



DC Department of Housing and Community Development FY 2004 DHCD Program Income and Rent Limits

2004 HOME and HPTF Income Limits

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 HOME Program-funded activities. *For Fiscal Year (FY) 2004, and until further notice, project sponsors currently receiving HOME funds should use the following limits as they set their FY 2004 occupancy and rent guidelines.

HOME/CDBG Income Limits

Maximum Homebuyer/ Tenant Income	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Very Low (0-50% of AMI)	30,450	34,800	39,150	43,500	47,000	50,450	53,950	57,400
Low (51-80% of AMI)	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900

AMI = Area Median Income as determined by HUD.

*The same income limits apply for CDBG-funded activities.

Washington DC Uncapped Limits

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 (see chart above). Since 1999, however, DC has been exempted by HUD from these limits and permitted to use "Uncapped Limits" (i.e. the actual 80% of the Area Median Income for the DC Area). DHCD may use the exemption, as necessary, in its CDBG and HOME programs.

1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
47,800	54,700	61,500	68,300	73,800	79,300	84,700	90,200

HOME Rents

Maximum HOME Rents	Unit Size						
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
High HOME Rent	913	1,039	1,218	1,436	1,582	1,727	1,873
Low HOME Rent	761	815	978	1,131	1,261	1,391	1,522

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

*The same income limits apply for CDBG-funded activities.

HPTF Income Limits

For the Housing Production Trust Fund, the FY 2004 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)	17,934	20,496	23,058	25,620	28,182	30,744	33,306	35,868
Very Low (31-50% of AMI)	29,890	34,160	38,430	42,700	46,970	51,240	55,510	59,780
Low (51-80% of AMI)	47,824	54,656	61,488	68,320	74,624	81,984	88,816	95,648



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Household Size	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)	448	747	1,196
1 Bedroom	512	854	1,366
2 Bedroom	576	961	1,537
3 Bedroom	705	1,174	1,879
4 Bedroom	833	1,388	2,220
5 Bedroom	897	1,495	2,391