the very low-income limits on 50 percent of median, however, calculating low-income limits as 80 percent of median would produce anomalies inconsistent with statutory intent (e.g., very low-income limits could be higher than low-income limits). To eliminate this problem, HUD's normal calculation is to set the four-person low-income limit at 1.6 (i.e., 80 percent/50 percent) times the relevant four-person very low-income limit. The two exceptions to this practice are that the four-person low-income limit may not exceed the U.S. median family income (\$90,000 for FY 2022) except when justified by high housing costs; and once adjusted, HUD limits decreases in the four-person low-income limit to five percent, and caps increases at the greater of five percent or twice the national change in median income as measured from the 2018 to 2019 ACS, which is approximately 11.89 percent. Use of very low-income limits as a starting point for calculating other income limits has the effect of adjusting low-income limits in areas where the very low-income limits have been adjusted because of unusually high or low housing-cost-to-income relationships.

Extremely Low-Income Limits:

The Consolidated Appropriations Act, 2014, amended Sec. 238. (a) Section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a) as follows:

(C) The term extremely low-income families means very low-income families whose incomes do not exceed the higher of—

- (i) The poverty guidelines updated periodically by the Department of Health and Human Services under the authority of section 673(2) of the Community Services Block Grant Act applicable to a family of the size involved (except that this clause shall not apply in the case of public housing agencies or projects located in Puerto Rico or any other territory or possession of the United States); or*
- (ii) 30 percent of the median family income for the area, as determined by the Secretary, with adjustments for smaller and larger families (except that the Secretary may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of the Secretary's finding that such variations are necessary because of unusually high or low family incomes).*

HUD calculated the extremely low-income limits for all areas in the U.S. using the 2022 Poverty Guidelines for the 48 contiguous states and the District of Columbia (Lower-48 States), for Alaska and for Hawaii. These poverty guidelines were available on their website on January 12, 2022 and published in the *Federal Register* by HHS on January 21, 2022. HUD first calculates extremely low-income limits as 30/50ths (60 percent) of the Section 8 very low-income limits. HUD then compares these to the appropriate poverty guideline and if the poverty guideline is higher, HUD chooses that value. If the poverty guideline is above the very low-income limit at that family size, the extremely low-income limit is set at the very low-income limit because the definition of extremely low-income limits caps them at the very low-income levels.

Family Size Adjustments:

By statute, family size adjustments are required to provide higher income limits for larger families and lower income limits for smaller families. HUD applies the factors shown below to the very low-income limits and the low-income limits, but not the extremely low-income limits set at the poverty income threshold, as follows:

Number of Persons in Family and Percentage Adjustments

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
70%	80%	90%	Base	108%	116%	124%	132%

HUD does not include income limits for families with more than eight persons in the printed lists because of space limitations. For each person over eight-persons, the four-person income limit should be multiplied by an additional eight percent. (For example, the nine-person limit equals 140 percent [132 + 8] of the relevant four-person income limit.) Income limits are rounded up to the nearest \$50. Local agencies may round income limits for nine or more persons to the nearest \$50, or they may use the un-rounded numbers. HUD does not re-test family size-adjusted income limits for compliance with the cap and floor policy. Rounding anomalies produce some family size-adjusted income limits whose annual change is slightly larger or smaller than the five percent decline and the 11.89 percent increase allowed for FY 2022.

Due to the extremely low-income definition changes, these family size adjustments are no longer sufficient to determine the level of extremely low-income limits. The poverty guidelines have fixed dollar amount adjustments between household sizes (different for Alaska and Hawaii than the rest of the U.S.). Therefore, the actual amounts shown for 1- to 8-person families will not necessarily follow the percentages shown above. For families with more than eight persons, HUD has developed a tool that should be used to calculate the extremely low-income limit for that area at <https://www.huduser.gov/portal/datasets/il.html>. Please use the FY 2022 Income Limits Documentation system, pick the area in question, and select “Click Here” under the label “Extremely Low-Income Limits.” Near the bottom of the explanations, there is a drop-down box to select the number of household members needed (from 9 to 20).

