Example for Priority 1C (PAB Program Year 2023):

Priority 1C projects are described as projects (TGC 1372.0321(a)(3)):

(A)  in which 100 percent of the residential units in the project are:

 (i)  under the restriction that the maximum allowable rents are an amount equal to 30 percent of 60 percent of the area median family income minus an allowance for utility costs authorized under the federal low-income housing tax credit program;  and

 (ii)  reserved for families and individuals earning not more than 60 percent of the area median income;  and

(B)  which are located in a **census tract in which the median income**, based on the *most recent information* published by the United States Bureau of the Census, is **higher than** the **median income for the county, metropolitan statistical area, or primary metropolitan statistical area in which the census tract** is located as established by the United States Department of Housing and Urban Development;

**ACS 5-Year (2016-2020) Map (published by the US Census Bureau):**

<https://data.census.gov/cedsci/map?q=B19113%3A%20MEDIAN%20FAMILY%20INCOME%20IN%20THE%20PAST%2012%20MONTHS%20%28IN%202019%20INFLATION-ADJUSTED%20DOLLARS%29&g=0400000US48,48%241400000&y=2020&layer=VT_2020_140_00_PY_D1&mode=thematic&loc=31.7886,-97.9726,z8.0000>

**ACS 5-Year (2016-2020) Data (published by the US Census Bureau):**

<https://data.census.gov/cedsci/table?q=B19113%3A%20MEDIAN%20FAMILY%20INCOME%20IN%20THE%20PAST%2012%20MONTHS%20%28IN%202019%20INFLATION-ADJUSTED%20DOLLARS%29&g=0400000US48,48%241400000&y=2020>

I recommend using the 1st link (map) to locate your project location and the corresponding Census Tract number for the County that your project is located in (tip: if you select the “Detailed” option under “Basemap”, then you will be able to see street names and it makes locating the project location easier).

For example, if I were considering a project at our agency’s address (300 W 15th Street, Austin, TX 78701), I would zoom in to that area on the map and identify that it is in Census Tract 7 for Travis County. If I click on/select Census Tract 7, a quick view menu will appear, indicating that the Median Family Income (MFI) for this Census Tract is $188,523 (see the first picture below).

Additionally, you can confirm this Census Tract MFI figure by downloading the data at the 2nd link (data) above. Once downloaded, open the spreadsheet and locate the corresponding Census Tract # and County Name in the Geographic Area Name column. Column A (Estimate!!Median family income in the past 12 months (in 2020 inflation-adjusted dollars)) will list the MFI for each specific Census Tract. If you locate “Census Tract 7, Travis County, Texas” on the spreadsheet, you will see that the MFI is indeed listed at $188,523 (see the second picture below).





**HUD 2022 MFI Data (published by HUD):**

<https://www.huduser.gov/portal/datasets/il.html#2022_query>

Click on the “Click Here for FY 2022 MFI Documentation” button at the HUD link above. Then select “Texas – TX” for the state and the corresponding County or MSA/PMSA that the project is located in. In our example using the agency’s address, the project would be located in “Travis County” and then I would select “View County Calculations”. Scrolling to Step 5 of the County’s MFI Calculation, I would see that Travis County’s MFI is $110,300 since Travis County falls within the Austin-Round Rock, TX MSA (see the picture below).



So since the project is located in a census tract in which the MFI **($188,523**), as published by the US Census Bureau, **IS greater than** the County/MSA/PMSA AMFI (**$110,300**), as published by HUD, this project *could* qualify as a Priority 1C residential rental project; however, the rent/income restriction requirements (100% of the units capped at 30% of 60% AMFI) would still need to be met to fully qualify as a Priority 1C residential rental project.