


# PROGRAM GUIDANCE

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**PROGRAM:** Indian Housing Block Grant

**FOR:** All Tribal Government Leaders and Tribally Designated Housing Entities

**FROM:** Erna F. Reeves, Grants Management Director, PNPG 

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

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**Purpose:** This guidance revises Program Guidance 2023-01 and provides the latest U.S. Housing and Urban Development (HUD) Income Limits applicable to the Indian Housing Block Grant (IHBG) program.

**Background:** [HUD Notice PDR 2024-01](#), published April 1, 2024, transmits median family income for Fiscal Year (FY) 2024. HUD uses the Section 8 program’s Fair Market Rent (FMR) area definitions for its median family incomes, which means that HUD develops medians for each metropolitan area, parts of some metropolitan areas, and each nonmetropolitan county. For FY 2024, the geographic definitions incorporate all changes published by the Office of Management and Budget (OMB) through the September 14, 2018, bulletin. HUD uses the 2022 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 2024 median family incomes and income limits for all areas of geography. HUD does not impose any limitations on the year -to-year change in an area’s median family income. The Median Family Income (MFI) limits are used for the IHBG program.

The [FY 2024 area and State MFI](#) are available on HUD’s website.

To find an MFI for a specific area, under the section title, “Access Individual Income Areas” click the link, “Click Here for FY 2024 IL Documentation” then search on the appropriate geographic area.

Recipients of IHBG funding must ensure the Annual Income of program participants does not exceed the MFI. [Program Guidance 2024-07](#) addresses the three Annual Income definitions that recipients may adopt in their policies to compute Annual Income to determine program eligibility.

**Guidance:** Pursuant to 24 CFR §1000.10, median income for the IHBG program is defined as the greater of:

The median income of the counties, or their equivalent in which the Indian area is located, or the median income for the United States. Tribes with large reservations or those that encompass more than one county may have more than one income limit. Tribes or Tribally Designated Housing Entities (TDHE) may set income limits for multi-county reservations at the income limit level of the county with the highest income limits.

If the MFI limit for a county located within your Indian area is lower than the United States MFI limit, you must use the U.S. MFI limit. The U.S. MFI for FY 2024 is \$97,800. Therefore, the adjusted income limits broken out by family size and 80 and 100 percent (80/100%) of MFI are shown below.

**2024 Median Family Income \$97,800**

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$54,768	\$62,592	\$70,416	\$78,240	\$ 84,499	\$ 90,758	\$ 97,018	\$103,277
100%	\$68,460	\$78,240	\$88,020	\$97,800	\$105,624	\$113,448	\$121,272	\$129,096

**2024 MFI Limits for Families with More Than Eight Members**

MFI Limits for families of various sizes are determined by the following percentage relationship with the 4-person family size as the “Base” determinant.

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
70%	80%	90%	<b>BASE</b>	108%	116%	124%	132%

To calculate the MFI Limits for families with more than eight members, use the four-person income limit as the base amount. Multiply the base amount by increments of eight percent (8%), increasing for each additional person as shown in the following table.

9 Person	10 Persons	11 Persons	12 Persons	13 Persons	14 Persons	15 Persons	16 Persons
140%	148%	156%	164%	172%	180%	188%	196%

For example, to calculate the 10-person, 80 percent 2024 U.S. MFI limit, first find that for 4-persons. The 4-person, 80 percent 2024 MFI limit is equal to \$78,240. Next, multiply this “Base” amount by 148% since we are extrapolating it to a 10-person household. One-hundred and forty-eight percent is equal to 148/100, which is equal to 1.48. The result for 10-person, 80 percent is \$78,240 x 1.48 = \$115,795.

**2024 Alaska MFI Limits**

<b>2024 Median Family Income</b>		<b>\$111,800</b>			<b>Alaska</b>			
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 62,608	\$ 71,552	\$ 80,496	\$ 89,440	\$ 96,595	\$ 103,750	\$ 110,906	\$ 118,061
100%	\$ 78,260	\$ 89,440	\$ 100,620	\$ 111,800	\$ 120,744	\$ 129,688	\$ 138,632	\$ 147,576

<b>2024 Median Family Income</b>		<b>\$121,100</b>			<b>Anchorage</b>			
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 67,816	\$ 77,504	\$ 87,192	\$ 96,880	\$ 104,630	\$ 112,381	\$ 120,131	\$ 127,882
100%	\$ 84,770	\$ 96,880	\$ 108,990	\$ 121,100	\$ 130,788	\$ 140,476	\$ 150,164	\$ 159,852

<b>2024 Median Family Income</b>		<b>\$120,800</b>			<b>Juneau</b>			
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 67,648	\$ 77,312	\$ 86,976	\$ 96,640	\$ 104,371	\$ 112,102	\$ 119,834	\$ 127,565
100%	\$ 84,560	\$ 96,640	\$ 108,720	\$ 120,800	\$ 130,464	\$ 140,128	\$ 149,792	\$ 159,456

<b>2024 Median Family Income</b>		<b>\$118,500</b>			<b>Aleutians West</b>			
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 66,360	\$ 75,840	\$ 85,320	\$ 94,800	\$ 102,384	\$ 109,968	\$ 117,552	\$ 125,136
100%	\$ 82,950	\$ 94,800	\$ 106,650	\$ 118,500	\$ 127,980	\$ 137,460	\$ 146,940	\$ 156,420

<b>2024 Median Family Income</b>		<b>\$112,000</b>			<b>Ketchikan Gateway</b>			
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 62,720	\$ 71,680	\$ 80,640	\$ 89,600	\$ 96,768	\$ 103,936	\$ 111,104	\$ 118,272
100%	\$ 78,400	\$ 89,600	\$ 100,800	\$ 112,000	\$ 120,960	\$ 129,920	\$ 138,880	\$ 147,840

<b>2024 Median Family Income</b>		<b>\$139,000</b>			<b>Denali</b>			
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 77,840	\$ 88,960	\$ 100,080	\$ 111,200	\$ 120,096	\$ 128,992	\$ 137,888	\$ 146,784
100%	\$ 97,300	\$ 111,200	\$ 125,100	\$ 139,000	\$ 150,120	\$ 161,240	\$ 172,360	\$ 183,480

<b>2024 Median Family Income</b>		<b>\$114,600</b>			<b>Sitka</b>			
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 64,176	\$ 73,344	\$ 82,512	\$ 91,680	\$ 99,014	\$ 106,349	\$ 113,683	\$ 121,018
100%	\$ 80,220	\$ 91,680	\$ 103,140	\$ 114,600	\$ 123,768	\$ 132,936	\$ 142,104	\$ 151,272

<b>2024 Median Family Income</b>		<b>\$117,700</b>			<b>Skagway</b>			
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 65,912	\$ 75,328	\$ 84,744	\$ 94,160	\$ 101,693	\$ 109,226	\$ 116,758	\$ 124,291
100%	\$ 82,390	\$ 94,160	\$ 105,930	\$ 117,700	\$ 127,116	\$ 136,532	\$ 145,948	\$ 155,364

Due to prevailing levels of construction costs, Tribes or TDHEs located within Alaska, but outside of the service areas that are listed above should use the Alaska MFI to determine income eligibility of families applying for assistance under the Native American Housing Assistance and Self-Determination Act of 1996.

For additional information, please contact your local Area Office of Native American Programs.