

**Montgomery County
2009 Income Limits**

Area Median Income is **\$102,700** (effective 4/27/2009)

Maximum Income and Rents by Family Size

Family Size	30% AMI	Max Rent	"Very Low Income"	Max Rent	Max Rent	60% AMI	Max Rent	Max Rent	"Low Income"	Max Rent	Max Rent	Estimated	
												80% AMI	Max Rent
		30%		(50% area med) 25%	30%		25%	30%		(capped by HUD - approx 62.3% AMI) 25% 30%			30%
1	\$21,550	\$538.75	\$35,950	\$748.96	\$898.75	\$43,140	\$898.75	\$1,078.50	\$44,800	\$933.33	\$1,120.00	\$57,520	\$1,438.00
2	\$24,650	\$616.25	\$41,100	\$856.25	\$1,027.50	\$49,320	\$1,027.50	\$1,233.00	\$51,200	\$1,066.67	\$1,280.00	\$65,760	\$1,644.00
3	\$27,700	\$692.50	\$46,200	\$962.50	\$1,155.00	\$55,440	\$1,155.00	\$1,386.00	\$57,600	\$1,200.00	\$1,440.00	\$73,920	\$1,848.00
4	\$30,800	\$770.00	\$51,350	\$1,069.79	\$1,283.75	\$61,620	\$1,283.75	\$1,540.50	\$64,000	\$1,333.33	\$1,600.00	\$82,160	\$2,054.00
5	\$33,250	\$831.25	\$55,450	\$1,155.21	\$1,386.25	\$66,540	\$1,386.25	\$1,663.50	\$69,100	\$1,439.58	\$1,727.50	\$88,720	\$2,218.00
6	\$35,750	\$893.75	\$59,550	\$1,240.63	\$1,488.75	\$71,460	\$1,488.75	\$1,786.50	\$74,250	\$1,546.88	\$1,856.25	\$95,280	\$2,382.00
7	\$38,200	\$955.00	\$63,650	\$1,326.04	\$1,591.25	\$76,380	\$1,591.25	\$1,909.50	\$79,350	\$1,653.13	\$1,983.75	\$101,840	\$2,546.00
8	\$40,650	\$1,016.25	\$67,800	\$1,412.50	\$1,695.00	\$81,360	\$1,695.00	\$2,034.00	\$84,500	\$1,760.42	\$2,112.50	\$108,480	\$2,712.00

Maximum Income and Rents by Unit Size (assumes 1.5 persons per bedroom)

Unit Size	30% AMI	30% Rent	50% AMI	25% Rent	30% Rent	60% AMI	25% Rent	30% Rent	"Low Income"	25% Rent	30% Rent	Estimated	
												80% AMI	30% Rent
1	\$23,100	\$577.50	\$38,525	\$802.60	\$963.13	\$46,230	\$963.13	\$1,155.75	\$48,000	\$1,000.00	\$1,200.00	\$61,640	\$1,541.00
2	\$27,700	\$692.50	\$46,200	\$962.50	\$1,155.00	\$55,440	\$1,155.00	\$1,386.00	\$57,600	\$1,200.00	\$1,440.00	\$73,920	\$1,848.00
3	\$32,025	\$800.63	\$53,400	\$1,112.50	\$1,335.00	\$64,080	\$1,335.00	\$1,602.00	\$66,550	\$1,386.46	\$1,663.75	\$85,440	\$2,136.00
4	\$35,750	\$893.75	\$59,550	\$1,240.63	\$1,488.75	\$71,460	\$1,488.75	\$1,786.50	\$74,250	\$1,546.88	\$1,856.25	\$95,280	\$2,382.00

HOME PER UNIT SUBSIDY LIMITS (effective 4/6/2009)

	2.69 Inflator					
	<u>SRQ</u>	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
Non-Elevator	\$101,343	\$135,124	\$155,797	\$187,894	\$240,510	\$267,937
Elevator	\$106,649	\$142,199	\$163,006	\$198,215	\$256,424	\$281,476

FAIR MARKET RENTS (effective 4/27/2009)

<u>SRQ</u>	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$751	\$1,002	\$1,130	\$1,288	\$1,646	\$2,157	\$2,481	\$2,804

HUD HOME Rent Limits (effective 4/27/2009)

	<u>SRQ</u>	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
Low Home Rent Limit	\$673	\$898	\$963	\$1,155	\$1,335	\$1,488	\$1,643	\$1,797
High Home Rent Limit	\$751	\$1,002	\$1,130	\$1,288	\$1,630	\$1,799	\$1,966	\$2,134