
MULTIFAMILY HOUSING UNDERWRITING APPLICATION INSTRUCTIONS

The Multifamily Housing Application Instructions (“Instructions”) follow the Application Checklist and explain each of the submission requirements. If applications do not meet all of the submission requirements, the Application review may be discontinued by the Agency.

All Applicants submitting an Underwriting Application for Tax Credits, PennHOMES or tax-exempt bond volume cap must submit their applications online this year, in addition to submitting one hard copy of the application. Specific instructions for filing electronically can be found on the Agency’s website at <http://www.phfa.org/developers/developer/housingapplication.aspx>. You MUST file an “Intent-to-Submit”, or, if you are submitting an application for volume cap, a Bond Term Sheet, prior to obtaining access to upload your application online. When an Intent-to-Submit or Bond Term Sheet is received online, an invoice for the application fee will be automatically generated and sent to the email address the applicant provides. Upon receipt of payment by the Agency, the associated online account will be unlocked to grant access to upload the application.

The hard copy application **must be submitted in a three-ring binder and tabbed numerically** using the Application Checklist. Applications not received in this manner will be returned.

**QUALIFIED CENSUS TRACTS AND DIFFICULT
DEVELOPMENT AREAS**

QUALIFIED CENSUS TRACTS – Effective January 28, 2017

MSA: **ALLENTOWN-BETHLEHEM - EASTON**

Carbon County

Tract No: 204.00

Lehigh County

Tract Nos: 4.00, 5.00, 7.00, 8.00, 9.00, 10.00, 12.00, 14.01, 15.01, 16.00, 17.00,
18.00, 19.00, 20.00, 21.00, 96.00, 97.00.

Northampton County

Tract Nos: 105.00, 108.00, 110.00, 112.00, 113.00, 142.00, 143.00, 144.00
146.00, 157.00.

MSA: **ALTOONA**

Blair County

Tract Nos: 1007.00, 1016.00, 1019.00.

MSA: **ERIE**

Erie County

Tract Nos: 1.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 11.00, 12.00, 13.00,
14.00, 15.00, 17.00, 18.00, 19.00, 20.00, 119.00.

MSA: **HARRISBURG - CARLISLE**

Cumberland County

Tract Nos: 123.00, 131.02, 132.00.

Dauphin County

Tract Nos: 201.00, 203.00, 206.00, 207.00, 209.00, 211.00, 212.00, 213.00,
214.00, 237.00.

MSA: **JOHNSTOWN**

Cambria County

Tract Nos: 1.00, 2.00, 3.00, 5.00, 6.00, 12.00, 134.00, 135.00, 136.00.

MSA: **LANCASTER**

Lancaster County

Tract Nos: 1.00, 3.00, 4.00, 7.00, 8.00, 9.00, 10.00, 14.00, 112.00, 147.00.

MSA: **LEBANON**

Lebanon County

Tract No: 3.00, 4.01, 4.02.

PMSA: **PHILADELPHIA**

Bucks County

Tract Nos: 1002.08, 1016.05.

Chester County

Tract Nos: 3026.00, 3054.00, 3055.00, 3056.00, 3116.00.

Delaware County

Tract Nos: 4003.01, 4003.02, 4004.01, 4004.02, 4024.00, 4025.00, 4026.00, 4029.00,
4031.04, 4044.00, 4045.00, 4046.00, 4047.00, 4048.00, 4049.00, 4050.00,
4051.00, 4052.00, 4053.00, 4054.00, 4063.00, 4064.02, 4105.00, 4107.00.

Montgomery County

Tract Nos: 2038.04, 2039.01, 2039.02, 2088.01, 2089.04, 2090.00.

Philadelphia County

Tract Nos: 4.01, 5.00, 7.00, 9.02, 20.00, 21.00, 22.00, 23.00, 28.01, 30.01, 30.02,
31.00, 32.00, 33.00, 36.00, 37.01, 37.02, 39.01, 41.01, 41.02, 60.00, 61.00,
62.00, 63.00, 64.00, 65.00, 66.00, 67.00, 69.00, 70.00, 71.01, 71.02, 72.00,
73.00, 74.00, 77.00, 80.00, 81.01, 81.02, 83.01, 83.02, 84.00, 85.00, 86.02,
87.01, 87.02, 88.01, 88.02, 90.00, 91.00, 92.00, 93.00, 94.00, 95.00, 96.00,
101.00, 102.00, 103.00, 104.00, 105.00, 106.00, 107.00, 108.00, 109.00,
110.00, 111.00, 112.00, 113.00, 114.00, 117.00, 119.00, 121.00, 122.01,
122.03, 122.04, 131.00, 132.00, 133.00, 137.00, 138.00, 139.00, 140.00,
141.00, 144.00, 145.00, 146.00, 147.00, 148.00, 149.00, 151.01, 151.02,
152.00, 153.00, 156.00, 157.00, 161.00, 162.00, 163.00, 164.00, 165.00,
166.00, 167.01, 167.02, 168.00, 169.01, 169.02, 170.00, 171.00, 172.01,
172.02, 173.00, 174.00, 175.00, 176.01, 176.02, 177.01, 177.02, 178.00,
179.00, 180.01, 188.00, 190.00, 191.00, 192.00, 195.01, 195.02, 197.00,
198.00, 199.00, 200.00, 201.01, 201.02, 202.00, 203.00, 204.00, 205.00,
238.00, 239.00, 240.00, 241.00, 242.00, 243.00, 244.00, 245.00, 246.00,
247.00, 248.00, 249.00, 252.00, 253.00, 267.00, 268.00, 271.00, 274.01,
274.02, 275.00, 276.00, 277.00, 278.00, 279.01, 279.02, 280.00, 281.00,
282.00, 283.00, 284.00, 285.00, 286.00, 287.00, 288.00, 289.01, 289.02,
290.00, 291.00, 292.00, 293.00, 294.00, 298.00, 299.00, 300.00, 301.00,
302.00, 305.01, 305.02, 306.00, 309.00, 311.01, 311.02, 312.00, 313.00,
314.01, 314.02, 316.00, 318.00, 321.00, 323.00, 325.00, 330.00, 337.01,
345.01, 357.01, 369.00, 376.00, 377.00, 381.00, 382.00, 383.00, 389.00,
390.00.

MSA: **PITTSBURGH**

Allegheny County

Tract Nos: 305.00, 402.00, 404.00, 405.00, 406.00, 409.00, 501.00, 506.00, 509.00,
510.00, 511.00, 603.00, 804.00, 807.00, 903.00, 1005.00, 1016.00,
1017.00, 1113.00, 1114.00, 1115.00, 1203.00, 1204.00, 1208.00, 1301.00,
1302.00, 1303.00, 1304.00, 1306.00, 1706.00, 1803.00, 2503.00, 2507.00,
2509.00, 2609.00, 2614.00, 2615.00, 2620.00, 2703.00, 2704.00, 2715.00,
2814.00, 2901.00, 2902.00, 3001.00, 4012.00, 4240.00, 4508.00, 4621.00,
4626.00, 4639.00, 4644.00, 4688.00, 4689.00, 4810.00, 4838.00, 4843.00,
4867.00, 4868.00, 4869.00, 4927.00, 4928.00, 4994.00, 5041.00, 5080.00,
5094.00, 5100.00, 5120.00, 5128.00, 5129.00, 5138.00, 5140.00, 5151.00,
5153.00, 5170.00, 5220.00, 5509.00, 5512.00, 5519.00, 5520.00, 5521.00,
5522.00, 5523.00, 5524.00, 5604.00, 5606.00, 5610.00, 5611.00, 5612.00;
5614.00, 5616.00, 5617.00, 5619.00, 5620.00, 5623.00, 5625.00, 5626.00;
5627.00, 5629.00, 5632.00.

Beaver County

Tract Nos: 6011.00, 6012.00, 6013.00, 6028.00, 6035.00, 6040.00, 6041.00, 6042.00, 6045.00, 6054.00, 6057.00

Butler County

Tract Nos: 9023.00, 9024.00, 9025.00, 9103.01, 9104.00.

Fayette County

Tract Nos: 2608.00, 2612.00, 2614.01, 2614.02, 2617.00, 2618.00, 2619.00, 2623.00, 2626.00, 2629.00, 2630.00, 2631.00.

Washington County

Tract Nos: 7041.00, 7543.00, 7544.00, 7752.00, 7753.00, 7832.00, 7833.00, 7921.00, 7922.00.

Westmoreland County

Tract Nos: 8001.00, 8002.00, 8003.00, 8006.00, 8007.00, 8014.00, 8028.00, 8040.00, 8041.00, 8052.00, 8054.00, 8060.00, 8076.00.

MSA: **READING**

Berks County

Tract Nos: 1.00, 2.00, 4.00, 5.00, 7.00, 8.00, 10.00, 11.00, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00, 21.00, 22.00, 23.00, 25.00, 26.00.

MSA: **SCRANTON-WILKES BARRE**

Lackawanna County

Tract Nos: 1002.00, 1003.00, 1004.00, 1006.00, 1011.00, 1014.00, 1026.00, 1029.00, 1107.00, 1108.00.

Luzerne County

Tract Nos: 2001.00, 2002.00, 2005.00, 2007.00, 2008.00, 2009.00, 2010.00, 2011.00, 2013.00, 2015.00, 2132.00, 2136.00, 2141.00, 2144.00, 2170.02, 2172.00, 2174.00, 2175.00, 2176.00, 2177.00, 2179.00.

MSA: **STATE COLLEGE**

Centre County

Tract Nos: 120.00; 121.00; 124.00, 125.00, 126.00.

MSA **WILLIAMSPORT**

Lycoming County

Tract Nos: 3.00, 4.00, 5.00, 8.00, 9.00.

MSA: **YORK - HANOVER**

York County

Tract Nos: 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 9.00, 10.00, 11.00, 12.00, 15.00, 16.00.

MSA: **MERCER (Youngstown-Warren-Boardman, OH-PA)**

Mercer County

Tract Nos: 301.00, 311.00, 321.00, 332.00, 334.00.

COUNTIES NOT IN METROPOLITAN AREA

Clarion County

Tract No: 1601.02, 1606.00

Clinton County

Tract Nos: 306.00, 307.00.

Columbia County

Tract Nos: 511.00, 512.00.

Crawford County

Tract Nos: 1111.00, 1115.00, 1116.00.

