FY 2021 Multifamily Tax Subsidy Project Income Limits Summary

District of Columbia is part of the **Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area**, so all information presented here applies to all of the **Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area**.

HUD refers to projects financed with tax exempt housing bonds issued to provide qualified residential rental development under section 142 of the Internal Revenue Code (IRC) and low-income housing projects funded with tax credits authorized under section 42 of the IRC, as Multifamily Tax Subsidy Projects (MTSPs). MTSPs are subject to HUD-determined income limits.

For projects placed into service in Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area following publication of the FY2021 Income Limits: For minimum set-asides using the 20-50 test, use the 50 percent (very low) income limit in the table below; for the 40-60 test, use the 60 percent income limit below. All income limits shown in the following table are for use in MTSP projects that are using the income averaging test for compliance subsequent to the Consolidated Appropriations Act of 2018, Pub.L. No. 115-141, 132 Stat. 348 (SEC. 103.).

FY 2021 MTSP Income Limits									
FY 2021 MTSP Income Limit Area	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Washington-Arlington-	80 Percent	$72,240	$82,560	$92,880	$103,200	$111,520	$119,760	$128,000	$136,240

Alexandria, DC-VA-MD HUD Metro FMR Area	Income Limits								
	70 Percent Income Limits	$63,210	$72,240	$81,270	$90,300	$97,580	$104,790	$112,000	$119,210
	60 Percent Income Limits	$54,180	$61,920	$69,660	$77,400	$83,640	$89,820	$96,000	$102,180
	50 Percent (Very Low) Income Limits	$45,150	$51,600	$58,050	$64,500	$69,700	$74,850	$80,000	$85,150
	40 Percent Income Limits	$36,120	$41,280	$46,440	$51,600	$55,760	$59,880	$64,000	$68,120
	30 Percent Income Limits	$27,090	$30,960	$34,830	$38,700	$41,820	$44,910	$48,000	$51,090
	20 Percent	$18,060	$20,640	$23,220	$25,800	$27,880	$29,940	$32,000	$34,060

Income Limits

NOTE: Very low-income (50% Income Limits) calculations published by HUD are used as the basis for determining the full range of income limits for minimum set-aside tests. The following illustrates the calculation of additional limits:

70% limit: 140 percent or (70/50) of the income limit for a very low-income family of the same size.
60% limit: 120 percent or (60/50) of the income limit for a very low-income family of the same size.
50% limit: Equals the income limit for a very low-income family of the same size.
40% limit: 80 percent or (40/50) of the income limit for a very low-income family of the same size.
30% limit: 60 percent or (30/50) of the income limit for a very low-income family of the same size.
20% limit: 40 percent or (20/50) of the income limit for a very low-income family of the same size.

For HUD hold harmless impacted projects placed into service by December, 31, 2008: Section 3009(a)(E)(ii) & (iii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) defines projects as a "HUD hold harmless impacted project" if the project was subject to a policy similar to the rules outlined in section 3009(a)(E)(i) to prevent income limits from declining. A special set of income limits are required for any project located in counties or metropolitan statistical areas (MSAs) that were held harmless under the prior HUD Income Limit Hold Harmless policy with respect to its area median gross income. **Income limits for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area were not impacted by the Income Limit Hold Harmless policy prior to HERA. As a result, projects placed into service prior to December, 31, 2008 in Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area do not require the calculation of a special income limit.**

For projects placed into service prior to the publication of FY2021 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289)

provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021

04/01/2021 to Present	FY2021

NOTE: Official determinations of maximum income limits and all compliance issues are the purview of the State Housing Finance Agencies and the Internal Revenue Service. A list of state allocating agencies and their internet contact information is available here.

Official MTSP Income limits, available in pdf and excel formats at this link, may differ slightly from those calculated in the documentation system and should be used for ALL official purposes. Underlined headings in both the IL table link to detailed documentation concerning the calculations of the parameters listed here.

Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Prepared by the Program Parameters and Research Division, HUD.

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