



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family						
			1	2	3	4	5	6	7
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	\$154,700	Very Low (50%) Income Limits (\$) Click for More Detail	54,150	61,900	69,650	77,350	83,550	89,750	95,950
		Extremely Low Income Limits (\$)* Click for More Detail	32,500	37,150	41,800	46,400	50,150	53,850	57,550
		Low (80%) Income Limits (\$) Click for More Detail	68,500	78,250	88,050	97,800	105,650	113,450	121,300

NOTE: **Montgomery County** 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 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 [Fair Market Rent documentation system](#).

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

[FY2023 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 Maryland:

- Frederick County
- Garrett County
- Harford County
- Howard County
- Kent County
- Montgomery County

Select any FY2024 HUD Metropolitan FMR Area's Income Limits:

Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area

Select county or county equivalent

Or press below to start over and select a different state:

Select a new state

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Prepared by the [Program Parameters and Research Division](#), HUD.