Franklin County

Tract Nos: 110.00, 112.00.

Indiana County

Tract Nos: 9610.00, 9611.01, 9611.02.

Jefferson County

Tract No: 9507.00.

Lawrence County

Tract Nos: 2.00, 3.00, 4.00, 6.00, 7.00, 9.00, 118.00

McKean County

Tract Nos: 4202.00, 4203.00.

Mifflin County

Tract Nos: 9607.00, 9608.00.

Monroe County

Tract No: 3008.00

Northumberland County

Tract Nos: 817.00, 821.00.

Schuylkill County

Tract Nos: 5.00, 6.01, 6.02, 19.00, 26.00, 28.00.

Somerset County

Tract No: 211.00

Venango County

Tract Nos: 2007.00, 2009.00.

Wayne County

Tract No: 9607.00

DIFFICULT DEVELOPMENT AREAS – Effective January 1, 2017

Metropolitan DDAs

Allentown-Bethlehem-Easton, PA HMFA

DDA ZCTAs (2): 18031, 18040, 18053, 18062*, 18077*, 18092*, 18106, 18210*,
18624, 19529*.

Chambersburg-Waynesboro, PA MSA

Zip Code: 17247

East Stroudsburg, PA MSA

Zip Codes: 18210, 18322, 18324*, 18330, 18332, 18346, 18466.

Lancaster, PA MSA

Zip Code: 19344

Lebanon, PA MSA

Zip Codes: 17016

Philadelphia-Camden-Wilmington, PA-NJ-MD MSA

Zip Codes: 18077, 18902, 18914, 18938, 18940, 18947, 18980, 19004, 19010,
19025, 19034, 19035, 19041, 19066, 19073, 19085, 19087, 19095,
19096, 19102, 19103, 19106, 19317, 19333, 19341, 19342, 19343,
19350, 19355, 19372, 19374, 19422, 19425, 19444, 19454.

Pike County, PA HMFA

Zip Codes: 18324, 18328, 18337, 18340, 18371, 18425, 18435, 18445, 18464.

Pittsburgh, PA HMFA

Zip Codes: 15090, 15142, 15222, 15241, 15243, 16059.

Reading, PA MSA

Zip Codes: 18062, 19529*.

Scranton-Wilkes-Barre, PA MSA

Zip Code: 18222

Williamsport, PA MSA

Zip Code: 17763

Nonmetropolitan DDAs

None

*Only a portion of the listed metropolitan area is a DDA.

Subject to change upon issuance or update from HUD.

**2016 FEDERAL HOME PROGRAM
PARTICIPATING & NONPARTICIPATING JURISDICTIONS**

PARTICIPATING JURISDICTIONS

Region 1

Bucks County Consortium: Bucks County and
Bensalem Twp. (Except Bristol Twp.)
Chester City
Chester County
Delaware County (Except Haverford Twp. &
Upper Darby Twp.)
Montgomery County (Except Abington Twp.,
Conshohocken Borough, Limerick Twp.,
Lower Merion Twp, Norristown Borough)
Philadelphia City

Region 2

Allentown City
Berks County
Bethlehem City
Luzerne County (Except Hanover Twp., Hazleton,
Nanticoke & Pittston Cities)
Reading City
Scranton City
Wilkes-Barre City

Region 3

Cumberland County – (Except Carlisle Borough)
Dauphin County
Harrisburg City
Lancaster City
Lancaster County
York City
York County

Region 4

Altoona City
Johnstown City
State College Borough
Williamsport City

Region 5

Allegheny County Consortium: Allegheny County,
McKeesport City & Penn Hills (Except Bradford
Woods)
Beaver County (Except Ellwood City Borough &
Franklin Township)
Pittsburgh City
Washington County
Westmoreland County Consortium: Westmoreland
County, Jeannette, Monessen, Arnold, New
Kensington Cities and Scottdale Borough

Region 6

Erie City

NONPARTICIPATING JURISDICTIONS

Region 1

Abington Township (Montgomery County)
Bristol Township (Bucks County)
Conshohocken Borough (Montgomery County)
Haverford Township (Delaware County)
Limerick Township (Montgomery County)
Lower Merion Township (Montgomery County)
Norristown Borough (Montgomery County)
Upper Darby Twp. (Delaware County)

Region 2

Bradford County
Carbon County
Hanover Township (Luzerne County)
Hazleton City (Luzerne County)
Lackawanna County (Except Scranton City)
Lehigh County (Except Allentown City)
Monroe County
Nanticoke City (Luzerne County)
Northampton County (Except Bethlehem City)
Pike County
Pittston City (Luzerne County)
Schuylkill County
Sullivan County
Susquehanna County
Tioga County
Wayne County
Wyoming County

Region 3

Adams County
Carlisle Borough
Franklin County
Lebanon County
Perry County

Region 4

Bedford County
Blair County (Except Altoona City)
Cambria County (Except Johnstown City)
Centre County (Except State College Borough)
Clinton County
Columbia County
Fulton County
Huntingdon County
Juniata County

Region 4 (continued)

Lycoming County (Except Williamsport City)
Mifflin County
Montour County
Northumberland County
Somerset County
Snyder County
Union County

Region 5

Armstrong County
Bradford Woods Borough (Allegheny County)
Butler County
Ellwood City Borough (Beaver County)
Fayette County
Greene County
Indiana County

Region 6

Cameron County
Clarion County
Clearfield County
Crawford County
Elk County
Erie County (Except Erie City)
Forest County
Jefferson County
Lawrence County
McKean County
Mercer County
Potter County
Venango County
Warren County

Effective: July 1, 2007

**2018
MAXIMUM PENNHOMES LOAN LIMITS**

**FOR DEVELOPMENTS LOCATED WITHIN
NONPARTICIPATING JURISDICTIONS ONLY**

	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
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The maximum amount of
PennHOMES for **ALL** counties: \$140,107 \$160,615 \$195,305 \$252,662 \$277,344

Updated 10-4-16

MAXIMUM INCOME AND RENT LIMITS

The following charts which are applicable to all multifamily programs administered by the Agency list the maximum household income and corresponding rent by unit type. If your development is utilizing PennHOMES with Tax Credit funds use the chart for PennHOMES developments – Chart MTXR046. If your development is a Tax Credit only development use the chart for Tax Credit only developments – Chart MTXR041.

The County corresponds to the County in which the development is located.

The percentage of Median Income corresponds to the income restriction selected by the owner as required by the various multifamily programs.

The rent limitation is the maximum total housing expense that may be paid by the tenant. Total housing expense includes, but is not limited to, the tenant rent paid to the owner, any utilities (excluding TV cable and phone) paid by the tenant, and any other payment that is mandatory for occupancy of the unit.

PennHOMES applications with SRO units that do not have cooking and sanitary facilities in each unit must use the HOME SRO rent.

The Income and Rent Limits provided in the Application may change based upon HUD issuance of revised limits. Applicants should check the Agency's website (http://www.phfa.org/developers/manager/managers_propop.aspx) prior to the submission of the Application to ensure the current limits are used.

MTXR046 9:03:12
 RUN DATE: 6/15/2016

MULTIFAMILY HOUSING PROGRAMS
 2016 PennHOMES County-wide Limits

COUNTY	% OF MEDIAN	INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
ADAMS	20%	68,500	9,600	10,960	12,340	13,700	14,800	15,900	17,000	18,100	19,180	20%	513	240	257	308	356	397	438	479
	30%	6/06/2016	14,400	16,450	18,500	20,550	22,200	23,850	25,500	27,150	28,750	30%	513	360	385	462	534	596	658	718
	40%		19,200	21,920	24,680	27,400	29,600	31,800	34,000	36,200	38,360	40%	513	480	514	617	712	795	877	959
	50%		24,000	27,400	30,850	34,250	37,000	39,750	42,500	45,250	47,950	50%	513	602	645	775	895	998	1101	1204
	60%		28,800	32,880	37,020	41,100	44,400	47,700	51,000	54,300	57,540	60%	513	684	691	892	1068	1192	1316	1438
	FMR											FMR	513	684	691	892	1202	1297	1492	1686
ALLEGHENY	20%	71,200	9,980	11,400	12,820	14,240	15,380	16,520	17,660	18,800	19,940	20%	417	249	267	320	370	413	455	498
	30%	6/06/2016	14,950	17,100	19,250	21,350	23,100	24,800	26,500	28,200	29,900	30%	417	373	400	481	555	620	683	747
	40%		19,960	22,800	25,640	28,480	30,760	33,040	35,320	37,600	39,880	40%	417	499	534	641	740	826	911	997
	50%		24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,850	50%	417	556	657	801	925	1032	1139	1246
	60%		29,940	34,200	38,460	42,720	46,140	49,560	52,980	56,400	59,820	60%	417	556	657	827	1026	1134	1304	1474
	FMR											FMR	417	556	657	827	1026	1134	1304	1474
ARMSTRONG	20%	56,100	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	310	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,200	16,850	18,200	19,550	20,900	22,250	23,600	30%	310	295	316	380	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	310	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	310	413	490	650	768	857	946	1034
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	310	413	490	650	807	891	1025	1158
	FMR											FMR	310	413	490	650	807	891	1025	1158
BEAVER	20%	71,200	9,980	11,400	12,820	14,240	15,380	16,520	17,660	18,800	19,940	20%	417	249	267	320	370	413	455	498
	30%	6/06/2016	14,950	17,100	19,250	21,350	23,100	24,800	26,500	28,200	29,900	30%	417	373	400	481	555	620	683	747
	40%		19,960	22,800	25,640	28,480	30,760	33,040	35,320	37,600	39,880	40%	417	499	534	641	740	826	911	997
	50%		24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,850	50%	417	556	657	801	925	1032	1139	1246
	60%		29,940	34,200	38,460	42,720	46,140	49,560	52,980	56,400	59,820	60%	417	556	657	827	1026	1134	1304	1474
	FMR											FMR	417	556	657	827	1026	1134	1304	1474
BEDFORD	20%	54,800	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	394	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	394	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	394	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	394	492	527	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	394	525	540	638	792	885	1018	1151
	FMR											FMR	394	525	540	638	792	885	1018	1151
BERKS	20%	71,000	9,940	11,360	12,780	14,180	15,320	16,460	17,600	18,720	19,860	20%	413	248	266	319	368	411	454	496
	30%	6/06/2016	14,900	17,000	19,150	21,250	22,950	24,650	26,350	28,050	29,800	30%	413	372	398	478	552	616	680	745
	40%		19,880	22,720	25,560	28,360	30,640	32,920	35,200	37,440	39,720	40%	413	497	532	639	737	823	908	993
	50%		24,850	28,400	31,950	35,450	38,300	41,150	44,000	46,800	49,650	50%	413	550	665	798	921	1028	1135	1240
	60%		29,820	34,080	38,340	42,540	45,960	49,380	52,800	56,160	59,580	60%	413	550	672	892	1106	1223	1362	1489
	FMR											FMR	413	550	672	892	1107	1223	1406	1590
BLAIR	20%	57,600	8,080	9,220	10,380	11,520	12,460	13,380	14,300	15,220	16,120	20%	413	202	216	259	299	334	369	403
	30%	6/06/2016	12,150	13,850	15,600	17,300	18,700	20,100	21,500	22,850	24,200	30%	413	303	325	390	450	502	554	605
	40%		16,160	18,440	20,760	23,040	24,920	26,760	28,600	30,440	32,240	40%	413	404	432	519	599	669	738	806
	50%		20,200	23,050	25,950	28,800	31,150	33,450	35,750	38,050	40,300	50%	413	517	554	665	768	857	946	1034
	60%		24,240	27,660	31,140	34,560	37,380	40,140	42,900	45,660	48,360	60%	413	550	648	778	899	1003	1107	1209
	FMR											FMR	413	550	652	811	1019	1182	1359	1537

