



DC Department of Housing and Community Development FY 2011 DHCD Program Income and Rent Limits

HOME Income (Effective 7/13/11)

Annually, DHCD makes available to project developers and sponsors the current US Department of Housing and Urban Development (HUD) issued income and rent limits 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 2011 occupancy and rent guidelines. The Washington, DC area median income as determined by HUD for fiscal year 2011 is to equal \$106,100.

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%)	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
51-60% Limits	44,580	50,940	57,300	63,660	68,760	73,860	78,960	84,060
Low Income (61-80%)	47,350	54,100	60,850	67,600	73,050	78,450	83,850	89,250

CDBG Income Limits (Effective 7/13/11)

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%)	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
51-80% Limits	47,350	54,100	60,850	67,600	73,050	78,450	83,850	89,250

NSP Income Limits (Effective 7/13/11)

Maximum Homebuyer/ Tenant Income	Household Size			
	1 person	2 person	3 person	4 person
Low Income (0-50%)	37,150	42,450	47,450	53,050
Moderate Income (51-120%)	89,100	101,850	114,600	127,300
Maximum Homebuyer/ Tenant Income	Household Size			
	5 person	6 person	7 person	8 person
Low Income (0-50%)	57,300	61,550	65,800	70,050
Moderate Income (51-120%)	137,500	147,700	157,900	168,050



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LIHTC 50% Income Limits (Effective 5/31/11)

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	42,450	47,750	53,050	57,300	61,550	65,800	70,050
140% AMI Over-income	52,010	59,430	66,850	74,270	80,220	86,170	92,120	98,070

LIHTC 60% Income Limits (Effective 5/31/11)

Maximum Homebuyer/ Tenant Income	Household Size			
	1 person	2 person	3 person	4 person
60% AMI	44,580	50,940	57,300	63,660
140% AMI Over-income	62,412	71,316	80,220	89,124

Maximum Homebuyer/ Tenant Income	Household Size			
	5 person	6 person	7 person	8 person
60% AMI	68,760	73,860	78,960	84,060
140% AMI Over-income	96,264	103,404	110,544	117,684

Uniform Relocation Act Income Limits (Effective 7/13/11)

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
47,350	54,100	60,850	67,600	73,050	78,450	83,850	89,250

Washington DC Uncapped Limits (Effective 6/14/11)

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
59,450	67,950	76,450	84,900	91,700	98,500	105,300	112,100



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HOME Rent Program Limits (Effective 7/13/11)

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	928	995	1,193	1,379	1,538	1,698	1,856
High HOME Rent Limit	1,104	1,188*	1,423	1,641*	1,811*	1,980*	2,148*
For Information Only							
Fair Market Rent	1,131	1,289	1,461	1,885	2,466	2,836	3,206

NOTES

- * indicates HOME Program Rent held at last year's level.
- Project sponsors should review the HUD regulation on HOME rents at 24 CFR 92.252.
- For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

LIHTC Rent Program Limits (Effective 5/31/11)

Maximum LIHTC Rents	Units					
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
50% Rent Limit	928	995	1,193	1,379	1,538	1,698
60% Rent Limit	1,114	1,194	1,432	1,655	1,846	2,037

HPTF Income Limits (Effective 5/31/11)

For the Housing Production Trust Fund, the FY 2011 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)	22,281	25,464	28,647	31,830	35,013	38,196	41,379	44,562
Very Low (31-50% of AMI)	37,135	42,440	47,745	53,050	58,355	63,660	68,965	74,270
Low (51-80% of AMI)	59,416	67,904	76,392	84,880	93,368	101,856	110,334	118,832

Based on HUD report of \$106,100 as the AMI for a family of 4.



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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)	557	928	1,485
1 Bedroom	637	1,061	1,698
2 Bedroom	716	1,194	1,910
3 Bedroom	796	1,326	2,122
4 Bedroom	875	1,459	2,334
5 Bedroom	955	1,592	