

FREDERICK COUNTY REGULATION ON:

Moderately Priced Dwelling Unit Income Eligibility Requirements

Frederick County Housing and Community Development

SUMMARY:

This regulation establishes the maximum income eligibility limits for individuals and families who want to purchase or rent Moderately Priced Dwelling Units constructed and marketed under the Moderately Priced Dwelling Unit Program.

ADDRESSES:

Information and copies of this regulation are available from the Department of Housing and Community Development (DHCD), 5340 Spectrum Drive, Suite A, Frederick, Maryland 21701

STAFF CONTACT:

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BACKGROUND INFORMATION:

Chapter 6A (Section 1-6A-4) of the Frederick County Code, requires that the County issue regulations establishing maximum permitted moderate income levels for purchase and rental of Moderately Priced Dwelling Units (MPDUs). This regulation sets forth the maximum income levels permitted for the purchase and initial rental of an MPDU.

Adopted 11/22/02
Revised 05/24/05
Revised 10/13/15

Section 1

Maximum Income Limits for Purchase

The maximum income limits are based on 70% of the HUD Washington MSA and will automatically adjust annually when the income limits are published in the Federal Register.

Section 2

Maximum Income Limits for Rental

Except as specified in Section 4, Other Housing Programs, the maximum income limits are based on 50% of the HUD Washington MSA and will automatically adjust annually when the income limits are published in the Federal Register.

Section 3

Sources of Income

Maximum permitted moderate income is defined as the gross income received annually from all sources by all wage earners in a family or household unit. Sources of income include, but are not necessarily limited to the following:

- 1) Wages and salary
- 2) Child Support
- 3) Alimony
- 4) Interest from savings and checking accounts
- 5) Dividends and interest from stocks and bonds, and interest from certificates of deposit
- 6) Social Security benefits
- 7) Veterans Administration benefits
- 8) Overtime pay
- 9) Unemployment insurance benefits
- 10) Bonus payments
- 11) Pension and retirement payments
- 12) Disability benefits
- 13) Any other annuities or stipends received
- 14) Income from real estate investments
Loss generated from investments in real estate will not be used to reduce gross income.
- 15) Tax Exempt Income

Section 4

Other Housing Programs

When the requirement under Chapter 6A to provide moderately priced dwelling units is met through the construction of public housing or with housing constructed under other Federal, State or local programs to assist low and moderate income families, the income limits of the appropriate program will prevail. See §1-6A-5.2 of the Frederick County Code.