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MULTIFAMILY HOUSING PROGRAMS
 2016 PennHOMES County-wide Limits

COUNTY	% OF MEDIAN	INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
BRADFORD	20%	57,700	8,080	9,240	10,400	11,540	12,480	13,400	14,320	15,240	16,160	20%	362	202	216	260	300	335	369	404
	30%	6/06/2016	12,100	13,850	15,600	17,300	18,700	20,100	21,450	22,850	24,250	30%	362	302	324	390	450	502	553	606
	40%		16,160	18,480	20,800	23,080	24,960	26,800	28,640	30,480	32,320	40%	362	404	433	520	600	670	739	808
	50%		20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	40,400	50%	362	482	486	650	750	837	923	1010
	60%		24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720	48,480	60%	362	482	486	650	893	896	1030	1165
	FMR											FMR	362	482	486	650	893	896	1030	1165
BUCKS	20%	80,300	11,260	12,860	14,460	16,060	17,360	18,640	19,920	21,200	22,480	20%	623	281	301	361	417	466	514	562
	30%	6/06/2016	16,900	19,300	21,700	24,100	26,050	28,000	29,900	31,850	33,750	30%	623	422	452	542	626	700	771	843
	40%		22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400	44,960	40%	623	563	603	723	835	932	1028	1124
	50%		28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,200	50%	623	713	764	917	1060	1182	1304	1426
	60%		33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,440	60%	623	830	904	1084	1253	1398	1542	1686
	FMR											FMR	623	830	1003	1210	1502	1659	1908	2157
BUTLER	20%	71,200	9,980	11,400	12,820	14,240	15,380	16,520	17,660	18,800	19,940	20%	417	249	267	320	370	413	455	498
	30%	6/06/2016	14,950	17,100	19,250	21,350	23,100	24,800	26,500	28,200	29,900	30%	417	373	400	481	555	620	683	747
	40%		19,960	22,800	25,640	28,480	30,760	33,040	35,320	37,600	39,880	40%	417	499	534	641	740	826	911	997
	50%		24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,850	50%	417	556	657	801	925	1032	1139	1246
	60%		29,940	34,200	38,460	42,720	46,140	49,560	52,980	56,400	59,820	60%	417	556	657	827	1026	1134	1304	1474
	FMR											FMR	417	556	657	827	1026	1134	1304	1474
CAMBRIA	20%	56,100	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	343	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,200	16,850	18,200	19,550	20,900	22,250	23,600	30%	343	295	316	380	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	343	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	343	457	529	638	768	857	946	1034
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	343	457	529	638	825	875	1006	1138
	FMR											FMR	343	457	529	638	825	875	1006	1138
CAMERON	20%	54,200	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	366	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	366	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	366	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	366	488	527	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	366	488	551	638	876	978	1079	1180
	FMR											FMR	366	488	551	638	930	1114	1281	1448
CARBON	20%	68,900	9,660	11,040	12,420	13,780	14,900	16,000	17,100	18,200	19,300	20%	462	241	258	310	358	400	441	482
	30%	6/06/2016	14,500	16,550	18,600	20,650	22,350	24,000	25,650	27,300	28,950	30%	462	362	388	465	537	600	661	723
	40%		19,320	22,080	24,840	27,560	29,800	32,000	34,200	36,400	38,600	40%	462	483	517	621	717	800	882	965
	50%		24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500	48,250	50%	462	616	688	825	953	1063	1173	1282
	60%		28,980	33,120	37,260	41,340	44,700	48,000	51,300	54,600	57,900	60%	462	616	776	931	1075	1200	1323	1447
	FMR											FMR	462	616	781	998	1271	1381	1588	1795
CENTRE	20%	73,600	10,320	11,780	13,260	14,720	15,900	17,080	18,260	19,440	20,600	20%	530	258	276	331	382	427	471	515
	30%	6/06/2016	15,500	17,700	19,900	22,100	23,900	25,650	27,450	29,200	30,900	30%	530	387	415	497	575	641	708	772
	40%		20,640	23,560	26,520	29,440	31,800	34,160	36,520	38,880	41,200	40%	530	516	552	663	765	854	942	1030
	50%		25,800	29,450	33,150	36,800	39,750	42,700	45,650	48,600	51,500	50%	530	645	690	828	956	1067	1178	1288
	60%		30,960	35,340	39,780	44,160	47,700	51,240	54,780	58,320	61,800	60%	530	707	721	886	1148	1214	1396	1545
	FMR											FMR	530	707	721	886	1193	1214	1396	1578

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MULTIFAMILY HOUSING PROGRAMS
 2016 PennHOMes County-wide Limits

COUNTY	% OF MEDIAN	INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
CHESTER	20%	80,300	11,260	12,860	14,460	16,060	17,360	18,640	19,920	21,200	22,480	20%	623	281	301	361	417	466	514	562
	30%	6/06/2016	16,900	19,300	21,700	24,100	26,050	28,000	29,900	31,850	33,750	30%	623	422	452	542	626	700	771	843
	40%		22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400	44,960	40%	623	563	603	723	835	932	1028	1124
	50%		28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,200	50%	623	713	764	917	1060	1182	1304	1426
	60%		33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,440	60%	623	830	904	1084	1253	1398	1542	1686
	FMR											FMR	623	830	1003	1210	1502	1659	1908	2157
CLARION	20%	56,400	7,900	9,040	10,160	11,280	12,200	13,100	14,000	14,900	15,800	20%	366	197	211	254	293	327	361	395
	30%	6/06/2016	11,850	13,550	15,250	16,900	18,250	19,650	21,000	22,350	23,700	30%	366	296	317	381	439	491	541	592
	40%		15,800	18,080	20,320	22,560	24,400	26,200	28,000	29,800	31,600	40%	366	395	423	508	587	655	722	790
	50%		19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250	39,500	50%	366	488	529	635	733	818	903	987
	60%		23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700	47,400	60%	366	488	543	638	792	875	1006	1138
	FMR											FMR	366	488	543	638	792	875	1006	1138
CLEARFIELD	20%	51,900	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	325	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	325	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	325	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	325	433	517	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	325	433	517	638	855	882	1014	1147
	FMR											FMR	325	433	517	638	855	882	1014	1147
CLINTON	20%	57,300	8,040	9,180	10,320	11,460	12,380	13,300	14,220	15,140	16,040	20%	403	201	215	258	298	332	367	401
	30%	6/06/2016	12,050	13,750	15,450	17,200	18,550	19,950	21,300	22,700	24,050	30%	403	301	322	386	446	498	550	601
	40%		16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280	32,080	40%	403	402	430	516	596	665	734	802
	50%		20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	40,100	50%	403	502	538	645	745	831	917	1002
	60%		24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	48,120	60%	403	537	540	723	894	997	1101	1203
	FMR											FMR	403	537	540	723	897	1097	1262	1426
COLUMBIA	20%	59,600	8,360	9,540	10,740	11,920	12,880	13,840	14,800	15,740	16,680	20%	406	209	223	268	310	346	381	417
	30%	6/06/2016	12,550	14,350	16,150	17,900	19,350	20,800	22,200	23,650	25,050	30%	406	313	336	403	465	520	573	626
	40%		16,720	19,080	21,480	23,840	25,760	27,680	29,600	31,480	33,360	40%	406	418	447	537	620	692	763	834
	50%		20,900	23,850	26,850	29,800	32,200	34,600	37,000	39,350	41,700	50%	406	527	565	677	783	873	963	1053
	60%		25,080	28,620	32,220	35,760	38,640	41,520	44,400	47,220	50,040	60%	406	541	607	743	930	1038	1145	1251
	FMR											FMR	406	541	607	743	963	1289	1482	1676
CRAWFORD	20%	56,500	7,920	9,040	10,180	11,300	12,220	13,120	14,020	14,920	15,820	20%	359	198	212	254	294	328	361	395
	30%	6/06/2016	11,850	13,550	15,250	16,950	18,300	19,650	21,000	22,350	23,750	30%	359	296	317	381	440	491	541	593
	40%		15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840	31,640	40%	359	396	424	509	588	656	723	791
	50%		19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	50%	359	478	511	636	735	820	904	988
	60%		23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	47,460	60%	359	478	511	648	804	937	1078	1186
	FMR											FMR	359	478	511	648	804	937	1078	1218
CUMBERLAND	20%	72,500	10,160	11,600	13,060	14,500	15,660	16,820	17,980	19,140	20,300	20%	447	254	272	326	377	420	464	507
	30%	6/06/2016	15,250	17,400	19,600	21,750	23,500	25,250	27,000	28,750	30,450	30%	447	381	408	490	565	631	696	761
	40%		20,320	23,200	26,120	29,000	31,320	33,640	35,960	38,280	40,600	40%	447	508	544	653	754	841	928	1015
	50%		25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	50%	447	596	689	827	955	1066	1176	1286
	60%		30,480	34,800	39,180	43,500	46,980	50,460	53,940	57,420	60,900	60%	447	596	704	886	1131	1214	1392	1522
	FMR											FMR	447	596	704	886	1132	1214	1396	1578