FY 2022 income limits are available in multiple formats and available at <https://www.huduser.gov/portal/datasets/il.html>. Questions related to how these income limits apply to the programs of state and other federal agencies should be referred to those agencies. Questions concerning the methodology used to develop these income limits are addressed in the [FY 2022 Income Limits Methodology](#), or the documentation system for income limits and median family income, which are on the income limits website.

/s/

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/s/

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FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](https://www.huduser.gov) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2022 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

Over Income Limits = 2.4 X Very Low Income amount below

FY 2022 Income Limit Area	Median Family Income	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Pike County, IL	\$69,500	Very Low (50%) Income Limits (\$)	63,840	72,960	82,080	91,080	98,400	105,720	113,040	120,240
		Extremely Low Income Limits (\$)*	26,600	30,400	34,200	37,950	41,000	44,050	47,100	50,100
		Low (80%) Income Limits (\$)	15,950	18,310	23,030	27,750	32,470	37,190	41,910	46,630
			42,500	48,600	54,650	60,700	65,600	70,450	75,300	80,150

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2022 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2022 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

Select a different county or county equivalent in Illinois:

- Adams County
- Alexander County
- Bond County
- Boone County
- Brown County
- Bureau County

Select any FY2022 HUD Metropolitan FMR Area's Income Limits:

Abilene, TX MSA

Or press below to start over and select a different state:



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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. A special tabulation of Median Family Income (MFI) estimates from the 2015-2019 5-year ACS was prepared by the U.S. Census Bureau and used by HUD as the basis for calculating HUD's FY2022 MFIs. Estimates of MFI from this tabulation are used if they are determined to be statistically reliable. For FY2022, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases.

Note: HUD began using the count indicator in assessing statistical reliability beginning with the FY 2022 Fair Market Rent estimates. HUD does not receive the exact number of survey cases in this special tabulation, but rather a categorical variable known as the count indicator, indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2015-2019 5-year estimate, HUD checks whether the area has had minimally reliable estimates in any of the past 3 years (a minimally reliable estimate is an estimate where the margin of error for the estimate is less than 50% of the estimate itself). If so, the FY2022 MFI is the average of the inflated ACS estimates. In order to use as much local data as possible, HUD averages the minimally reliable estimates from the last three 5-year ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD checks whether the area has had minimally reliable estimates in any of the past 2 years. If so, the FY2022 MFI is the average of the inflated ACS estimates. In order to use as much local data as possible, HUD averages the minimally reliable estimates from the last two 5-year ACS estimates.

If an area has not had a minimally reliable estimate in the past two years, the estimate from the next larger encompassing geography is used. For example, sub-areas of metropolitan areas would be assigned the MFI estimate of the entire metropolitan area and for non-metropolitan counties, the estimate from all non-metropolitan portions of the State (state non-metropolitan).

2. If there is a statistically reliable 2019 1-year ACS estimate of median family income available, HUD replaces the 5-year data with the 1-year data. **Pike County, IL** does not have published, statistically reliable local area 1-year 2019 ACS results.
3. Once the appropriate 2019 ACS data has been selected, an inflation factor based on the BLS national CPI for FY2022 is calculated to inflate the estimate from 2019 to FY2022. **Note:** HUD is dispensing with the use of a forecast and instead setting the inflation factor at approximately 1.1116, which is the cumulative change in the CPI from annual 2019 to February 2022.

