

**HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY
PAYMENT STANDARDS AND FAIR MARKET RENT LIMITS
Effective 01/01/2018**

There are no maximum rent limits under the Housing Choice Voucher. The owner in the Housing Choice Voucher program is expected to charge a reasonable market rent for the unit based upon its size, location and amenities. The Voucher Payment Standard should be used as a gross rent guideline.

All Rents listed below represent gross rents (rent to owner plus utilities).

The new VPS 1/1/2018 will be used for new contracts effective **1/1/18**, which include **new clients** and **moves** by participants.

The new VPS 01/1/2018 will be used for **existing clients** at all recertification's effective **3/1/2018** and afterwards.

Bedroom Size	50th Percentile Fair Market Rents (Effective 9/01/2017)	94% VPS (Effective 01/01/2018)	110% of FMR (for PBV Rent to Owner Calc. Only)
EFFICIENCY	\$1,504	\$1,414	\$1,654
1 BEDROOM	\$1,561	\$1,467	\$1,717
2 BEDROOMS	\$1,793	\$1,685	\$1,972
3 BEDROOMS	\$2,353	\$2,212	\$2,588
4 BEDROOMS	\$2,902	\$2,728	\$3,192
5 BEDROOMS	\$3,337	\$3,137	\$3,671
6 BEDROOMS	\$3,773	\$3,547	\$4,150

**FY 2017 INCOME LIMITS
(Effective 04/14/2017)**

Median Income - \$110,300			
FAMILY SIZE	EXTREMELY LOW INCOME (ELI) 30%	VERY LOW INCOME (VLI) 50%	Low Income (LI) 80%
1	\$23,200	\$38,650	\$52,550
2	\$26,500	\$44,150	\$60,050
3	\$29,800	\$49,650	\$67,550
4	\$33,100	\$55,150	\$75,050
5	\$35,750	\$59,600	\$81,100
6	\$38,400	\$64,000	\$87,100
7	\$41,050	\$68,400	\$93,100
8+	\$43,700	\$72,800	\$99,100

**2017 POVERTY GUIDELINES FOR THE 48 CONTIGUOUS STATES
AND THE DISTRICT OF COLUMBIA
(Effective 01/31/2017)**

PERSONS IN FAMILY/HOUSEHOLD	POVERTY GUIDELINE
1	\$12,060
2	\$16,240
3	\$20,420
4	\$24,600
5	\$28,780
6	\$32,960
7	\$37,140
8	\$41,320
For families/households with more than 8 persons, add \$4,180 for each additional person	