



DHCD Rent and Income Limits – 2016

HOME Investment Partnerships Program (HOME) Income Limits (Effective 6/6/2016)								
Household size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Extremely Low Income (ELI) (30%)	\$22,850	\$26,100	\$29,350	\$32,600	\$35,250	\$37,850	\$40,450	\$43,050
Very Low Income (VLI) (50%)	\$38,050	\$43,450	\$48,900	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700
60%	\$45,660	\$52,140	\$58,680	\$65,160	\$70,380	\$75,600	\$80,820	\$86,040
Low Income (80%)	\$49,150	\$56,150	\$63,150	\$70,150	\$75,800	\$81,400	\$87,000	\$92,600
Community Development Block Grant (CDBG) Income Limits (Effective 6/6/2016)								
Household size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
VLI (50%)	\$38,050	\$43,450	\$48,900	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700
ELI (30%)	\$22,850	\$26,100	\$29,350	\$32,600	\$35,250	\$37,850	\$40,450	\$43,050
Low Income (80%)	\$49,150	\$56,150	\$63,150	\$70,150	\$75,800	\$81,400	\$87,000	\$92,600
Neighborhood Stabilization Program (NSP) Income Limits (Effective 6/6/2016)								
Household size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Low Income (50%)	\$38,050	\$43,450	\$48,900	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700
Moderate Income (120%)	\$91,320	\$104,280	\$117,360	\$130,320	\$140,760	\$151,200	\$161,640	\$172,080
Low-Income Housing Tax Credit (LIHTC) Income Limits (Effective 3/28/2016)								
Household size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50% Average Median Income (AMI)	\$38,050	\$43,450	\$48,900	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700
140% AMI Over Income	\$53,270	\$60,830	\$68,460	\$76,020	\$82,110	\$88,200	\$94,290	\$100,380
60% AMI	\$45,660	\$52,140	\$58,680	\$65,160	\$70,380	\$75,600	\$80,820	\$86,040
140% AMI Over Income	\$63,924	\$72,996	\$82,152	\$91,224	\$98,532	\$105,840	\$113,148	\$120,456



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Uncapped Income Limits 80% Washington, DC (Effective 6/6/2016)								
Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Income Limits	\$60,900	\$69,550	\$78,250	\$86,900	\$93,900	\$100,850	\$107,800	\$114,750
Uniform Act (URA) (Effective 6/6/2016)								
Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Household Income	\$49,150	\$56,150	\$63,150	\$70,150	\$75,800	\$81,400	\$87,000	\$92,600
2016 HOME Rent Limits (Effective 6/6/2016)								
Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	
Unit Size	EFF	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
Low HOME Rent	\$956	\$1,024	\$1,228	\$1,420	\$1,583	\$1,748	\$2,381	
High HOME Rent	\$1,224	\$1,313	\$1,577	\$1,814	\$2,004	\$2,192	\$3,544	
Fair Market Rent (FMR)	\$1,307	\$1,402	\$1,623	\$2,144	\$2,726	\$3,135	\$3,186	
50%	\$956	\$1,024	\$1,228	\$1,420	\$1,583	\$1,748	\$1,911	
65%	\$1,224	\$1,313	\$1,577	\$1,814	\$2,004	\$2,192	\$2,381	

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

FY 2016 Median Family Income (MFI)	\$108,600
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2016 LIHTC Rents (Effective 6/6/2016)								
Unit Size	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
50%	\$951	\$1,018	\$1,222	\$1,411	\$1,575	\$1,738		
60%	\$1,141	\$1,222	\$1,467	\$1,695	\$1,890	\$2,085		

Housing Production Trust Fund (HPTF) Income Limits (Effective 3/28/2016)								
Income Band	1 Person	2 Person	3 Person	4 Person	5 person	6 Person	7 Person	8 Person
0-30%	\$22,806	\$26,064	\$29,322	\$32,580	\$35,838	\$39,096	\$42,354	\$45,612
31-51%	\$38,010	\$43,440	\$48,870	\$54,300	\$59,730	\$65,160	\$70,590	\$76,020
51-80%	\$60,816	\$69,504	\$78,192	\$86,880	\$95,568	\$104,256	\$112,944	\$121,632

• Based on HUD report of \$108,600 as the Area Median Income for a family of 4.

HPTF Rent Limits (Effective 3/28/2016)			
Unit Size	0 - 30%	31- 50%	51- 80%
Efficiency	\$570	\$950	\$1,520
1 Bedroom	\$651	\$1,086	\$1,737
2 Bedroom	\$733	\$1,221	\$1,954
3 Bedroom	\$814	\$1,357	\$2,172
4 Bedroom	\$895	\$1,493	\$2,389
5 Bedroom	\$977	\$1,629	\$2,606



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KEY ABBREVIATIONS

AMI: Average Median Income

CDBG: Community Development Block Grant

ELI: Extremely Low Income

HPFT: Housing Production Trust Fund

HOME: HOME Investment Partnership Program

LIHTC: Low-Income Housing Tax Credit

NSP: Neighborhood Stabilization Program

URA: Uniform Act

VLI: Very Low Income