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COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
DAUPHIN	20%	72,500	10,160	11,600	13,060	14,500	15,660	16,820	17,980	19,140	20,300	20%	447	254	272	326	377	420	464	507
	30%	6/06/2016	15,250	17,400	19,600	21,750	23,500	25,250	27,000	28,750	30,450	30%	447	381	408	490	565	631	696	761
	40%		20,320	23,200	26,120	29,000	31,320	33,640	35,960	38,280	40,600	40%	447	508	544	653	754	841	928	1015
	50%		25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	50%	447	596	689	827	955	1066	1176	1286
	60%		30,480	34,800	39,180	43,500	46,980	50,460	53,940	57,420	60,900	60%	447	596	704	886	1131	1214	1392	1522
	FMR											FMR	447	596	704	886	1132	1214	1396	1578
DELAWARE	20%	80,300	11,260	12,860	14,460	16,060	17,360	18,640	19,920	21,200	22,480	20%	623	281	301	361	417	466	514	562
	30%	6/06/2016	16,900	19,300	21,700	24,100	26,050	28,000	29,900	31,850	33,750	30%	623	422	452	542	626	700	771	843
	40%		22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400	44,960	40%	623	563	603	723	835	932	1028	1124
	50%		28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,200	50%	623	713	764	917	1060	1182	1304	1426
	60%		33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,440	60%	623	830	904	1084	1253	1398	1542	1686
	FMR											FMR	623	830	1003	1210	1502	1659	1908	2157
ELK	20%	56,800	7,960	9,100	10,240	11,360	12,280	13,180	14,100	15,000	15,900	20%	362	199	213	256	295	329	363	397
	30%	6/06/2016	11,950	13,650	15,350	17,050	18,400	19,750	21,150	22,500	23,850	30%	362	298	320	383	443	493	545	596
	40%		15,920	18,200	20,480	22,720	24,560	26,360	28,200	30,000	31,800	40%	362	398	426	512	591	659	727	795
	50%		19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	39,750	50%	362	483	486	638	738	823	909	993
	60%		23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	47,700	60%	362	483	486	638	792	875	1006	1138
	FMR											FMR	362	483	486	638	792	875	1006	1138
ERIE	20%	57,900	8,120	9,280	10,440	11,580	12,520	13,440	14,360	15,300	16,220	20%	415	203	217	261	301	336	370	405
	30%	6/06/2016	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950	24,300	30%	415	303	325	391	451	503	556	607
	40%		16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,440	40%	415	406	435	522	602	672	741	811
	50%		20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,550	50%	415	531	568	682	788	878	970	1060
	60%		24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,660	60%	415	553	584	742	903	1008	1112	1216
	FMR											FMR	415	553	584	742	943	1056	1214	1373
FAYETTE	20%	71,200	9,980	11,400	12,820	14,240	15,380	16,520	17,660	18,800	19,940	20%	417	249	267	320	370	413	455	498
	30%	6/06/2016	14,950	17,100	19,250	21,350	23,100	24,800	26,500	28,200	29,900	30%	417	373	400	481	555	620	683	747
	40%		19,960	22,800	25,640	28,480	30,760	33,040	35,320	37,600	39,880	40%	417	499	534	641	740	826	911	997
	50%		24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,850	50%	417	556	657	801	925	1032	1139	1246
	60%		29,940	34,200	38,460	42,720	46,140	49,560	52,980	56,400	59,820	60%	417	556	657	827	1026	1134	1304	1474
	FMR											FMR	417	556	657	827	1026	1134	1304	1474
FOREST	20%	46,300	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	355	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	355	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	355	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	355	473	477	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	355	473	477	638	792	978	1079	1180
	FMR											FMR	355	473	477	638	792	1114	1281	1448
FRANKLIN	20%	69,900	9,480	10,820	12,180	13,520	14,620	15,700	16,780	17,860	18,920	20%	405	237	253	304	351	392	433	473
	30%	6/06/2016	14,250	16,250	18,300	20,300	21,950	23,550	25,200	26,800	28,400	30%	405	356	381	457	528	588	650	710
	40%		18,960	21,640	24,360	27,040	29,240	31,400	33,560	35,720	37,840	40%	405	474	507	609	703	785	866	946
	50%		23,700	27,050	30,450	33,800	36,550	39,250	41,950	44,650	47,300	50%	405	540	634	761	879	981	1082	1183
	60%		28,440	32,460	36,540	40,560	43,860	47,100	50,340	53,580	56,760	60%	405	540	654	875	1055	1177	1299	1419
	FMR											FMR	405	540	654	875	1135	1304	1500	1695

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MULTIFAMILY HOUSING PROGRAMS
 2016 PennHOMES County-wide Limits

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
FULTON	20%	57,800	8,100	9,260	10,420	11,560	12,500	13,420	14,340	15,260	16,180	20%	366	202	217	260	300	335	370	404
	30%	6/06/2016	12,150	13,850	15,600	17,350	18,750	20,100	21,500	22,900	24,300	30%	366	303	325	390	451	502	555	607
	40%		16,200	18,520	20,840	23,120	25,000	26,840	28,680	30,520	32,360	40%	366	405	434	521	601	671	740	809
	50%		20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150	40,450	50%	366	488	542	638	751	838	925	1011
	60%		24,300	27,780	31,260	34,680	37,500	40,260	43,020	45,780	48,540	60%	366	488	551	638	805	924	1063	1201
	FMR											FMR	366	488	551	638	805	924	1063	1201
GREENE	20%	57,200	8,020	9,160	10,300	11,440	12,360	13,280	14,200	15,120	16,020	20%	394	200	214	257	297	332	366	400
	30%	6/06/2016	12,000	13,750	15,450	17,150	18,550	19,900	21,300	22,650	24,000	30%	394	300	321	386	446	497	549	600
	40%		16,040	18,320	20,600	22,880	24,720	26,560	28,400	30,240	32,040	40%	394	401	429	515	595	664	733	801
	50%		20,050	22,900	25,750	28,600	30,900	33,200	35,500	37,800	40,050	50%	394	501	536	638	743	830	916	1001
	60%		24,060	27,480	30,900	34,320	37,080	39,840	42,600	45,360	48,060	60%	394	525	549	638	796	878	1010	1141
	FMR											FMR	394	525	549	638	796	878	1010	1141
HUNTINGDON	20%	56,400	7,900	9,040	10,160	11,280	12,200	13,100	14,000	14,900	15,800	20%	389	197	211	254	293	327	361	395
	30%	6/06/2016	11,850	13,550	15,250	16,900	18,250	19,650	21,000	22,350	23,700	30%	389	296	317	381	439	491	541	592
	40%		15,800	18,080	20,320	22,560	24,400	26,200	28,000	29,800	31,600	40%	389	395	423	508	587	655	722	790
	50%		19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250	39,500	50%	389	493	522	635	733	818	903	987
	60%		23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700	47,400	60%	389	519	522	638	861	875	1006	1138
	FMR											FMR	389	519	522	638	861	875	1006	1138
INDIANA	20%	58,100	8,140	9,300	10,460	11,620	12,560	13,480	14,420	15,340	16,260	20%	413	203	218	261	302	337	372	406
	30%	6/06/2016	12,200	13,950	15,700	17,450	18,800	20,200	21,600	23,000	24,400	30%	413	305	326	392	453	505	557	610
	40%		16,280	18,600	20,920	23,240	25,120	26,960	28,840	30,680	32,520	40%	413	407	436	523	604	674	744	813
	50%		20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	40,650	50%	413	508	545	653	755	842	930	1016
	60%		24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	48,780	60%	413	550	577	668	868	916	1053	1191
	FMR											FMR	413	550	577	668	868	916	1053	1191
JEFFERSON	20%	52,800	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	356	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	356	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	356	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	356	474	517	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	356	474	517	638	794	875	1006	1138
	FMR											FMR	356	474	517	638	794	875	1006	1138
JUNIATA	20%	56,100	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	338	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	338	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	338	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	338	451	505	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	338	451	505	638	805	875	1006	1138
	FMR											FMR	338	451	505	638	805	875	1006	1138
LACKAWANNA	20%	60,400	8,460	9,680	10,880	12,080	13,060	14,020	14,980	15,960	16,920	20%	328	211	226	272	314	350	386	423
	30%	6/06/2016	12,700	14,500	16,300	18,100	19,550	21,000	22,450	23,900	25,380	30%	328	317	340	407	470	525	579	634
	40%		16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	33,840	40%	328	423	453	544	628	701	773	846
	50%		21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	42,300	50%	328	437	566	680	785	876	966	1057
	60%		25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	50,760	60%	328	437	576	707	909	1051	1160	1269
	FMR											FMR	328	437	576	707	909	1061	1220	1379

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MULTIFAMILY HOUSING PROGRAMS
 2016 PennHOMES County-wide Limits

