

2021 FAMILY INCOME GUIDELINES*

Effective 04/01/21

FOR THE CITY OF LANCASTER, PENNSYLVANIA IN THE LANCASTER STANDARD METROPOLITAN STATISTICAL AREA (SMSA)

Number of Persons in Family	<u>Extremely Low Income</u> Ceiling for the Lancaster SMSA (30% of Median Family Income)	<u>Very Low Income</u> Ceiling for the Lancaster SMSA (50% of Median Family Income)	<u>Low Income</u> Ceiling for the Lancaster SMSA (80% of Median Family Income)
1	\$17,450	\$29,050	\$46,500
2	\$19,950	\$33,200	\$53,150
3	\$22,450	\$37,350	\$59,800
4	\$26,500	\$41,500	\$66,400
5	\$31,040	\$44,850	\$71,750
6	\$35,580	\$48,150	\$77,050
7	\$40,120	\$51,500	\$82,350
8	\$44,660	\$54,800	\$87,650

These figures are based on the U.S. Department of Housing and Urban Development (HUD) estimate for the Fiscal Year 2021 Median Family Income of **\$83,000** for the Lancaster Standard Metropolitan Statistical Area (SMSA). The SMSA and the area covered by Lancaster County are identical. As required by statute, the definition of "Very Low Income" is tied to 50 percent of the median income, and the definition of "Low Income" is tied to 80 percent of the median income for the area. Using the median income, a four-person family income limit is calculated and adjustments then made for other family sizes. 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.

Higher income limits apply to families with more than eight persons, although they are not shown because of space limitations. For each person in excess of eight, 8 percent of the four-person base should be added to the eightperson income limit (for example, the nine-person limit equals 140 percent of the relevant four-person income limit). All limits are rounded to the nearest \$50.

* This Exhibit was updated by the City of Lancaster based on a family income scale adjustment for FY2021 provided by HUD on April 1, 2021. The City anticipates that HUD will provide revised 2021 family income data in April of 2022.

EXHIBIT B