

**Montgomery County HOME Program Limits**

**2020 HOME Income Limits (% of Median Family Income - MFI): - Effective July 1, 2020**

Household Size	30%	50%	60%	65%	70%	80%	100%
	Rental			HOME Rental	Homeownership		
One Person	\$20,300.00	\$33,850.00	\$ 40,620.00	\$ 44,005.00	\$ 47,390.00	\$ 54,150.00	\$ 67,700.00
Two Persons	\$23,200.00	\$38,650.00	\$ 46,380.00	\$ 50,245.00	\$ 54,110.00	\$ 61,850.00	\$ 77,300.00
Three Persons	\$26,100.00	\$43,500.00	\$ 52,200.00	\$ 56,550.00	\$ 60,900.00	\$ 69,600.00	\$ 87,000.00
Four Persons	\$29,000.00	\$48,300.00	\$ 57,960.00	\$ 62,790.00	\$ 67,620.00	\$ 77,300.00	\$ 96,600.00
Five Persons	\$31,350.00	\$52,200.00	\$ 62,640.00	\$ 67,860.00	\$ 73,080.00	\$ 83,500.00	\$ 104,400.00
Six Persons	\$33,650.00	\$56,050.00	\$ 67,260.00	\$ 72,865.00	\$ 78,470.00	\$ 89,700.00	\$ 112,100.00
Seven Persons	\$36,000.00	\$59,900.00	\$ 71,880.00	\$ 77,870.00	\$ 83,860.00	\$ 95,900.00	\$ 119,800.00
Eight Persons	\$38,300.00	\$63,800.00	\$ 76,560.00	\$ 82,940.00	\$ 89,320.00	\$ 102,050.00	\$ 127,600.00

92.252 **Note:** For rental projects HOME Regulations state that no household's income can exceed 65% of MFI.

92.216 **By regulation, the County is required to guarantee 90% of our assisted units have a household income of 60% of MFI**

**Therefore, Montgomery County requests that rental household's income should not exceed 60% of MFI**

92.252b In addition, for multi-unit projects with five or more units, 20% of the units must be occupied by households with incomes that do not exceed 50% of MFI.

92.217 For homeownership projects, no household's income can exceed 80% of MFI.

Montgomery County's general Median Family Income (MFI) is \$90,100

**2020 Per Unit Subsidy Limits: July 1, 2020)**

**2019 Montgomery County Median Sale Prices**

**Sale Price Limits**

92.250 Unit Size	Construction Per Unit Limit	Existing Unit	New Construction
Efficiency	\$ 153,314.00	\$ 295,000.00	\$ 429,775.00
One Bedroom	\$ 175,752.00		
Two Bedroom	\$ 213,718.00		
Three Bedroom	\$ 276,482.00		
Four Bedroom	\$ 303,490.00		

**2020 2020 HOME Program Rents - Effective July 1, 2020**

**Philadelphia-Camden-Wilmington,**

	Efficiency	One BR	Two BR	Three BR	Four BR	Five BR	Six BR
Low HOME Rent Limit	846	906	1087	1256	1401	1546	1690
High HOME Rent Limit	864	1013	1226	1528	1754	1928	2092
92.252b <b>Fair Market Rent</b>	<b>864</b>	<b>1013</b>	<b>1226</b>	<b>1528</b>	<b>1754</b>	2017	2280
<b>50% Rent Limit</b>	846	906	1087	1256	1401	1546	1690
<b>65% Rent Limit</b>	1080	1158	1392	1599	1764	<b>1928</b>	<b>2092</b>

\*Adjusted Low HOME Rent or High HOME Rent corrects for last year's incorrect hold harmless rent.

**Note:** The HOME Program establishes the maximum gross rent standard, which is the lesser of the Fair Market Rent or the 65% HOME Rent Limit.

In addition, 20% of the rental units in a five or more unit project cannot have gross rents that exceed the 50% HOME Rent Limit.

92.252b **Gross rent is defined as the contract rent plus a utility allowance for all utilities paid by the tenant.**

Please Contact the Department of Housing & Community Development for the applicable utility allowances.

The maximum gross rents are denoted in bold RED type highlighted in yellow.