



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**



DHCD Income and Rent Limits - 2015

HOME (Effective 6/1/2015)	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
ELI (30%)	\$22,950	\$26,200	\$29,500	\$32,750	\$35,400	\$38,000	\$40,650	\$43,250
VLI (50%)	\$38,250	\$43,700	\$49,150	\$54,600	\$59,000	\$63,350	\$67,750	\$72,100
60%	\$45,900	\$52,440	\$58,980	\$65,520	\$70,800	\$76,020	\$81,300	\$86,520
Low Income (80%)	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
CDBG (Effective 3/6/2015)	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
VLI (50%)	\$38,250	\$43,700	\$49,150	\$54,600	\$59,000	\$63,350	\$67,750	\$72,100
ELI	\$22,950	\$26,200	\$29,500	\$32,750	\$35,400	\$38,000	\$40,650	\$43,250
Low Income (80%)	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
NSP (Effective 3/1/2015)	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Low Income (50%)	\$38,250	\$43,700	\$49,150	\$54,600	\$59,000	\$63,350	\$67,750	\$72,100
Moderate Income (120%)	\$91,750	\$104,850	\$117,950	\$131,050	\$141,500	\$152,000	\$162,500	\$172,950
LIHTC (Effective 3/6/2015)	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50% AMI	\$38,250	\$43,700	\$49,150	\$54,600	\$59,000	\$63,350	\$67,750	\$72,100
140% AMI Over Income	\$53,550	\$61,180	\$68,810	\$76,440	\$82,600	\$88,690	\$94,850	\$100,940
60% AMI	\$45,900	\$52,440	\$58,980	\$65,520	\$70,800	\$76,020	\$81,300	\$86,520
140% AMI Over Income	\$64,260	\$73,416	\$82,572	\$91,728	\$99,120	\$106,428	\$113,820	\$121,128
Uncapped Limits 80% Wash., DC (Effective 5/5/2015)	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
	\$61,150	\$69,900	\$78,650	\$87,350	\$94,350	\$101,350	\$108,350	\$115,350



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FY 2015		\$109,200						
Median Family Income (MFI)								
URA (Effective) 3/6/2015	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
2015 HOME Rents (Effective 6/1/2015)	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Low HOME Rent	\$956	\$1,024	\$1,228	\$1,420	\$1,583	\$1,748	\$1,911	
High HOME Rent	\$1,165	\$1,230	\$1,458	\$1,727	\$1,906	\$2,085	\$2,264	
Fair Market Rent (FMR)	\$1,167	\$1,230	\$1,458	\$1,951	\$2,451	\$2,819	\$3,186	
50%	\$956	\$1,024	\$1,228	\$1,420	\$1,583	\$1,748	\$1,911	
65%	\$1,165	\$1,250	\$1,502	\$1,727	\$1,906	\$2,085	\$2,264	
2015 LIHTC Rents (Effective 3/6/2015)	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
50% AMI	\$956	\$1,024	1,228	\$1,420	\$1,583	\$1,748		
60% AMI	\$1,147	\$1,229	1,474	\$1,704	\$1,900	\$2,097		
<ul style="list-style-type: none"> For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit. 								
HPTF Income Limits (Effective 3/6/2015)								
2015 Median Family Income: \$109,200. The Housing Production Trust Fund, the FY 2015 income limits are:								
INCOME BAND	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
0 - 30%	\$22,932	\$26,208	\$29,484	\$32,760	\$36,036	\$39,312	\$42,588	\$45,864
31 - 50%	\$38,220	\$43,680	\$49,140	\$54,600	\$60,060	\$65,520	\$70,980	\$76,440
51 - 80%	\$61,152	\$69,888	\$78,624	\$87,360	\$96,096	\$104,832	\$113,568	\$122,304
<ul style="list-style-type: none"> Based on HUD report of \$109,200 as the Median Family Income for a family of 4. 								



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HPTF Rent Limits

	0 - 30%	31 - 50%	51 - 80%
Efficiency	\$573	\$955	\$1,528
1 Bedroom	\$655	\$1,092	\$1,747
2 Bedroom	\$737	\$1,228	\$1,965
3 Bedroom	\$819	\$1,365	\$2,184
4 Bedroom	\$900	\$1,501	\$2,402
5 Bedroom	\$982	\$1,638	\$2,620

KEY ABBREVIATIONS: Uniform Act (URA) Average Median Income (AMI)	HOME Investment Partnerships Program (HOME) Low-Income Housing Tax Credit (LIHTC) Very Low-Income (VLI) families	Community Development Block Grant (CDBG) Neighborhood Stabilization Program (NSP) Extremely Low-Income (ELI) families
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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](#)