

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

Effective Date: June 28, 2019

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)	\$611	\$718	\$862	\$996	\$1,111	\$1,226	\$1,340
Low-Income Rent-plus-Utility Standard (all units must be at or below this level) HIGH HOME RENT LIMIT (60/80% limits)	\$611	\$722	\$946	\$1,212	\$1,297	\$1,492	\$1,637
The following is for information purposes only - not to be used as HOME rent limits:							
Fair Market Rent	\$611	\$722	\$946	\$1,212	\$1,297	\$1,492	\$1,686
50% rent limit	\$671	\$718	\$862	\$996	\$1,111	\$1,226	\$1,340
65% rent limit	\$853	\$914	\$1,099	\$1,261	\$1,388	\$1,512	\$1,637

- 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:

\$1,212	High HOME rent limit	\$996	Low HOME rent limit
- 100	Allowance for heat and water	-100	Allowance for heat and water
\$1,112	Max allowable High HOME rent	\$896	Max allowable Low HOME rent
- Utility allowance adjustments proposed by owners/managers for specific projects must be approved by York County.