

**NOTICE TO OWNER/PROPERTY MANAGER
YORK COUNTY HOME PROGRAM
TENANT INCOME LIMITS**

Effective Date: June 15, 2017

HOME PROGRAM INCOME LIMITS			
Household Size	50% of Median 20% of tenants must meet this income standard and occupy the Very-Low HOME units Very Low Income	60% of Median All tenants must meet this standard Low Income	80% of Median *Exceptions Only Limit to Low Income
1 person	\$24,800	\$29,760	\$39,700
2 persons	\$28,350	\$34,020	\$45,350
3 persons	\$31,900	\$38,280	\$51,000
4 persons	\$35,400	\$42,480	\$56,650
5 persons	\$38,250	\$45,900	\$61,200
6 persons	\$41,100	\$49,320	\$65,750
7 persons	\$43,900	\$52,680	\$70,250
8 persons	\$46,750	\$56,100	\$74,800

OCCUPANCY RULES

- “Program Rule”: At the time of project’s initial occupancy, 90% of households must be at or below 60% of area median income. The balance of the units may be occupied by households at or below 80% of area median income. (*LIHTC limits may apply.)
- “Project Rule”: In projects of five or more units, at least 20% of households must be at or below 50% of area median income and occupy the Very Low HOME units.
- No households may move into a HOME assisted unit if their income is greater than 80% of area median income. (*LIHTC limits may apply.)
- Household income may rise during occupancy with no effect in rent unless income exceeds 80% of area median income. (See Compliance in HOME Rental Projects - Guide for Owners, published 2009) (*LIHTC limits may apply.)

****LIHTC Rules apply for units assisted with both LIHTC and HOME. The most restrictive program limits must be used. Admission of 80% households are permitted only in projects without LIHTC.***