MFI Step by Step Calculation

1. The following are the 2019 American Community Survey 5-year median income estimate, margin of error, and sample size category for **Pike County, IL**:

Area	ACS ₂₀₁₉ 5-Year Median Income	ACS ₂₀₁₉ 5-Year Margin of Error	Ratio	Sample Size Category	Result
Pike County, IL	\$62,534	\$3,689	$\frac{\$3,689}{\$62,534} = 0.059$	6	0.059 < .5 and 6.0 >= 4 Use ACS₂₀₁₉ Median Income

2. Since there is no ACS₂₀₁₉ 1-year estimate available, the ACS₂₀₁₉ 5-year value is used for the estimate of median income.
3. The calculation of the CPI Inflation Factor is as follows:

Area	February 2022 CPI	2019 Annual CPI	CPI Inflation Factor
Pike County, IL	284.182	255.6465	$(284.182 / 255.6465) = \mathbf{1.11162}$

4. The FY 2022 median family income is estimated as follows:

Area	ACS ₂₀₁₉ 5-Year Estimate	CPI Inflation Factor	FY 2022 Area MFI Estimate
Pike County, IL	\$62,534	1.11162	$(\$62,534 * 1.11162) = \mathbf{\$69,514}$

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

Area	Unrounded FY 2022 MFI Estimate	Rounded FY 2022 MFI Estimate
Pike County, IL	\$69,514	\$69,500

NOTE: Due to differences in the computing platforms used to generate the official FY 2022 MFI estimates, and this web system, the calculated value shown may differ slightly from the official published value because of rounding.

Press below to select a different state:

Or select a FY 2022 HUD Metropolitan FMR Area's
Median Family Income:

Abilene, TX MSA

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FY 2022 Very Low-Income (50%) Income Limits Calculation

✘ The Income Limits explained on this page are not for use with Multifamily Tax Subsidy Projects (IRC section 42 and 142 projects). Users interested in these programs should visit the [FY2022 Multifamily Tax Subsidy Project Documentation System](#).

Estimates of the 4-person Very Low-Income Limit (VLIL) for metropolitan and non-metropolitan areas are developed as follows:

- 1. Calculate Preliminary VLIL:** The 4-person Very Low-Income Limit (VLIL) is based on 50% of the median family income estimated for **Pike County, IL**. For a discussion of the estimated median family income please [read here](#). Once the median family income is estimated and a preliminary 4-person Very Low-Income Limit is calculated (as 50% of median family income) a series of considerations required by statute are made, which are detailed in the next 4 steps.
- 2. High Housing Cost Adjustment:** The 4-Person VLIL is increased if it is less than the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom Section 8 40th percentile FMR (this adjusts income limits upward for areas where rental housing costs are unusually high in relation to median income).
- 3. Low Housing Cost Adjustment:** If the 4-Person VLIL exceeds 80% of the U.S. median family income, and the two bedroom 40th percentile fair market rent is affordable (less than or equal to 30% of the preliminary VLIL), the VLIL will be reduced to the greater of 80% of U.S. median family income or the amount at which 30 percent of it equals the two-bedroom 40th percentile FMR (this adjusts income limits downward for areas of unusually high median family incomes).
- 4. State Non-Metro Median Family Income Adjustment:** The 4-Person VLIL is also adjusted if it would otherwise be lower than 50% of the State Non-Metro Median Family Income.
- 5. Ceilings and Floors:** In lieu of holding income limits harmless, HUD does not allow the 4-Person VLIL to decrease more than 5 percent from the previous year. In addition, the annual change of the 4-Person VLIL can not exceed the greater of 5 percent or twice the change in the national median family income estimate as measured by the American Community Survey (ACS). For FY2022, twice the increase in the national median family income as measured by the ACS from 2018 to 2019 is 11.89 percent.
- 6. Family Size Adjustments:** Once the final 4-person income limit has been established, income limits for other family sizes are calculated by applying a percentage adjustment to the final 4-

person VLIL. Calculation of income limits for other family sizes is straight-forward. The 1-person family income limit is 70% of the 4-person income limit. The 2-person family income limit is 80% of the 4-person income limit, the 3-person family income limit is 90% of the 4-person income limit, the 5-person income limit is 108% of the 4-person income limit, the 6-person family income limit is 116% of the 4-person income limit, the 7-person family income limit is 124% of the 4-person income limit, and the 8-person family income limit is 132% of the 4-person income limit. For family sizes larger than 8 persons, the income limit can be calculated by adding an additional eight (8) percent per person to the next lower limit. For example a 9-person family income limit is 140% (132% + 8%), and so on. The resulting low-income limit calculation for other family sizes are then rounded up to the nearest \$50 to produce the Final VLIL.

