



# FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income <input type="button" value="Explanation"/>	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area</b>	\$126,000	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	44,100	50,400	56,700	<b>63,000</b>	68,050	73,100	78,150	83,200
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	26,500	30,250	34,050	<b>37,800</b>	40,850	43,850	46,900	49,900
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	55,750	63,700	71,650	<b>79,600</b>	86,000	92,350	98,750	105,100

**NOTE:** 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 generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area**.

The **Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area** contains the following areas: District of Columbia, DC; Calvert County, MD; Charles County, MD; Frederick County, MD; Montgomery County, MD; Prince George's County, MD; Arlington County, VA; Clarke County, VA; Fairfax County, VA; Fauquier County, VA; Loudoun County, VA; Prince William County, VA; Spotsylvania County, VA; Stafford County, VA; Alexandria city, VA; Fairfax city, VA; Falls Church city, VA; Fredericksburg city, VA; Manassas city, VA; and Manassas Park city, VA.

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

FY2019 Median Family Income and Income Limits for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area

Select a different county or county equivalent in District of Columbia:

Select any FY2020 HUD Metropolitan FMR Area's Income Limits:

Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area   
Select HMFA Income Limits Area