



FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family						
			1	2	3	4	5	6	7
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	\$163,900	Very Low (50%) Income Limits (\$) Click for More Detail	57,400	65,600	73,800	81,950	88,550	95,100	101,650
		Extremely Low Income Limits (\$)* Click for More Detail	34,450	39,350	44,250	49,150	53,100	57,050	60,950
		Low (80%) Income Limits (\$) Click for More Detail	74,800	85,450	96,150	106,800	115,350	123,900	132,450

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; 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.

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

[FY2024 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 FY2025 HUD Metropolitan FMR Area's Income Limits:

▼

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

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