ROUNDING NOTE: Rounding is applied to make it easier for those wishing to replicate HUD's calculations. The 4-person preliminary VLIL is rounded to the nearest \$50, whenever housing cost adjustments are applied. If the preliminary VLIL requires a floor to be applied, the floor is rounded up to the nearest \$50 to ensure that it is greater than or equal to 95 percent of last year's four-person VLIL. Similarly, if the preliminary VLIL requires a ceiling to be applied, the ceiling is rounded down to the nearest \$50. The resulting rounded 4-person final VLIL is used to calculate income limits for other family sizes. Once the low-income limit for other family sizes are calculated, they are then rounded up to the nearest \$50, unless they already end in "00" or "50".

4-Person Very Low-Income Limit Calculation for Pike County, IL

1. The estimated FY2022 Median Family Income and preliminary 4-Person VLIL for Pike County, IL are as follows:

Area	FY 2022 Estimate of Median Family Income	Preliminary 4-Person Very Low-Income Limit
Pike County, IL	\$69,500	$\$69,500 * 0.50 =$ \$34,750

2. The High Housing Cost adjustment calculations follow:

2BR 40th percentile FMR	85% of Annualized 2BR FMR	35% of Preliminary 4P VLIL	High Housing Cost Adjustment?	Preliminary 4P VLIL
\$735	\$7,497	\$12,163	Is \$12,163 < \$7,497? No	\$34,750

3. The Low Housing Cost adjustment calculations follow:

Annualized	Income that can afford	80% of	Low

2BR 40 th percentile FMR	annualized 2BR FMR paying 30% for rent	US Median Income	Maximum allowable 4P VLIL	Preliminary 4P VLIL	Housing Cost Adjustment?	Preliminary 4P VLIL
\$735 * 12 = \$8,820	\$8,820/0.3 = \$29,400	\$72,000	MAX (\$29,400,\$72,000) = \$72,000	\$34,750	Is \$34,750 > \$72,000? No	\$34,750

4. State non-metro Median Family Income Adjustment:

50 Percent of State Non-Metro Median Family Income	State Median Family Income Adjustment?	Preliminary 4P VLIL
\$76,100 * 0.5 = \$38,050	Is \$34,750 < \$38,050? Yes	\$38,050

5. Ceiling or Floor adjustment — The four-person income limit is increased and rounded up to the nearest 50 if it is less than 95 percent of very low-income limit for the prior year. It is reduced to the greater of 105 percent of the very low-income limit for the previous year or twice the change in the national median family income estimate as measured by the ACS and rounded down to the nearest 50 if that amount would be larger than the cap. For FY2022, twice the increase in the national median family income as measured by the ACS from 2018 to 2019 is 11.89 percent. Therefore the maximum increase from the FY2021 4-Person VLIL to the FY2022 4-Person VLIL is approximately 12 percent.

FY2022 4P Adjusted Preliminary VLIL	FY2021 4-Person VLIL	Ceiling Calculation	Floor Calculation	Ceiling or Floor Adjustment Required?	FY2022 Final 4-Person VLIL
\$38,050	\$33,950	\$33,950 * (1+0.1189) = \$37,987	\$33,950 * (1-0.05) = \$32,253	\$38,050 > \$37,987 Yes Use Ceiling	ROUND DOWN \$37,987 = \$37,950

6. The Family Size adjustment calculations follow:

Family Size Adjustments and Final VLIL for Pike County, IL								
1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person	

Family Size	\$37,950	\$37,950	\$37,950	\$37,950	\$37,950	\$37,950	\$37,950	\$37,950
Adjustment	*	*	*	*	*	*	*	*
	0.70	0.80	0.90	1	1.08	1.16	1.24	1.32
Very Low Income Limit	\$26,565	\$30,360	\$34,155	\$37,950	\$40,986	\$44,022	\$47,058	\$50,094
FY 2022								
FINAL VLIL	\$26,600	\$30,400	\$34,200	\$37,950	\$41,000	\$44,050	\$47,100	\$50,100

NOTE: The VLIL calculation for additional family sizes are rounded up to the nearest \$50, unless it already ends in "00" or "50".

