

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DC Department of Housing and Community Development
1909 Martin Luther King Jr. Avenue SE | Washington, DC 20020

DHCD INCOME LIMITS - 2025

HUD Median Family Income (MFI) for the Washington, DC Region: \$163,900*

HOUSING PRODUCTION TRUST FUND (HPTF) HOUSEHOLD INCOME LIMITS**

HOUSEHOLD SIZE								
Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of MFI	\$34,400	\$39,350	\$44,250	\$49,150	\$54,100	\$59,000	\$63,900	\$68,850
50% of MFI	\$57,350	\$65,550	\$73,750	\$81,950	\$90,150	\$98,350	\$106,550	\$114,750
60% of MFI	\$68,850	\$78,650	\$88,500	\$98,350	\$108,150	\$118,000	\$127,850	\$137,700
80% of MFI	\$91,800	\$104,900	\$118,000	\$131,100	\$144,250	\$157,350	\$170,450	\$183,550

HOUSING PRODUCTION TRUST FUND (HPTF) MONTHLY MAXIMUM RENT LIMITS

BEDROOM COUNT						
Rent Limit	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
30%	\$860	\$980	\$1,110	\$1,350	\$1,600	\$1,720
50%	\$1,430	\$1,640	\$1,840	\$2,250	\$2,660	\$2,870
60%	\$1,720	\$1,970	\$2,210	\$2,700	\$3,200	\$3,440
80%	\$2,290	\$2,620	\$2,950	\$3,610	\$4,260	\$4,590

*Also referred to as Area Median Income (AMI) for a family of four.

**HPTF income limits are defined by statute and can be found in the [Code of the District of Columbia](#).

The program limits provided here are for illustration purposes. Program limits may vary over time and according to project funding source and application-specific factors. In general, units will be required to utilize the lowest income limit and associated rent and price levels for the funding sources and programs applicable to their project.

Effective date: June 1, 2025