COUNTY	% OF MEDIAN	INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
LANCASTER	20%	69,300	9,720	11,100	12,480	13,860	14,980	16,080	17,200	18,300	19,400	20%	448	243	260	312	360	402	443	485
	30%	6/06/2016	14,600	16,650	18,750	20,800	22,500	24,150	25,800	27,500	29,100	30%	448	365	390	468	541	603	666	727
	40%		19,440	22,200	24,960	27,720	29,960	32,160	34,400	36,600	38,800	40%	448	486	520	624	721	804	887	970
	50%		24,300	27,750	31,200	34,650	37,450	40,200	43,000	45,750	48,500	50%	448	597	656	787	910	1015	1120	1225
	60%		29,160	33,300	37,440	41,580	44,940	48,240	51,600	54,900	58,200	60%	448	597	707	897	1081	1206	1331	1455
	FMR											FMR	448	597	707	897	1150	1230	1415	1599
LAWRENCE	20%	57,900	8,120	9,280	10,440	11,580	12,520	13,440	14,360	15,300	16,220	20%	313	203	217	261	301	336	370	405
	30%	6/06/2016	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950	24,300	30%	313	303	325	391	451	503	556	607
	40%		16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,440	40%	313	406	435	522	602	672	741	811
	50%		20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,550	50%	313	417	521	652	753	840	926	1013
	60%		24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,660	60%	313	417	521	676	881	927	1066	1205
	FMR											FMR	313	417	521	676	881	927	1066	1205
LEBANON	20%	65,200	9,140	10,440	11,740	13,040	14,100	15,140	16,180	17,220	18,260	20%	437	228	244	293	339	378	417	456
	30%	6/06/2016	13,700	15,650	17,600	19,550	21,150	22,700	24,250	25,850	27,400	30%	437	342	366	440	508	567	626	685
	40%		18,280	20,880	23,480	26,080	28,200	30,280	32,360	34,440	36,520	40%	437	457	489	587	678	757	835	913
	50%		22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	45,650	50%	437	582	620	765	883	985	1086	1188
	60%		27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660	54,780	60%	437	582	620	783	1015	1135	1252	1369
	FMR											FMR	437	582	620	783	1015	1208	1389	1570
LEHIGH	20%	68,900	9,660	11,040	12,420	13,780	14,900	16,000	17,100	18,200	19,300	20%	462	241	258	310	358	400	441	482
	30%	6/06/2016	14,500	16,550	18,600	20,650	22,350	24,000	25,650	27,300	28,950	30%	462	362	388	465	537	600	661	723
	40%		19,320	22,080	24,840	27,560	29,800	32,000	34,200	36,400	38,600	40%	462	483	517	621	717	800	882	965
	50%		24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500	48,250	50%	462	616	688	825	953	1063	1173	1282
	60%		28,980	33,120	37,260	41,340	44,700	48,000	51,300	54,600	57,900	60%	462	616	776	931	1075	1200	1323	1447
	FMR											FMR	462	616	781	998	1271	1381	1588	1795
LUZERNE	20%	60,400	8,460	9,680	10,880	12,080	13,060	14,020	14,980	15,960	16,920	20%	328	211	226	272	314	350	386	423
	30%	6/06/2016	12,700	14,500	16,300	18,100	19,550	21,000	22,450	23,900	25,350	30%	328	317	340	407	470	525	579	633
	40%		16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	33,840	40%	328	423	453	544	628	701	773	846
	50%		21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	42,300	50%	328	437	566	680	785	876	966	1057
	60%		25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	50,760	60%	328	437	576	707	909	1051	1160	1269
	FMR											FMR	328	437	576	707	909	1061	1220	1379
LYCOMING	20%	58,100	8,140	9,300	10,460	11,620	12,560	13,480	14,420	15,340	16,260	20%	457	203	218	261	302	337	372	406
	30%	6/06/2016	12,250	14,000	15,750	17,450	18,850	20,250	21,650	23,050	24,400	30%	457	306	328	393	453	506	558	610
	40%		16,280	18,600	20,920	23,240	25,120	26,960	28,840	30,680	32,520	40%	457	407	436	523	604	674	744	813
	50%		20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	40,650	50%	457	527	565	677	783	873	963	1053
	60%		24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	48,780	60%	457	609	610	754	906	1011	1116	1219
	FMR											FMR	457	609	610	754	1009	1034	1189	1344
MCKEAN	20%	52,800	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	299	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	299	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	299	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	299	398	509	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	299	398	509	645	800	884	1017	1149
	FMR											FMR	299	398	509	645	800	884	1017	1149

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COUNTY	% OF MEDIAN	INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
MERCER	20%	59,000	8,180	9,360	10,520	11,680	12,620	13,560	14,500	15,420	16,360	20%	362	204	219	263	303	339	374	409
	30%	6/06/2016	12,250	14,000	15,750	17,500	18,900	20,300	21,700	23,100	24,550	30%	362	306	328	393	455	507	560	613
	40%		16,360	18,720	21,040	23,360	25,240	27,120	29,000	30,840	32,720	40%	362	409	438	526	607	678	748	818
	50%		20,450	23,400	26,300	29,200	31,550	33,900	36,250	38,550	40,900	50%	362	483	521	657	759	847	935	1022
	60%		24,540	28,080	31,560	35,040	37,860	40,680	43,500	46,260	49,080	60%	362	483	521	686	851	940	1081	1222
	FMR											FMR	362	483	521	686	851	940	1081	1222
MIFFLIN	20%	49,500	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	371	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	371	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	371	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	371	492	498	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	371	495	498	638	817	875	1006	1138
	FMR											FMR	371	495	498	638	817	875	1006	1138
MONROE	20%	63,900	8,960	10,240	11,520	12,800	13,840	14,860	15,880	16,900	17,920	20%	527	224	240	288	333	371	409	448
	30%	6/06/2016	13,450	15,400	17,300	19,200	20,750	22,300	23,850	25,350	26,900	30%	527	336	360	432	499	557	615	672
	40%		17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	40%	527	448	480	576	666	743	819	896
	50%		22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	50%	527	603	646	776	896	1000	1103	1205
	60%		26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	60%	527	672	720	864	999	1114	1229	1344
	FMR											FMR	527	703	759	947	1316	1393	1602	1811
MONTGOMERY	20%	80,300	11,260	12,860	14,460	16,060	17,360	18,640	19,920	21,200	22,480	20%	623	281	301	361	417	466	514	562
	30%	6/06/2016	16,900	19,300	21,700	24,100	26,050	28,000	29,900	31,850	33,750	30%	623	422	452	542	626	700	771	843
	40%		22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400	44,960	40%	623	563	603	723	835	932	1028	1124
	50%		28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,200	50%	623	713	764	917	1060	1182	1304	1426
	60%		33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,440	60%	623	830	904	1084	1253	1398	1542	1686
	FMR											FMR	623	830	1003	1210	1502	1659	1908	2157
MONTOUR	20%	63,900	8,960	10,240	11,520	12,780	13,820	14,840	15,860	16,880	17,900	20%	458	224	240	288	332	371	409	447
	30%	6/06/2016	13,450	15,350	17,250	19,150	20,700	22,250	23,750	25,300	26,850	30%	458	336	360	431	498	556	613	671
	40%		17,920	20,480	23,040	25,560	27,640	29,680	31,720	33,760	35,800	40%	458	448	480	576	665	742	818	895
	50%		22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	44,750	50%	458	560	600	720	831	927	1023	1118
	60%		26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640	53,700	60%	458	611	708	839	997	1113	1227	1342
	FMR											FMR	458	611	708	839	1041	1150	1323	1495
NORTHAMPTON	20%	68,900	9,660	11,040	12,420	13,780	14,900	16,000	17,100	18,200	19,300	20%	462	241	258	310	358	400	441	482
	30%	6/06/2016	14,450	16,550	18,600	20,650	22,350	24,000	25,650	27,300	28,950	30%	462	361	387	465	537	600	661	723
	40%		19,320	22,080	24,840	27,560	29,800	32,000	34,200	36,400	38,600	40%	462	483	517	621	717	800	882	965
	50%		24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500	48,250	50%	462	616	688	825	953	1063	1173	1282
	60%		28,980	33,120	37,260	41,340	44,700	48,000	51,300	54,600	57,900	60%	462	616	776	931	1075	1200	1323	1447
	FMR											FMR	462	616	781	998	1271	1381	1588	1795
NORTHUMBERLAND	20%	54,000	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	365	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	365	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	365	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	365	487	524	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	365	487	524	671	849	920	1058	1180
	FMR											FMR	365	487	524	671	849	920	1058	1196

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COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
PERRY	20%	72,500	10,160	11,600	13,060	14,500	15,660	16,820	17,980	19,140	20,300	20%	447	254	272	326	377	420	464	507
	30%	6/06/2016	15,250	17,400	19,600	21,750	23,500	25,250	27,000	28,750	30,450	30%	447	381	408	490	565	631	696	761
	40%		20,320	23,200	26,120	29,000	31,320	33,640	35,960	38,280	40,600	40%	447	508	544	653	754	841	928	1015
	50%		25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	50%	447	596	689	827	955	1066	1176	1286
	60%		30,480	34,800	39,180	43,500	46,980	50,460	53,940	57,420	60,900	60%	447	596	704	886	1131	1214	1392	1522
	FMR											FMR	447	596	704	886	1132	1214	1396	1578
PHILADELPHIA	20%	80,300	11,260	12,860	14,460	16,060	17,360	18,640	19,920	21,200	22,480	20%	623	281	301	361	417	466	514	562
	30%	6/06/2016	16,900	19,300	21,700	24,100	26,050	28,000	29,900	31,850	33,750	30%	623	422	452	542	626	700	771	843
	40%		22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400	44,960	40%	623	563	603	723	835	932	1028	1124
	50%		28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,200	50%	623	713	764	917	1060	1182	1304	1426
	60%		33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,440	60%	623	830	904	1084	1253	1398	1542	1686
	FMR											FMR	623	830	1003	1210	1502	1659	1908	2157
PIKE	20%	70,500	9,880	11,280	12,700	14,100	15,240	16,360	17,500	18,620	19,740	20%	647	247	264	317	366	409	451	493
	30%	6/06/2016	14,850	16,950	19,050	21,150	22,850	24,550	26,250	27,950	29,600	30%	647	371	397	476	550	613	677	740
	40%		19,760	22,560	25,400	28,200	30,480	32,720	35,000	37,240	39,480	40%	647	494	529	635	733	818	903	987
	50%		24,700	28,200	31,750	35,250	38,100	40,900	43,750	46,550	49,350	50%	647	620	664	797	920	1027	1133	1239
	60%		29,640	33,840	38,100	42,300	45,720	49,080	52,500	55,860	59,220	60%	647	741	793	952	1100	1227	1354	1480
	FMR											FMR	647	863	869	1163	1564	1817	2090	2362
POTTER	20%	52,100	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	366	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	366	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	366	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	366	488	527	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	366	488	540	638	792	970	1079	1180
	FMR											FMR	366	488	540	638	792	970	1116	1261
SCHUYLKILL	20%	58,700	8,220	9,400	10,580	11,740	12,680	13,620	14,560	15,500	16,440	20%	312	205	220	264	305	340	375	411
	30%	6/06/2016	12,350	14,100	15,850	17,600	19,000	20,450	21,850	23,250	24,650	30%	312	308	330	396	457	511	563	616
	40%		16,440	18,800	21,160	23,480	25,360	27,240	29,120	31,000	32,880	40%	312	411	440	529	610	681	751	822
	50%		20,550	23,500	26,450	29,350	31,700	34,050	36,400	38,750	41,100	50%	312	416	512	638	763	851	939	1027
	60%		24,660	28,200	31,740	35,220	38,040	40,860	43,680	46,500	49,320	60%	312	416	512	638	868	877	1009	1140
	FMR											FMR	312	416	512	638	868	877	1009	1140
SNYDER	20%	54,500	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	391	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	391	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	391	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	391	492	527	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	391	521	558	682	846	935	1075	1180
	FMR											FMR	391	521	558	682	846	935	1075	1216
SOMERSET	20%	57,200	8,020	9,160	10,300	11,440	12,360	13,280	14,200	15,120	16,020	20%	345	200	214	257	297	332	366	400
	30%	6/06/2016	12,000	13,750	15,450	17,150	18,550	19,900	21,300	22,650	24,000	30%	345	300	321	386	446	497	549	600
	40%		16,040	18,320	20,600	22,880	24,720	26,560	28,400	30,240	32,040	40%	345	401	429	515	595	664	733	801
	50%		20,050	22,900	25,750	28,600	30,900	33,200	35,500	37,800	40,050	50%	345	460	498	638	743	830	916	1001
	60%		24,060	27,480	30,900	34,320	37,080	39,840	42,600	45,360	48,060	60%	345	460	498	638	828	877	1009	1140
	FMR											FMR	345	460	498	638	828	877	1009	1140

