

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

Effective Date: July 1, 2020

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)	\$634	\$739	\$925	\$1,068	\$1,192	\$1,316	\$1,438
Low-Income Rent-plus-Utility Standard (all units must be at or below this level) HIGH HOME RENT LIMIT (60/80% limits)	\$634	\$739	\$973	\$1,230	\$1,333	\$1,533	\$1,733
The following is for information purposes only - not to be used as HOME rent limits:							
Fair Market Rent	\$634	\$739	\$973	\$1,230	\$1,333	\$1,533	\$1,733
50% rent limit	\$720	\$771	\$925	\$1,068	\$1,192	\$1,316	\$1,438
65% rent limit	\$916	\$983	\$1,182	\$1,356	\$1,494	\$1,629	\$1,765

- 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:

\$1,230	High HOME rent limit	\$1,068	Low HOME rent limit
- 100	Allowance for heat and water	-100	Allowance for heat and water
\$1,130	Max allowable High HOME rent	\$ 968	Max allowable Low HOME rent
- Utility allowance adjustments proposed by owners/managers for specific projects must be approved by York County.