

2013 CDBG, HOME, NSP, LIHTC and HPTF Program Limits

This page will provide the current income and rent limits for Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Neighborhood Stabilization Program (NSP) funded activities, as well as the Low-Income Housing Tax Credit (LIHTC) and Housing Production Trust Fund (HPTF) income and rent limits. These limits have been approved and issued by the U.S. Department of Housing and Urban Development (HUD). Effective dates are noted next to each funding source 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 (FY) 2013 occupancy and rent guidelines. The Washington, DC area median income, as determined by HUD for FY2013, is \$107,300.

**HOME (eff.**

<b>3/15/2013)</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
ELI (30%)	22550	25800	29000	32200	34800	37400	39950	42550
VLI (50%)	37600	42950	48300	53650	57950	62250	66550	70850
60%	45120	51540	57960	64380	69540	74700	79860	85020
Low Income (80%)	46750	53400	60100	66750	72100	77450	82800	88150

**CDBG (eff.**

<b>12/11/12)</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
VLI (50%)	37600	42950	48300	53650	57950	62250	66550	70850
Low Income (80%)	49200	56200	63250	70250	75900	81500	87150	92750

**NSP (eff. 12/11/12)**

<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>	
Low Income (50%)	37600	42950	48300	53650	57950	62250	66550	70850
Moderate Income (120%)	90150	103000	115900	128750	139050	149350	159650	169950

**LIHTC (eff.**

<b>12/11/12)</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
50% AMI	37600	42950	48300	53650	57950	62250	66550	70850
140% AMI Over Income	52640	60130	67620	75110	81130	87150	93170	99190
60% AMI	45120	51540	57960	64380	69540	74700	79860	85020
140% AMI Over Income	63168	72156	81144	90132	97356	104580	111804	119028

**Uncapped Limits**

<b>Washington, DC Effective 2/14/13</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
<b>FY 2013</b>	<b>60100</b>	68650	77250	85800	92700	99550	106400	113300

**FY 2013**

**Median Family**

**Income (MFI)** \$107,300

<b>URA (eff. 12/11/2012)</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
	46750	53400	60100	66750	72100	77450	82800	88150

**2012 HOME Rents**

<b>Effective 6/1/2013</b>	<b>EFF</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
<b>Low HOME Rent</b>	941	1008	1210	1397	1558	1720	1881
<b>High HOME Rent</b>	1118	1191	1412	1656	1828	1998	2169

**2013 LIHTC Rents Effective**

**12/11/2012**

	<b>EFF</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
<b>50% AMI</b>	940	1006	1207	1395	1556	1717
<b>60% AMI</b>	1128	1208	1449	1674	1867	2061

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

Home Program Income Limits and Rents are effective 6/1/2013. Use 2012 Income Limits and Rents until “new” effective date.

### 2013 HPTF Income Limits

2013 Median Family Income: \$107,300. The Housing Production Trust Fund, the FY 2013 income limits are:

INCOME BAND	Household Size							
	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
0 - 30%	22,533	25,752	28,971	32,190	35,409	38,628	41,847	45,166
31 - 50%	37,555	42,920	48,285	53,650	59,015	64,380	69,745	75,110
51 - 80%	60,088	68,672	77,256	85,840	94,424	103,008	111,592	120,176

**Based on HUD report of \$107,300 as the Median Family Income for a family of 4.**

### HPTF Rent Limits

	0 - 30%	31 - 50%	51 - 80%
Efficiency	563	939	1,502
1 Bedroom	644	1,073	1,717
2 Bedroom	724	1,207	1,931
3 Bedroom	805	1,341	2,146
4 Bedroom	885	1,475	2,361
5 Bedroom	968	1,610	2,575

For your information, the following link provides the prior fiscal year guidelines:

- [FY 2013 income limits](#)
- [FY 2012 income limits](#)
- [FY 2011 income limits](#)
- [FY 2010 income limits](#)