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MULTIFAMILY HOUSING PROGRAMS
 2016 PennHOMES County-wide Limits

COUNTY	% OF MEDIAN	INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
SULLIVAN	20%	52,200	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	356	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	356	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	356	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	356	475	510	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	356	475	510	638	876	978	1079	1180
	FMR											FMR	356	475	510	638	930	1044	1201	1357
SUSQUEHANNA	20%	59,100	8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	20%	413	207	221	266	307	343	378	413
	30%	6/06/2016	12,400	14,200	15,950	17,750	19,150	20,550	22,000	23,400	24,800	30%	413	310	332	398	461	513	567	620
	40%		16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	40%	413	414	443	532	615	686	757	827
	50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	50%	413	517	553	665	768	857	946	1033
	60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	60%	413	550	553	676	886	984	1132	1240
	FMR											FMR	413	550	553	676	886	984	1132	1279
TIOGA	20%	54,400	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	307	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	307	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	307	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	307	409	527	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	307	409	573	663	876	978	1079	1180
	FMR											FMR	307	409	573	663	885	1070	1231	1391
UNION	20%	57,200	8,020	9,160	10,300	11,440	12,360	13,280	14,200	15,120	16,020	20%	412	200	214	257	297	332	366	400
	30%	6/06/2016	12,000	13,750	15,450	17,150	18,550	19,900	21,300	22,650	24,000	30%	412	300	321	386	446	497	549	600
	40%		16,040	18,320	20,600	22,880	24,720	26,560	28,400	30,240	32,040	40%	412	401	429	515	595	664	733	801
	50%		20,050	22,900	25,750	28,600	30,900	33,200	35,500	37,800	40,050	50%	412	501	536	643	743	830	916	1001
	60%		24,060	27,480	30,900	34,320	37,080	39,840	42,600	45,360	48,060	60%	412	549	553	740	892	996	1099	1201
	FMR											FMR	412	549	553	740	1049	1112	1279	1446
VENANGO	20%	53,300	7,880	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	20%	372	197	211	253	292	326	359	393
	30%	6/06/2016	11,800	13,500	15,150	16,850	18,200	19,550	20,900	22,250	23,600	30%	372	295	316	378	438	488	539	590
	40%		15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	31,480	40%	372	394	422	506	584	652	719	787
	50%		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	50%	372	492	522	632	730	815	899	983
	60%		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	60%	372	496	522	638	792	875	1006	1138
	FMR											FMR	372	496	522	638	792	875	1006	1138
WARREN	20%	57,900	8,120	9,280	10,440	11,580	12,520	13,440	14,360	15,300	16,220	20%	394	203	217	261	301	336	370	405
	30%	6/06/2016	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950	24,300	30%	394	303	325	391	451	503	556	607
	40%		16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,440	40%	394	406	435	522	602	672	741	811
	50%		20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,550	50%	394	507	535	638	753	840	926	1013
	60%		24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,660	60%	394	525	535	638	830	947	1089	1216
	FMR											FMR	394	525	535	638	830	947	1089	1231
WASHINGTON	20%	71,200	9,980	11,400	12,820	14,240	15,380	16,520	17,660	18,800	19,940	20%	417	249	267	320	370	413	455	498
	30%	6/06/2016	14,950	17,100	19,250	21,350	23,100	24,800	26,500	28,200	29,900	30%	417	373	400	481	555	620	683	747
	40%		19,960	22,800	25,640	28,480	30,760	33,040	35,320	37,600	39,880	40%	417	499	534	641	740	826	911	997
	50%		24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,850	50%	417	556	657	801	925	1032	1139	1246
	60%		29,940	34,200	38,460	42,720	46,140	49,560	52,980	56,400	59,820	60%	417	556	657	827	1026	1134	1304	1474
	FMR											FMR	417	556	657	827	1026	1134	1304	1474

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MULTIFAMILY HOUSING PROGRAMS
 2016 PennHOMES County-wide Limits

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
WAYNE	20%	60,500	8,480	9,680	10,900	12,100	13,080	14,040	15,020	15,980	16,940	20%	323	212	227	272	314	351	387	423
	30%	6/06/2016	12,700	14,500	16,350	18,150	19,600	21,050	22,500	23,950	25,400	30%	323	317	340	408	471	526	580	635
	40%		16,960	19,360	21,800	24,200	26,160	28,080	30,040	31,960	33,880	40%	323	424	454	545	629	702	775	847
	50%		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	42,350	50%	323	431	567	681	786	877	968	1058
	60%		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	50,820	60%	323	431	604	699	944	1019	1162	1270
	FMR											FMR	323	431	604	699	1019	1019	1172	1325
WESTMORELAND	20%	71,200	9,980	11,400	12,820	14,240	15,380	16,520	17,660	18,800	19,940	20%	417	249	267	320	370	413	455	498
	30%	6/06/2016	14,950	17,100	19,250	21,350	23,100	24,800	26,500	28,200	29,900	30%	417	373	400	481	555	620	683	747
	40%		19,960	22,800	25,640	28,480	30,760	33,040	35,320	37,600	39,880	40%	417	499	534	641	740	826	911	997
	50%		24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,850	50%	417	556	657	801	925	1032	1139	1246
	60%		29,940	34,200	38,460	42,720	46,140	49,560	52,980	56,400	59,820	60%	417	556	657	827	1026	1134	1304	1474
	FMR											FMR	417	556	657	827	1026	1134	1304	1474
WYOMING	20%	60,400	8,460	9,680	10,880	12,080	13,060	14,020	14,980	15,960	16,920	20%	328	211	226	272	314	350	386	423
	30%	6/06/2016	12,700	14,500	16,300	18,100	19,550	21,000	22,450	23,900	25,350	30%	328	317	340	407	470	525	579	633
	40%		16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	33,840	40%	328	423	453	544	628	701	773	846
	50%		21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	42,300	50%	328	437	566	680	785	876	966	1057
	60%		25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	50,760	60%	328	437	576	707	909	1051	1160	1269
	FMR											FMR	328	437	576	707	909	1061	1220	1379
YORK	20%	70,300	9,860	11,260	12,660	14,060	15,200	16,320	17,440	18,560	19,680	20%	420	246	264	316	365	408	450	492
	30%	6/06/2016	14,800	16,900	19,000	21,100	22,800	24,500	26,200	27,900	29,550	30%	420	370	396	475	548	612	676	738
	40%		19,720	22,520	25,320	28,120	30,400	32,640	34,880	37,120	39,360	40%	420	493	528	633	731	816	900	984
	50%		24,650	28,150	31,650	35,150	38,000	40,800	43,600	46,400	49,200	50%	420	560	668	801	925	1032	1139	1246
	60%		29,580	33,780	37,980	42,180	45,600	48,960	52,320	55,680	59,040	60%	420	560	684	893	1097	1224	1350	1476
	FMR											FMR	420	560	684	893	1156	1249	1436	1624

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
ADAMS	20%	73,900	10,260	11,720	13,180	14,640	15,820	17,000	18,160	19,340	20,500	256	274	329	380	425	468	512
	40%	4/14/2017	20,520	23,440	26,360	29,280	31,640	34,000	36,320	38,680	41,000	513	549	659	761	850	937	1025
	50%		25,650	29,300	32,950	36,600	39,550	42,500	45,400	48,350	51,250	641	686	823	951	1062	1171	1281
	60%		30,780	35,160	39,540	43,920	47,460	51,000	54,480	58,020	61,500	769	824	988	1142	1275	1406	1537
	HERA 20%		10,520	12,020	13,520	15,020	16,240	17,440	18,640	19,840	21,020	263	281	338	390	436	481	525
	HERA 40%		21,040	24,040	27,040	30,040	32,480	34,880	37,280	39,680	42,040	526	563	676	781	872	962	1051
	HERA 50%		26,300	30,050	33,800	37,550	40,600	43,600	46,600	49,600	52,550	657	704	845	976	1090	1202	1313
	HERA 60%		31,560	36,060	40,560	45,060	48,720	52,320	55,920	59,520	63,060	789	845	1014	1172	1308	1443	1576
ALLEGHENY	20%	72,600	10,180	11,620	13,080	14,520	15,700	16,860	18,020	19,180	20,320	254	272	327	377	421	465	508
	40%	4/14/2017	20,360	23,240	26,160	29,040	31,400	33,720	36,040	38,360	40,640	509	545	654	755	843	930	1016
	50%		25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950	50,800	636	681	817	944	1053	1162	1270
	60%		30,540	34,860	39,240	43,560	47,100	50,580	54,060	57,540	60,960	763	817	981	1133	1264	1395	1524
ARMSTRONG	20%	60,300	8,420	9,620	10,820	12,020	13,000	13,960	14,920	15,880	16,820	210	225	270	312	349	385	420
	40%	4/14/2017	16,840	19,240	21,640	24,040	26,000	27,920	29,840	31,760	33,640	421	451	541	625	698	770	841
	50%		21,050	24,050	27,050	30,050	32,500	34,900	37,300	39,700	42,050	526	563	676	781	872	962	1051
	60%		25,260	28,860	32,460	36,060	39,000	41,880	44,760	47,640	50,460	631	676	811	938	1047	1155	1261
	HERA 20%		8,760	10,000	11,260	12,500	13,500	14,500	15,500	16,500	17,500	219	234	281	325	362	400	437
	HERA 40%		17,520	20,000	22,520	25,000	27,000	29,000	31,000	33,000	35,000	438	469	563	650	725	800	875
	HERA 50%		21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250	43,750	547	586	703	812	906	1000	1093
	HERA 60%		26,280	30,000	33,780	37,500	40,500	43,500	46,500	49,500	52,500	657	703	844	975	1087	1200	1312
BEAVER	20%	72,600	10,180	11,620	13,080	14,520	15,700	16,860	18,020	19,180	20,320	254	272	327	377	421	465	508
	40%	4/14/2017	20,360	23,240	26,160	29,040	31,400	33,720	36,040	38,360	40,640	509	545	654	755	843	930	1016
	50%		25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950	50,800	636	681	817	944	1053	1162	1270
	60%		30,540	34,860	39,240	43,560	47,100	50,580	54,060	57,540	60,960	763	817	981	1133	1264	1395	1524
BEDFORD	20%	56,100	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,640	9,860	11,100	12,320	13,320	14,300	15,280	16,280	17,240	216	231	277	320	357	394	431
	HERA 40%		17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560	34,480	432	462	555	641	715	789	862
	HERA 50%		21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	43,100	540	578	693	801	893	986	1077
	HERA 60%		25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	51,720	648	693	832	961	1072	1183	1293

