



# FY 2016 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2016 Income Limits Summary

FY 2016 Income Limit Area	Median Income <input type="button" value="Explanation"/>	FY 2016 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Transylvania County	\$53,100	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	18,600	21,250	23,900	<b>26,550</b>	28,700	30,800	32,950	35,050
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	11,880	16,020	20,160	<b>24,300</b>	28,440	30,800*	32,950*	35,050*
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	29,750	34,000	38,250	<b>42,500</b>	45,900	49,300	52,700	56,100

**Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.**

\* 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 2016 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2016 [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 North Carolina:

- Transylvania County
- Tyrrell County
- Union County
- Vance County
- Wake County
- Warren County

Select any FY2016 HUD Metropolitan FMR Area's Income Limits:

Abilene, TX MSA

Select county or county equivalent

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

Select a new state

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Prepared by the [Economic and Market Analysis Division](#), HUD.