

**PHDC LAND MANAGEMENT
AS OF JANUARY 2020**

**HUD FY 2020 INCOME LIMITS SUMMARY
PHILADELPHIA-CAMDEN-PA-NJ-DE-MD MSA**

FY 2020 INCOME LIMIT AREA	MEDIAN FAMILY INCOME	FY 2020 INCOME LIMIT CATEGORY	PERSONS IN FAMILY							
			1	2	3	4	5	6	7	8
PHILADELPHIA-CAMDEN-PA-NJ-DE-MD MSA	\$ 96,600	VERY LOW (50%) INCOME LIMITS (\$)	\$ 33,850	\$ 38,650	\$ 43,500	\$ 48,300	\$ 52,200	\$ 56,050	\$ 59,900	\$ 63,800
		EXTREMELY LOW (30%) INCOME LIMITS (\$)	\$ 20,300	\$ 23,200	\$ 26,100	\$ 29,000	\$ 31,350	\$ 35,160	\$ 39,640	\$ 44,120
		LOW (80%) INCOME LIMITS (\$)	\$ 54,150	\$ 61,850	\$ 69,600	\$ 77,300	\$ 83,500	\$ 89,700	\$ 95,900	\$ 102,050

VERY LOW (50%) INCOME LIMITS (\$)	The 4-person Very Low-Income Limit (VLIL) is based on 50% of the median family income estimated for Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA .
EXTREMELY LOW (30%) INCOME LIMITS (\$)	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.
LOW (80%) INCOME LIMITS (\$)	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 (\$78,500 for FY 2020) 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.
RESOURCE	US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. FY 2020 Income Limits Summary. Retrieved June 15, 2020, https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn