

Montgomery County DHCA - 2023 Rent and Income Limits



Area Median Income (for a family of four) is **\$152,100** (effective June 15, 2023)

Maximum Income Limits by Household Size (effective June 15, 2023)

These **income limits** are applicable for DHCA-administered programs (such as HOME, CDBG, HIF, Rental Agreements, 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 (Est.) (30% Rent)	40% AMI Max Rent (Est.) (30% Rent)	50% AMI Max Rent (30% Rent)	55% AMI Max Rent (Est.) (30% Rent)	60% AMI Max Rent (Est.) (30% Rent)	65% AMI Max Rent (Est.) (30% Rent)	~63% AMI Max Rent (Est.) (30% Rent)								
	Extremely Low Income			Very Low Income			Low Income (capped)									
	30%	30%	30%	30%	30%	30%	30%	30%								
1	\$31,650	\$791	\$36,925	\$923	\$42,200	\$1,055	\$52,750	\$1,318	\$58,025	\$1,450	\$63,300	\$1,582	\$68,575	\$1,714	\$66,465	\$1,661
2	\$36,200	\$905	\$42,210	\$1,055	\$48,240	\$1,206	\$60,300	\$1,507	\$66,330	\$1,658	\$72,360	\$1,809	\$78,390	\$1,959	\$75,978	\$1,899
3	\$40,700	\$1,017	\$47,495	\$1,187	\$54,280	\$1,357	\$67,850	\$1,696	\$74,635	\$1,865	\$81,420	\$2,035	\$88,205	\$2,205	\$85,491	\$2,137
4	\$45,200	\$1,130	\$53,235	\$1,330	\$60,840	\$1,521	\$75,350	\$1,883	\$83,655	\$2,091	\$91,260	\$2,281	\$98,865	\$2,471	\$95,823	\$2,395
5	\$48,850	\$1,221	\$56,980	\$1,424	\$65,120	\$1,628	\$81,400	\$2,035	\$89,540	\$2,238	\$97,680	\$2,442	\$105,820	\$2,645	\$102,564	\$2,564
6	\$52,450	\$1,311	\$61,215	\$1,530	\$69,960	\$1,749	\$87,450	\$2,186	\$96,195	\$2,404	\$104,940	\$2,623	\$113,685	\$2,842	\$110,187	\$2,754
7	\$56,050	\$1,401	\$65,415	\$1,635	\$74,760	\$1,869	\$93,450	\$2,336	\$102,795	\$2,569	\$112,140	\$2,803	\$121,485	\$3,037	\$117,747	\$2,943
8	\$59,700	\$1,492	\$69,650	\$1,741	\$79,600	\$1,990	\$99,500	\$2,487	\$109,450	\$2,736	\$119,400	\$2,985	\$129,350	\$3,233	\$125,370	\$3,134

Source: FY2023 Income Limits Summary from HUD

https://www.huduser.gov/portal/datasets/il/il2023/2023summary.odn?STATES=11.0&INPUTNAME=METRO47900M47900*1100199999%2BDistrict+of+Columbia&statelist=&stname=District+of+Columbia&wherefrom=%24wherefrom%24&statefp=11&year=2023&ne_flag=&selection_type=county&incpath=%24incpath%24&data=2023&SubmitButton=View+County+Calculations

Maximum HOME Rent Limits (effective June 15, 2023)

These **rent limits** are only 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	\$988	\$1,318	\$1,413	\$1,696	\$1,959	\$2,186	\$2,411	\$2,637
High HOME	\$1,191	\$1,589	\$1,615	\$1,838	\$2,299	\$2,688	\$2,947	\$3,207
Fair Mkt Rent	\$1,191	\$1,589	\$1,615	\$1,838	\$2,299	\$2,742	\$3,153	\$3,565

https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_MD_2023.pdf

<https://www.huduser.gov/portal/datasets/home-rent-limits.html#:~:text=The%20rent%20does%20not%20exceed%2030%20percent%20of,average%20occupancy%20per%20unit%20and%20adjusted%20income%20assumptions.>

Maximum Income and Rents by Unit Size (effective June 15, 2023) assumes 1.5 persons per bedroom

These **rent limits** are applicable for non-federal DHCA-administered programs (such as HIF, Rental Agreements, 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 (Est.) (30% Rent)	40% AMI Max Rent (Est.) (30% Rent)	50% AMI Max Rent (30% Rent)	55% AMI Max Rent (Est.) (30% Rent)	60% AMI Max Rent (Est.) (30% Rent)	65% AMI Max Rent (Est.) (30% Rent)	63% AMI Max Rent (30% Rent)								
0	\$31,650	\$791	\$36,925	\$923	\$42,200	\$1,055	\$52,750	\$1,318	\$58,025	\$1,450	\$63,300	\$1,582	\$68,575	\$1,714	\$66,465	\$1,661
1	\$33,925	\$848	\$39,568	\$989	\$45,220	\$1,130	\$56,525	\$1,413	\$62,178	\$1,554	\$67,830	\$1,695	\$73,483	\$1,837	\$71,222	\$1,780
2	\$40,700	\$1,017	\$47,495	\$1,187	\$54,280	\$1,357	\$67,850	\$1,696	\$74,635	\$1,865	\$81,420	\$2,035	\$88,205	\$2,205	\$85,491	\$2,137
3	\$47,025	\$1,175	\$55,108	\$1,377	\$62,980	\$1,574	\$78,375	\$1,959	\$86,598	\$2,164	\$94,470	\$2,361	\$102,343	\$2,558	\$99,194	\$2,479
4	\$52,450	\$1,311	\$61,215	\$1,530	\$69,960	\$1,749	\$87,450	\$2,186	\$96,195	\$2,404	\$104,940	\$2,623	\$113,685	\$2,842	\$110,187	\$2,754
5	\$57,875	\$1,446	\$67,533	\$1,688	\$77,180	\$1,929	\$96,475	\$2,411	\$106,123	\$2,653	\$115,770	\$2,894	\$125,418	\$3,135	\$121,559	\$3,038

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn