

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

Effective Date: July 1, 2020

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	\$28,800	\$34,560	\$46,050
2 persons	\$32,900	\$39,480	\$52,600
3 persons	\$37,000	\$44,400	\$59,200
4 persons	\$41,100	\$49,320	\$65,750
5 persons	\$44,400	\$53,280	\$71,050
6 persons	\$47,700	\$57,240	\$76,300
7 persons	\$51,000	\$61,200	\$81,550
8 persons	\$54,300	\$65,160	\$86,800

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.***