

**NOTICE TO OWNER/PROPERTY MANAGER
YORK COUNTY HOME PROGRAM
MAXIMUM RENT LIMITS**

Effective Date: June 15, 2017

NOTE: Every HOME assisted unit is subject to rent controls. Please post this notice.

MAXIMUM RENT-PLUS-UTILITY STANDARDS							
Subtract Utility Allowance to Determine Maximum Actual Rents							
Unit Size:	0 Bedroom (Efficiency)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Very-Low-Income Rent-plus-Utility Standard LOW HOME RENT LIMIT (50% limits)	\$570	\$668	\$801	\$925	\$1,032	\$1,139	\$1,246
Low-Income Rent-plus-Utility Standard (all units must be at or below this level) HIGH HOME RENT LIMIT (60/80% limits)	\$570	\$686	\$892	\$1,167	\$1,245	\$1,432	\$1,619
The following is for information purposes only - not to be used as HOME rent limits:							
Fair Market Rent	\$570	\$686	\$892	\$1,167	\$1,245	\$1,432	\$1,619
50% rent limit	\$623	\$668	\$801	\$925	\$1,032	\$1,139	\$1,246
65% rent limit	\$850	\$912	\$1,096	\$1,257	\$1,383	\$1,507	\$1,632

- The rent standards above must be reduced if the tenant pays for utilities. This is because the calculation of these rent standards includes all utilities, except telephone and cable/satellite. Yet in practice, many utilities – water, heat, air conditioning, fuel, etc. are not included in rents.
- Utility allowances provide a mechanism for adjusting the maximum allowable HOME rents when some or all utilities are paid by the tenant.
- Examples:

\$1,167	High HOME rent limit	\$925	Low HOME rent limit
- 100	Allowance for heat and water	-100	Allowance for heat and water
\$1,157	Max allowable High HOME rent	\$825	Max allowable Low HOME rent
- Utility allowance adjustments proposed by owners/managers for specific projects must be approved by York County.