



DC Department of Housing and Community Development FY 2010 DHCD Program Income and Rent Limits

HOME Income (Effective 5/14/10)

Annually, DHCD makes available to project developers and sponsors the current US Department of Housing and Urban Development (HUD) issued 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. 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 2010 occupancy and rent guidelines. The Washington, DC area median income as determined by HUD for fiscal year 2010 is to equal \$103,500.

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%)	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,350
51-60% Limits	43,500	49,680	55,920	62,100	67,080	72,060	77,040	82,020
Low Income (61-80%)	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050

CDBG Income Limits (Effective 5/14/10)

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%)	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,350
51-80% Limits	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050

NSP Income Limits (Effective 5/14/10)

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%)	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,350
Moderate Income (51-120%)	86,950	99,350	111,800	124,200	134,150	144,050	154,000	163,950

LIHTC 50% Income Limits (Effective 5/14/10)

Maximum Homebuyer/ Tenant Income	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50% AMI	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,350
140% AMI Over-income	50,750	57,960	65,240	72,450	78,260	84,070	89,880	95,690



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LIHTC 60% Income Limits (Effective 5/14/10)

Maximum Homebuyer/ Tenant Income	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
60% AMI	43,500	49,680	55,920	62,100	67,080	72,060	77,040	82,020
140% AMI Over-income	60,900	69,552	78,288	86,940	93,912	100,884	107,856	114,828

Washington DC Uncapped Limits (Effective 6/10/10)

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
58,000	66,200	74,500	82,800	89,400	96,000	102,700	109,300

HOME Rent Program Limits (Effective 5/14/10)

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.

Maximum HOME Rents	Units						
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent Limit	906	970	1,165	1,345	1,501	1,656	1,811
High HOME Rent Limit	1,061	1,188	1,364	1,641	1,811	1,980	2,148
For Information Only							
Fair Market Rent	1,061	1,196	1,364	1,743	2,285	2,628	2,971

NOTE: Project sponsors should review the HUD regulation on HOME rents at 24 CFR 92.252.

LIHTC Rent Program Limits (Effective 5/14/10)

Maximum LIHTC Rents	Units						
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6BR
50% Rent Limit	906	970	1,165	1,345	1,501	1,656	1,811
60% Rent Limit	1,108	1,188	1,428	1,641	1,811	1,980	2,148



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2010 HPTF Income and Rent Limits

HPTF Income Limits (Effective 5/14/10)

For the Housing Production Trust Fund, the FY 2010 income limits, which are calculated differently, are:

Maximum Homebuyer/ Tenant Income	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Extremely Low (0-30% of AMI)	21,735	24,840	27,945	31,050	34,155	37,260	40,365	43,470
Very Low (31-50% of AMI)	36,225	41,400	46,575	51,750	56,925	62,100	67,275	72,450
Low (51-80% of AMI)	57,960	66,240	74,520	82,800	91,080	99,360	107,640	115,920

Based on HUD report of \$103,500 as the AMI for a family of 4.

HPTF Rent Limits

	Extremely Low (0-30% of AMI)	Very Low (31-50% of AMI)	Low (51-80% of AMI)
Efficiency (or bed in congregate facility)	543	906	1,449
1 Bedroom	621	1,035	1,656
2 Bedroom	699	1,164	1,863
3 Bedroom	854	1,423	2,277
4 Bedroom	1,009	1,682	2,691
5 Bedroom	1,087	1,811	2,898