



## DC Department of Housing and Community Development FY 2012 DHCD Program Income and Rent Limits

### 2012 HOME Income (Effective 12/1/11)

Annually, DHCD makes available to project developers and sponsors the current US Department of Housing and Urban Development (HUD) issued income and rent limits. As of the effective dates noted, and until further notice, project sponsors currently receiving CDBG, HOME, NSP, LIHTC or HPTF funds should use the following limits as they set their fiscal year 2012 occupancy and rent guidelines. The Washington, DC area median income as determined by HUD for fiscal year 2012 is to equal \$107,500.

Maximum Homebuyer/ Tenant Income	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Extremely Low Income (0-30%)	22,600	25,800	29,050	32,250	34,850	37,350	40,000	42,600
Very Low Income (31-50%)	37,650	43,000	48,400	53,750	58,050	62,350	66,650	70,950
Low Income (51-80%)	49,200	56,200	63,250	70,900	75,900	81,500	87,150	92,750

### 2012 CDBG Income Limits (Effective 12/1/11)

Maximum Homebuyer/ Tenant Income	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Very Low Income (0-50%)	37,650	43,000	48,400	53,750	58,050	63,350	66,650	70,950
Low Income (51-80% Limits)	49,200	56,200	63,250	70,250	75,900	81,500	87,150	92,750

### 2012 NSP Income Limits (Effective 12/1/11)

Maximum Homebuyer/ Tenant Income	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Low Income (0-50%)	37,650	43,000	48,400	53,750	58,050	62,350	66,650	70,950
Moderate Income (51-120%)	90,300	103,200	116,100	129,000	139,300	149,650	159,950	170,300

### 2012 LIHTC 50% Income Limits (Effective 12/1/11)

Maximum Homebuyer/ Tenant Income	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50% AMI	37,150	43,000	48,400	53,750	58,050	62,350	66,650	70,950
140% AMI Over-income	52,710	60,200	67,760	75,250	81,270	87,290	93,310	99,330



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### 2012 LIHTC 60% Income Limits (Effective 12/1/11)

Maximum Homebuyer/ Tenant Income	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
60% AMI	45,180	51,600	58,080	64,500	69,660	74,820	79,980	85,140
140% AMI Over-income	63,252	72,240	81,321	90,300	97,524	104,748	111,972	119,196

### 2012 Uniform Relocation Act Income Limits (Effective 12/1/11)

The Uniform Act provides, in part, for relocation assistance and payments to eligible persons displaced from their homes, businesses and farms as a direct result of a Federally funded program or project. Residential tenants and owner-occupants of 90 days or more that are displaced from their dwellings may be eligible for a replacement housing payment for rental assistance or down payment assistance.

Household Size							
1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
47,200	56,200	63,250	70,250	75,900	81,500	87,150	92,750

### Washington DC Uncapped Limits (Effective 2/14/13)

DHCD generally uses the definitions of "low" and "moderate" as defined in CDBG regulations, which correspond to the "very low" and "low" in the HOME and Section 8 Regulations. Since 1999, however, DC has been exempted by HUD from these limits and permitted to use "Uncapped Limits" (i.e. the actual 80 percent of the Area Median Income for the DC Area). DHCD may use the exemption, as necessary, in its CDBG and HOME programs.

Household Size							
1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
60,100	68,650	77,250	85,800	92,700	99,500	106,400	113,300

**Median Family  
Income: 107,300**

### 2012 HOME Rent Program Limits (Effective 2/9/12)

2012 HOME Rent Limits have not been released. DHCD generally uses the definitions of "low" and "moderate" as defined in CDBG regulations, which correspond to the "very low" and "low" in the HOME and Section 8 Regulations. Since 1999, however, DC has been exempted by HUD from these limits and permitted to use "uncapped limits" (i.e. the actual 80 percent of the area



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median income for the DC area). DHCD may use the exemption, as necessary, in its CDBG and HOME programs.

Maximum HOME Rents	Units						
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent Limit	941	1,008	1,210	1,397	1,558	1,720	1,881
High HOME Rent Limit	1,118	1,199	1,441	1,656	1,828	1,998	2,169

### NOTES

- For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

### HPTF Income Limits (Effective 2/16/2012)

2012 Median Family Income: \$107,500. The Housing Production Trust Fund, the FY 2012 income limits are:

INCOME BAND	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
0 - 30%	22,575	25,800	29,025	32,250	35,475	38,700	41,925	45,150
31 - 50%	37,625	43,000	48,375	53,750	59,125	64,500	69,875	75,250
51 - 80%	60,200	68,800	77,400	86,000	94,600	103,200	111,800	120,400

- Based on HUD report of \$107,500 as the Median Family Income for a family of 4.

### HPTF Rent Limits

	0 - 30%	31 - 50%	51 - 80%
Efficiency	564	941	1,505
1 Bedroom	645	1,075	1,720
2 Bedroom	726	1,209	1,935
3 Bedroom	806	1,344	2,150
4 Bedroom	887	1,478	2,365
5 Bedroom	968	1,613	2,580