Very Low-Income Limit Calculation For Families With More Than 8 People

Select family size

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FY 2022 Extremely Low-Income Income Limits Calculation

The Quality Housing and Work Responsibility Act of 1998 established a new income limit standard based on 30 percent of median family income, which was to be adjusted for family size and for areas of unusually high or low family income. A statutory change was made in 1999 to clarify that these income limits should be tied to the Section 8 very low-income limits. The preliminary 30 percent income limits, therefore, are calculated as 30/50ths (60 percent) of the Section 8 very low-income limits.

The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit.

1. The first step in establishing the Extremely Low Income Limit is establishing the preliminary 4-person income limit. This is derived by multiplying the 4-person Very Low-Income limit by 0.6 (30%/50%) and rounding the product to the nearest 50. The calculations are as follows:

Area	4-person Very Low-Income Limit	Preliminary 4-person Extremely Low-Income Limit
Pike County, IL	\$37,950	\$22,750

2. Preliminary Low-Income Limits for each person size are calculated, and compared to the poverty guidelines as [established by the Department of Health and Human Services](#).

Preliminary Extremely Low-Income Limits								
Table (a)								
Area	1-person 70% of 4- person Limit	2-person 80% of 4- person Limit	3-person 90% of 4- person Limit	4- person	5- person 108% of 4- person Limit	6- person 116% of 4- person Limit	7- person 124% of 4- person Limit	8- person 132% of 4- person Limit
Pike County, IL	\$15,950	\$18,200	\$20,500	\$22,750	\$24,600	\$26,400	\$28,250	\$30,050

Table (b)								

Area	HHS 1- person Guideline	HHS 2- person Guideline	HHS 3- person Guideline	HHS 4- person Guideline	HHS 5- person Guideline	HHS 6- person Guideline	HHS 7- person Guideline	HHS 8- person Guideline
Contiguous United States	\$13,590	\$18,310	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630

3. If the poverty guideline is higher, that value is chosen.

Poverty Guideline Adjusted Extremely Low-Income Limits								
Table (c)								
Maximum of Table (a) and Table (b)								
Area	1- person	2- person	3- person	4- person	5- person	6- person	7- person	8- person
Pike County, IL	\$15,950	\$18,310	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630

4. The poverty guideline adjusted Extremely Low Income Limits are checked to ensure they are not greater than the Very Low Income Limits (50% Income Limits).

Very Low (50%) Income Limits								
Table (d)								
Area	1- person	2- person	3- person	4- person	5- person	6- person	7- person	8- person
Pike County, IL	\$26,600	\$30,400	\$34,200	\$37,950	\$41,000	\$44,050	\$47,100	\$50,100

Final Extremely Low-Income Limits								
Minimum of Table (c) and Table (d)								
Area	1- person	2- person	3- person	4- person	5- person	6- person	7- person	8- person
Pike County, IL	\$15,950	\$18,310	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630

Calculator For Determining Extremely Low Income Limits For Families With More Than 8 People



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FY 2022 Low-Income Income Limits Calculation

In general, most 4-person low-income limits are the higher of 80 percent of the area median family income or 80 percent of the State non-metropolitan median family level. However, calculating low-income limits as 80 percent of the area median family income may produce anomalies inconsistent with statutory intent because the very low-income limits are not always based on 50 percent of the median (e.g., very-low income limits could be higher than low-income limits).

The calculation normally used, therefore, is to set the 4-person low-income limit at 1.6 (i.e. 80%/50%) times the relevant 4-person very low income limit. The only exception is that the resulting income limit may not exceed the U.S. median family income level (\$90,000 for FY 2022) except when justified by high housing costs. Use of very low-income limits as a starting point for calculating other income limits tied to Section (3)(b)(2) of the U.S. Housing Act of 1937 has the effect of adjusting low-income limits in areas where the very low-income limits have been adjusted because of unusually high or low housing-cost-to-income relationships.

