

Montgomery County Department of Housing and Community Affairs - 2021 Rent and Income Limits



Area Median Income (for a family of four) is \$129,000 (effective June 1, 2021)

Maximum HOME Income Limits by Household Size (effective June 1, 2021)

These income limits are applicable for all DHCA-administered programs (HOME, CDBG, HIF, Rental Agreements, MPDU, PILOT, etc.) unless the program or project agreements specify otherwise. If a project includes non-DHCA funding, such as LIHTC or a Maryland State or Federal financing product, then the more stringent limits will apply. Consult your loan documents or contact your DHCA Asset Management rep should you have questions on rent limit applicability.

Family Size	30% AMI Max Rent (30% Rent)	35% AMI Max Rent (30% Rent)	40% AMI Max Rent (30% Rent)	50% AMI Max Rent (30% Rent)	55% AMI Max Rent (30% Rent)	60% AMI Max Rent (30% Rent)	65% AMI Max Rent (30% Rent)	~64% AMI Max Rent (30% Rent)
	Extremely Low Income			Very Low Income			Low Income (capped)	
1	\$27,100 \$677	\$31,605 \$790	\$36,120 \$903	\$45,150 \$1,128	\$49,665 \$1,241	\$54,180 \$1,354	\$58,695 \$1,467	\$57,650 \$1,441
2	\$31,000 \$775	\$36,120 \$903	\$41,280 \$1,032	\$51,600 \$1,290	\$56,760 \$1,419	\$61,920 \$1,548	\$67,080 \$1,677	\$65,850 \$1,646
3	\$34,850 \$871	\$40,635 \$1,015	\$46,440 \$1,161	\$58,050 \$1,451	\$63,855 \$1,596	\$69,660 \$1,741	\$75,465 \$1,886	\$74,100 \$1,852
4	\$38,700 \$967	\$45,150 \$1,128	\$51,600 \$1,290	\$64,500 \$1,612	\$70,950 \$1,773	\$77,400 \$1,935	\$83,850 \$2,096	\$82,300 \$2,057
5	\$41,800 \$1,045	\$48,790 \$1,219	\$55,760 \$1,394	\$69,700 \$1,742	\$76,670 \$1,916	\$83,640 \$2,091	\$90,610 \$2,265	\$88,900 \$2,222
6	\$44,900 \$1,122	\$52,395 \$1,309	\$59,880 \$1,497	\$74,850 \$1,871	\$82,335 \$2,058	\$89,820 \$2,245	\$97,305 \$2,432	\$95,500 \$2,387
7	\$48,000 \$1,200	\$56,000 \$1,400	\$64,000 \$1,600	\$80,000 \$2,000	\$88,000 \$2,200	\$96,000 \$2,400	\$104,000 \$2,600	\$102,100 \$2,552
8	\$51,100 \$1,277	\$59,605 \$1,490	\$68,120 \$1,703	\$85,150 \$2,128	\$93,665 \$2,341	\$102,180 \$2,554	\$110,695 \$2,767	\$108,650 \$2,716

Maximum HOME Rent Limits (effective June 1, 2021)

These rent limits are only effective for the HOME Program. The Fair Market Rent is included as a reference. If a project includes an additional Federal/HUD product, then the more stringent limit is applicable. Consult your loan documents or contact your DHCA Asset Management rep should you have questions on rent limit applicability.

Rent Limit	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME	\$846	\$1,128	\$1,209	\$1,451	\$1,677	\$1,871	\$2,064	\$2,257
High HOME	\$1,034	\$1,379	\$1,479	\$1,765	\$2,044	\$2,260	\$2,476	\$2,691
Fair Mkt Rent	\$1,134	\$1,513	\$1,548	\$1,765	\$2,263	\$2,742	\$3,153	\$3,565

Maximum Income and Rents by Unit Size (effective June 1, 2021) assumes 1.5 persons per bedroom

These rent limits are applicable for all non-federal DHCA-administered programs (HIF, Rental Agreements, MPDU, PILOT, etc.) unless the program or project agreements specify otherwise. If a project includes non-DHCA funding, such as LIHTC or a Maryland State or Federal financing product, then the more stringent limits will apply. Consult your loan documents or contact your DHCA Asset Management rep should you have questions on rent limit applicability.

Unit Size	30% AMI Max Rent (30% Rent)	35% AMI Max Rent (30% Rent)	40% AMI Max Rent (30% Rent)	50% AMI Max Rent (30% Rent)	55% AMI Max Rent (30% Rent)	60% AMI Max Rent (30% Rent)	65% AMI Max Rent (30% Rent)	~68% AMI Max Rent (30% Rent)
0	\$27,100 \$677	\$31,605 \$790	\$36,120 \$903	\$45,150 \$1,128	\$49,665 \$1,241	\$54,180 \$1,354	\$58,695 \$1,467	\$57,650 \$1,441
1	\$29,050 \$726	\$33,863 \$846	\$38,700 \$967	\$48,375 \$1,209	\$53,213 \$1,330	\$58,050 \$1,451	\$62,888 \$1,572	\$61,750 \$1,543
2	\$34,850 \$871	\$40,635 \$1,015	\$46,440 \$1,161	\$58,050 \$1,451	\$63,855 \$1,596	\$69,660 \$1,741	\$75,465 \$1,886	\$74,100 \$1,852
3	\$40,250 \$1,006	\$46,970 \$1,174	\$53,680 \$1,342	\$67,100 \$1,677	\$73,810 \$1,845	\$80,520 \$2,013	\$87,230 \$2,180	\$85,600 \$2,140
4	\$44,900 \$1,122	\$52,395 \$1,309	\$59,880 \$1,497	\$74,850 \$1,871	\$82,335 \$2,058	\$89,820 \$2,245	\$97,305 \$2,432	\$95,500 \$2,387
5	\$49,550 \$1,238	\$57,803 \$1,445	\$66,060 \$1,651	\$82,575 \$2,064	\$90,833 \$2,270	\$99,090 \$2,477	\$107,348 \$2,683	\$105,375 \$2,634