

Montgomery County DHCA - 2024 Rent and Income Limits



Area Median Income (for a family of four) is **\$154,700** (effective June 15, 2024)

Maximum Income Limits by Household Size (effective June 15, 2024)

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	35% AMI (Est.)	Max Rent	40% AMI (Est.)	Max Rent	50% AMI	Max Rent	55% AMI (Est.)	Max Rent	60% AMI (Est.)	Max Rent	65% AMI (Est.)	Max Rent	~63% AMI (Est.)	Max Rent
	Extremely Low Income				Very Low Income								Low Income (capped)			
1	\$32,500	\$812	\$37,905	\$947	\$43,320	\$1,083	\$54,150	\$1,353	\$59,565	\$1,489	\$64,980	\$1,624	\$70,395	\$1,759	\$68,229	\$1,705
2	\$37,150	\$928	\$43,330	\$1,083	\$49,520	\$1,238	\$61,900	\$1,547	\$68,090	\$1,702	\$74,280	\$1,857	\$80,470	\$2,011	\$77,994	\$1,949
3	\$41,800	\$1,045	\$48,755	\$1,218	\$55,720	\$1,393	\$69,650	\$1,741	\$76,615	\$1,915	\$83,580	\$2,089	\$90,545	\$2,263	\$87,759	\$2,193
4	\$46,400	\$1,160	\$54,145	\$1,353	\$61,880	\$1,547	\$77,350	\$1,933	\$85,085	\$2,127	\$92,820	\$2,320	\$100,555	\$2,513	\$97,461	\$2,436
5	\$50,150	\$1,253	\$58,485	\$1,462	\$66,840	\$1,671	\$83,550	\$2,088	\$91,905	\$2,297	\$100,260	\$2,506	\$108,615	\$2,715	\$105,273	\$2,631
6	\$53,850	\$1,346	\$62,825	\$1,570	\$71,800	\$1,795	\$89,750	\$2,243	\$98,725	\$2,468	\$107,700	\$2,692	\$116,675	\$2,916	\$113,085	\$2,827
7	\$57,550	\$1,438	\$67,165	\$1,679	\$76,760	\$1,919	\$95,950	\$2,398	\$105,545	\$2,638	\$115,140	\$2,878	\$124,735	\$3,118	\$120,897	\$3,022
8	\$61,250	\$1,531	\$71,505	\$1,787	\$81,720	\$2,043	\$102,150	\$2,553	\$112,365	\$2,809	\$122,580	\$3,064	\$132,795	\$3,319	\$128,709	\$3,217

Source: FY2024 Income Limits Summary from Hud

https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?inputname=METRO47900M47900*Washington-Arlington-Alexandria%2C+DC-VA-MD+HUD+Metro+FMR+Area&wherefrom=%24wherefrom%24&selection_type=hmfa&year=2024

Maximum HOME Rent Limits (effective June 15, 2024)

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	\$1,014	\$1,353	\$1,450	\$1,741	\$2,011	\$2,243	\$2,476	\$2,707
High HOME	\$1,269	\$1,693	\$1,803	\$2,045	\$2,509	\$2,779	\$3,048	\$3,317
Fair Mkt Rent	\$1,329	\$1,772	\$1,803	\$2,045	\$2,544	\$3,015	\$3,467	\$3,920

[Version 9.4 SAS System Output \(huduser.gov\)](#)

[HOME Rent Limits | HUD USER](#)

Maximum Income and Rents by Unit Size (effective June 15, 2024) 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 (Est.)	Max Rent (30% Rent)	40% AMI (Est.)	Max Rent (30% Rent)	50% AMI	Max Rent (30% Rent)	55% AMI (Est.)	Max Rent (30% Rent)	60% AMI (Est.)	Max Rent (30% Rent)	65% AMI (Est.)	Max Rent (30% Rent)	63% AMI	Max Rent (30% Rent)
0	\$32,500	\$812	\$37,905	\$947	\$43,320	\$1,083	\$54,150	\$1,353	\$59,565	\$1,489	\$64,980	\$1,624	\$70,395	\$1,759	\$68,229	\$1,705
1	\$34,825	\$870	\$40,618	\$1,015	\$46,420	\$1,160	\$58,025	\$1,450	\$63,828	\$1,595	\$69,630	\$1,740	\$75,433	\$1,885	\$73,112	\$1,827
2	\$41,800	\$1,045	\$48,755	\$1,218	\$55,720	\$1,393	\$69,650	\$1,741	\$76,615	\$1,915	\$83,580	\$2,089	\$90,545	\$2,263	\$87,759	\$2,193
3	\$48,275	\$1,206	\$56,315	\$1,407	\$64,360	\$1,609	\$80,450	\$2,011	\$88,495	\$2,212	\$96,540	\$2,413	\$104,585	\$2,614	\$101,367	\$2,534
4	\$53,850	\$1,346	\$62,825	\$1,570	\$71,800	\$1,795	\$89,750	\$2,243	\$98,725	\$2,468	\$107,700	\$2,692	\$116,675	\$2,916	\$113,085	\$2,827
5	\$59,400	\$1,485	\$69,335	\$1,733	\$79,240	\$1,981	\$99,050	\$2,476	\$108,955	\$2,723	\$118,860	\$2,971	\$128,765	\$3,219	\$124,803	\$3,120

[FY 2024 Fair Market Rent \(FMRs\) Documentation System — Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area \(huduser.gov\)](#)