1. The first step of calculating low-income limits is to establish the preliminary 4-person income limit. This is derived by multiplying the 4-person very low-income limit by 1.6 (80%/50%) and rounding the product to the nearest 50.

Area	4-Person Very Low-Income Limit	Preliminary 4-Person Low-Income Limit
Pike County, IL	\$37,950	\$60,700

2. Next, a comparison is made to ensure that the preliminary 4-Person low-income limit is not greater than the U.S. median family income level:

Area	US Median Family Income	US Median Cap Applied?	Preliminary 4-Person Low-Income Limit
Pike County, IL	\$90,000	Is \$60,700 > \$90,000? No	No Adjustment 4 Person LIL = \$60,700

3. Next, a check is made to see if the area qualifies as a high housing cost area. If a cap was required in the previous step, it may be exceeded in the case that a high housing cost area adjustment is needed. This is similar to the high housing cost adjustment made for very low-income limits. An area's income limit is adjusted due to high housing costs if 85% of the area's annual 2 bedroom FMR is greater than 35% of the US median income. As we are deriving the low-income limit, the 85% of the annual 2-BR FMR is augmented by 1.6 and rounded up to the nearest 50:

Area	2BR FMR	Annual 2BR FMR	Annual 2BR FMR* 1.6*85%	35% of US Median Income	High Housing Cost Adjustment?	Preliminary 4-Person Low-Income Limit
Pike County, IL	\$735	\$8,820	\$11,995	\$31,500	Is \$11,995 > \$31,500? No	No Adjustment 4-Person LIL = \$60,700

4. HUD then checks the preliminary 4-person income limits to make sure the increase from the previous year is not greater than 5 percent or twice the national average change in median family income as measured by the American Community Survey (ACS). HUD also limits the decrease in income limits from the previous year to 5 percent. **No floors or caps were required to be applied for Pike County, IL.**

FY2022 4P Adjusted Preliminary Low-Income Limit	FY2021 4-Person Low-Income Limit	Ceiling Calculation	Floor Calculation	Ceiling or Floor Adjustment Required?	FY2022 Final 4-Person Low-Income Limit
\$60,700	\$54,300	\$54,300 * (1+0.118926) = \$60,758	\$54,300 * (1-0.05) = \$51,585	No	\$60,700

***NOTE:** If a ceiling is required, it is rounded down to the nearest 50 to ensure that it is less than or equal to the FY 2021 four-person very low-income limit times this cap. If a floor is required, it is rounded up to ensure that it is greater than or equal to 95 percent of the FY 2021 four-person very low-income limit.

5. Subsequent to the comparisons above, low-income limits are calculated for each person

size family between 1 and 8 persons. As is done with the very low-income limits, the 1-person limit is calculated by multiplying the 4-person limit by 70%, the 2-person is obtained by multiplying the 4-person limit by 80%, the 3-person by multiplying the 4-person by 90%, the 5-person by multiplying the 4-person by 108%, the 6-person by multiplying the 4-person limit by 116%, the 7-person by multiplying the 4-person limit by 124%, and the 8-person by multiplying the 4-person limit by 132%. Adjustments are then rounded up to the nearest 50, if the value is not already a multiple of 50.

Pike County, IL								
Income Limit	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
Family Size Adjustment	\$60,700 *	\$60,700 *	\$60,700 *	\$60,700 *	\$60,700 *	\$60,700 *	\$60,700 *	\$60,700 *
	0.70	0.80	0.90	1	1.08	1.16	1.24	1.32
Low Income Limit	\$42,490	\$48,560	\$54,630	\$60,700	\$65,556	\$70,412	\$75,268	\$80,124
Final FY2022 Low-Income Limits	\$42,500	\$48,600	\$54,650	\$60,700	\$65,600	\$70,450	\$75,300	\$80,150

Low-Income Limit Calculation For Families With More Than 8 People

Select family size