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2017 AREA MEDIAN INCOME

MTXR041 11:33:01
 RUN DATE: 5/09/2017

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
BERKS	20%	68,900	9,660	11,040	12,420	13,780	14,900	16,000	17,100	18,200	19,300	241	258	310	358	400	441	482
	40%	4/14/2017	19,320	22,080	24,840	27,560	29,800	32,000	34,200	36,400	38,600	483	517	621	717	800	882	965
	50%		24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500	48,250	603	646	776	896	1000	1103	1206
	60%		28,980	33,120	37,260	41,340	44,700	48,000	51,300	54,600	57,900	724	776	931	1075	1200	1323	1447
	HERA 20%		10,620	12,140	13,660	15,160	16,380	17,600	18,800	20,020	21,220	265	284	341	394	440	485	530
	HERA 40%		21,240	24,280	27,320	30,320	32,760	35,200	37,600	40,040	42,440	531	569	683	788	880	970	1061
	HERA 50%		26,550	30,350	34,150	37,900	40,950	44,000	47,000	50,050	53,050	663	711	853	985	1100	1213	1326
	HERA 60%		31,860	36,420	40,980	45,480	49,140	52,800	56,400	60,060	63,660	796	853	1024	1182	1320	1455	1591
BLAIR	20%	62,700	8,640	9,860	11,100	12,320	13,320	14,300	15,280	16,280	17,240	216	231	277	320	357	394	431
	40%	4/14/2017	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560	34,480	432	462	555	641	715	789	862
	50%		21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	43,100	540	578	693	801	893	986	1077
	60%		25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	51,720	648	693	832	961	1072	1183	1293
	HERA 20%		8,920	10,200	11,480	12,740	13,760	14,780	15,800	16,820	17,840	223	239	287	331	369	407	446
	HERA 40%		17,840	20,400	22,960	25,480	27,520	29,560	31,600	33,640	35,680	446	478	574	662	739	815	892
	HERA 50%		22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	44,600	557	597	717	828	923	1019	1115
	HERA 60%		26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	53,520	669	717	861	993	1108	1223	1338
BRADFORD	20%	60,200	8,440	9,640	10,840	12,040	13,020	13,980	14,940	15,900	16,860	211	226	271	313	349	385	421
	40%	4/14/2017	16,880	19,280	21,680	24,080	26,040	27,960	29,880	31,800	33,720	422	452	542	626	699	771	843
	50%		21,100	24,100	27,100	30,100	32,550	34,950	37,350	39,750	42,150	527	565	677	783	873	963	1053
	60%		25,320	28,920	32,520	36,120	39,060	41,940	44,820	47,700	50,580	633	678	813	939	1048	1156	1264
	HERA 20%		8,680	9,920	11,160	12,380	13,380	14,380	15,360	16,360	17,340	217	232	279	322	359	396	433
	HERA 40%		17,360	19,840	22,320	24,760	26,760	28,760	30,720	32,720	34,680	434	465	558	644	719	793	867
	HERA 50%		21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	43,350	542	581	697	805	898	991	1083
	HERA 60%		26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080	52,020	651	697	837	966	1078	1189	1300
BUCKS	20%	83,200	11,660	13,320	14,980	16,640	17,980	19,320	20,640	21,980	23,300	291	312	374	432	483	532	582
	40%	4/14/2017	23,320	26,640	29,960	33,280	35,960	38,640	41,280	43,960	46,600	583	624	749	865	966	1065	1165
	50%		29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	58,250	728	780	936	1081	1207	1331	1456
	60%		34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940	69,900	874	936	1123	1298	1449	1598	1747

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
BUTLER	20%	72,600	10,180	11,620	13,080	14,520	15,700	16,860	18,020	19,180	20,320	254	272	327	377	421	465	508
	40%	4/14/2017	20,360	23,240	26,160	29,040	31,400	33,720	36,040	38,360	40,640	509	545	654	755	843	930	1016
	50%		25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950	50,800	636	681	817	944	1053	1162	1270
	60%		30,540	34,860	39,240	43,560	47,100	50,580	54,060	57,540	60,960	763	817	981	1133	1264	1395	1524
CAMBRIA	20%	60,300	8,420	9,620	10,820	12,020	13,000	13,960	14,920	15,880	16,820	210	225	270	312	349	385	420
	40%	4/14/2017	16,840	19,240	21,640	24,040	26,000	27,920	29,840	31,760	33,640	421	451	541	625	698	770	841
	50%		21,050	24,050	27,050	30,050	32,500	34,900	37,300	39,700	42,050	526	563	676	781	872	962	1051
	60%		25,260	28,860	32,460	36,060	39,000	41,880	44,760	47,640	50,460	631	676	811	938	1047	1155	1261
	HERA 20%		9,220	10,540	11,860	13,160	14,220	15,280	16,320	17,380	18,420	230	247	296	342	382	421	460
	HERA 40%		18,440	21,080	23,720	26,320	28,440	30,560	32,640	34,760	36,840	461	494	593	684	764	842	921
	HERA 50%		23,050	26,350	29,650	32,900	35,550	38,200	40,800	43,450	46,050	576	617	741	855	955	1053	1151
	HERA 60%		27,660	31,620	35,580	39,480	42,660	45,840	48,960	52,140	55,260	691	741	889	1026	1146	1263	1381
CAMERON	20%	53,600	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,300	9,480	10,660	11,840	12,800	13,740	14,700	15,640	16,580	207	222	266	308	343	379	414
	HERA 40%		16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	33,160	415	444	533	616	687	758	829
	HERA 50%		20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	41,450	518	555	666	770	858	948	1036
	HERA 60%		24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	49,740	622	666	799	924	1030	1137	1243
CARBON	20%	73,400	10,280	11,760	13,220	14,680	15,860	17,040	18,220	19,380	20,560	257	275	330	381	426	470	514
	40%	4/14/2017	20,560	23,520	26,440	29,360	31,720	34,080	36,440	38,760	41,120	514	551	661	763	852	940	1028
	50%		25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450	51,400	642	688	826	954	1065	1175	1285
	60%		30,840	35,280	39,660	44,040	47,580	51,120	54,660	58,140	61,680	771	826	991	1145	1278	1410	1542
	HERA 20%		10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420	20,580	257	275	331	382	426	470	514
	HERA 40%		20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840	41,160	515	551	662	764	853	941	1029
	HERA 50%		25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550	51,450	643	689	827	955	1066	1176	1286
	HERA 60%		30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260	61,740	772	827	993	1146	1279	1412	1543

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
CENTRE	20%	75,000	10,500	12,000	13,500	15,000	16,200	17,400	18,600	19,800	21,000	262	281	337	390	435	480	525
	40%	4/14/2017	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	42,000	525	562	675	780	870	960	1050
	50%		26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500	52,500	656	703	843	975	1087	1200	1312
	60%		31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400	63,000	787	843	1012	1170	1305	1440	1575
	HERA 20%		10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	274	294	352	407	454	501	548
	HERA 40%		21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	549	588	705	814	909	1002	1096
	HERA 50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	686	735	881	1018	1136	1253	1370
	HERA 60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	823	882	1057	1221	1363	1503	1644
CHESTER	20%	83,200	11,660	13,320	14,980	16,640	17,980	19,320	20,640	21,980	23,300	291	312	374	432	483	532	582
	40%	4/14/2017	23,320	26,640	29,960	33,280	35,960	38,640	41,280	43,960	46,600	583	624	749	865	966	1065	1165
	50%		29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	58,250	728	780	936	1081	1207	1331	1456
	60%		34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940	69,900	874	936	1123	1298	1449	1598	1747
CLARION	20%	57,700	8,080	9,240	10,400	11,540	12,480	13,400	14,320	15,240	16,160	202	216	260	300	335	369	404
	40%	4/14/2017	16,160	18,480	20,800	23,080	24,960	26,800	28,640	30,480	32,320	404	433	520	600	670	739	808
	50%		20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	40,400	505	541	650	750	837	923	1010
	60%		24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720	48,480	606	649	780	900	1005	1108	1212
	HERA 20%		8,920	10,180	11,460	12,720	13,740	14,760	15,780	16,800	17,800	223	238	286	330	369	407	445
	HERA 40%		17,840	20,360	22,920	25,440	27,480	29,520	31,560	33,600	35,600	446	477	573	661	738	814	890
	HERA 50%		22,300	25,450	28,650	31,800	34,350	36,900	39,450	42,000	44,500	557	596	716	826	922	1018	1112
	HERA 60%		26,760	30,540	34,380	38,160	41,220	44,280	47,340	50,400	53,400	669	716	859	992	1107	1221	1335
CLEARFIELD	20%	52,800	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		9,200	10,520	11,840	13,140	14,200	15,260	16,300	17,360	18,400	230	246	296	341	381	420	460
	HERA 40%		18,400	21,040	23,680	26,280	28,400	30,520	32,600	34,720	36,800	460	493	592	683	763	841	920
	HERA 50%		23,000	26,300	29,600	32,850	35,500	38,150	40,750	43,400	46,000	575	616	740	854	953	1051	1150
	HERA 60%		27,600	31,560	35,520	39,420	42,600	45,780	48,900	52,080	55,200	690	739	888	1025	1144	1262	1380

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
CLINTON	20%	59,300	8,320	9,500	10,680	11,860	12,820	13,760	14,720	15,660	16,600	208	222	267	308	344	379	415
	40%	4/14/2017	16,640	19,000	21,360	23,720	25,640	27,520	29,440	31,320	33,200	416	445	534	617	688	759	830
	50%		20,800	23,750	26,700	29,650	32,050	34,400	36,800	39,150	41,500	520	556	667	771	860	949	1037
	60%		24,960	28,500	32,040	35,580	38,460	41,280	44,160	46,980	49,800	624	668	801	925	1032	1139	1245
	HERA 20%		9,160	10,480	11,780	13,080	14,140	15,180	16,220	17,280	18,320	229	245	294	340	379	418	458
	HERA 40%		18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560	36,640	458	491	589	680	759	837	916
	HERA 50%		22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	45,800	572	613	736	850	948	1046	1145
	HERA 60%		27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	54,960	687	736	883	1020	1138	1256	1374
COLUMBIA	20%	61,100	8,560	9,780	11,000	12,220	13,200	14,180	15,160	16,140	17,100	214	229	275	317	354	391	427
	40%	4/14/2017	17,120	19,560	22,000	24,440	26,400	28,360	30,320	32,280	34,200	428	458	550	635	709	782	855
	50%		21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	42,750	535	573	687	794	886	978	1068
	60%		25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	51,300	642	687	825	953	1063	1173	1282
	HERA 20%		9,020	10,320	11,600	12,880	13,920	14,960	15,980	17,020	18,040	225	241	290	335	374	412	451
	HERA 40%		18,040	20,640	23,200	25,760	27,840	29,920	31,960	34,040	36,080	451	483	580	670	748	825	902
	HERA 50%		22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	45,100	563	604	725	837	935	1031	1127
	HERA 60%		27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060	54,120	676	725	870	1005	1122	1237	1353
CRAWFORD	20%	53,300	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,740	10,000	11,240	12,480	13,480	14,480	15,480	16,480	17,480	218	234	281	324	362	399	437
	HERA 40%		17,480	20,000	22,480	24,960	26,960	28,960	30,960	32,960	34,960	437	468	562	649	724	799	874
	HERA 50%		21,850	25,000	28,100	31,200	33,700	36,200	38,700	41,200	43,700	546	585	702	811	905	998	1092
	HERA 60%		26,220	30,000	33,720	37,440	40,440	43,440	46,440	49,440	52,440	655	702	843	973	1086	1198	1311
CUMBERLAND	20%	74,700	10,460	11,960	13,460	14,940	16,140	17,340	18,540	19,740	20,920	261	280	336	388	433	478	523
	40%	4/14/2017	20,920	23,920	26,920	29,880	32,280	34,680	37,080	39,480	41,840	523	560	673	777	867	957	1046
	50%		26,150	29,900	33,650	37,350	40,350	43,350	46,350	49,350	52,300	653	700	841	971	1083	1196	1307
	60%		31,380	35,880	40,380	44,820	48,420	52,020	55,620	59,220	62,760	784	840	1009	1165	1300	1435	1569

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
DAUPHIN	20%	74,700	10,460	11,960	13,460	14,940	16,140	17,340	18,540	19,740	20,920	261	280	336	388	433	478	523
	40%	4/14/2017	20,920	23,920	26,920	29,880	32,280	34,680	37,080	39,480	41,840	523	560	673	777	867	957	1046
	50%		26,150	29,900	33,650	37,350	40,350	43,350	46,350	49,350	52,300	653	700	841	971	1083	1196	1307
	60%		31,380	35,880	40,380	44,820	48,420	52,020	55,620	59,220	62,760	784	840	1009	1165	1300	1435	1569
DELAWARE	20%	83,200	11,660	13,320	14,980	16,640	17,980	19,320	20,640	21,980	23,300	291	312	374	432	483	532	582
	40%	4/14/2017	23,320	26,640	29,960	33,280	35,960	38,640	41,280	43,960	46,600	583	624	749	865	966	1065	1165
	50%		29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	58,250	728	780	936	1081	1207	1331	1456
	60%		34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940	69,900	874	936	1123	1298	1449	1598	1747
ELK	20%	59,500	8,340	9,520	10,720	11,900	12,860	13,820	14,760	15,720	16,660	208	223	268	309	345	381	416
	40%	4/14/2017	16,680	19,040	21,440	23,800	25,720	27,640	29,520	31,440	33,320	417	446	536	619	691	762	833
	50%		20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	41,650	521	558	670	773	863	952	1041
	60%		25,020	28,560	32,160	35,700	38,580	41,460	44,280	47,160	49,980	625	669	804	928	1036	1143	1249
ERIE	20%	58,100	8,140	9,300	10,460	11,620	12,560	13,480	14,420	15,340	16,260	203	218	261	302	337	372	406
	40%	4/14/2017	16,280	18,600	20,920	23,240	25,120	26,960	28,840	30,680	32,520	407	436	523	604	674	744	813
	50%		20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	40,650	508	545	653	755	842	930	1016
	60%		24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	48,780	610	654	784	906	1011	1116	1219
	HERA 20%		8,720	9,960	11,200	12,440	13,440	14,440	15,440	16,440	17,420	218	233	280	323	361	398	435
	HERA 40%		17,440	19,920	22,400	24,880	26,880	28,880	30,880	32,880	34,840	436	467	560	647	722	797	871
	HERA 50%		21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	43,550	545	583	700	808	902	996	1088
	HERA 60%		26,160	29,880	33,600	37,320	40,320	43,320	46,320	49,320	52,260	654	700	840	970	1083	1195	1306
FAYETTE	20%	72,600	10,180	11,620	13,080	14,520	15,700	16,860	18,020	19,180	20,320	254	272	327	377	421	465	508
	40%	4/14/2017	20,360	23,240	26,160	29,040	31,400	33,720	36,040	38,360	40,640	509	545	654	755	843	930	1016
	50%		25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950	50,800	636	681	817	944	1053	1162	1270
	60%		30,540	34,860	39,240	43,560	47,100	50,580	54,060	57,540	60,960	763	817	981	1133	1264	1395	1524

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2017 AREA MEDIAN INCOME

MTXR041 11:33:01
 RUN DATE: 5/09/2017

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
FOREST	20%	47,400	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	207	221	266	307	343	378	413
	HERA 40%		16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	414	443	532	615	686	757	827
	HERA 50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	517	554	665	768	857	946	1033
	HERA 60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	621	665	798	922	1029	1135	1240
FRANKLIN	20%	63,700	9,020	10,300	11,580	12,860	13,900	14,920	15,960	16,980	18,000	225	241	289	334	373	411	450
	40%	4/14/2017	18,040	20,600	23,160	25,720	27,800	29,840	31,920	33,960	36,000	451	483	579	669	746	823	900
	50%		22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450	45,000	563	603	723	836	932	1029	1125
	60%		27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940	54,000	676	724	868	1003	1119	1235	1350
	HERA 20%		9,800	11,200	12,600	13,980	15,100	16,220	17,340	18,460	19,580	245	262	315	363	405	447	489
	HERA 40%		19,600	22,400	25,200	27,960	30,200	32,440	34,680	36,920	39,160	490	525	630	727	811	895	979
	HERA 50%		24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150	48,950	612	656	787	908	1013	1118	1223
	HERA 60%		29,400	33,600	37,800	41,940	45,300	48,660	52,020	55,380	58,740	735	787	945	1090	1216	1342	1468
FULTON	20%	60,000	8,400	9,600	10,800	12,000	12,960	13,920	14,880	15,840	16,800	210	225	270	312	348	384	420
	40%	4/14/2017	16,800	19,200	21,600	24,000	25,920	27,840	29,760	31,680	33,600	420	450	540	624	696	768	840
	50%		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	42,000	525	562	675	780	870	960	1050
	60%		25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	50,400	630	675	810	936	1044	1152	1260
	HERA 20%		8,580	9,800	11,020	12,240	13,220	14,200	15,180	16,160	17,140	214	229	275	318	355	391	428
	HERA 40%		17,160	19,600	22,040	24,480	26,440	28,400	30,360	32,320	34,280	429	459	551	636	710	783	857
	HERA 50%		21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400	42,850	536	574	688	795	887	979	1071
	HERA 60%		25,740	29,400	33,060	36,720	39,660	42,600	45,540	48,480	51,420	643	689	826	954	1065	1175	1285
GREENE	20%	59,500	8,340	9,520	10,720	11,900	12,860	13,820	14,760	15,720	16,660	208	223	268	309	345	381	416
	40%	4/14/2017	16,680	19,040	21,440	23,800	25,720	27,640	29,520	31,440	33,320	417	446	536	619	691	762	833
	50%		20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	41,650	521	558	670	773	863	952	1041
	60%		25,020	28,560	32,160	35,700	38,580	41,460	44,280	47,160	49,980	625	669	804	928	1036	1143	1249
	HERA 20%		9,280	10,600	11,920	13,240	14,300	15,360	16,420	17,480	18,540	232	248	298	344	384	423	463
	HERA 40%		18,560	21,200	23,840	26,480	28,600	30,720	32,840	34,960	37,080	464	497	596	688	768	847	927
	HERA 50%		23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	46,350	580	621	745	860	960	1059	1158
	HERA 60%		27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	55,620	696	745	894	1032	1152	1271	1390

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2017 AREA MEDIAN INCOME

MTXR041 11:33:01
 RUN DATE: 5/09/2017

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
HUNTINGDON	20%	55,700	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,360	9,540	10,740	11,920	12,880	13,840	14,800	15,740	16,680	209	223	268	310	346	381	417
	HERA 40%		16,720	19,080	21,480	23,840	25,760	27,680	29,600	31,480	33,360	418	447	537	620	692	763	834
	HERA 50%		20,900	23,850	26,850	29,800	32,200	34,600	37,000	39,350	41,700	522	559	671	775	865	954	1042
	HERA 60%		25,080	28,620	32,220	35,760	38,640	41,520	44,400	47,220	50,040	627	671	805	930	1038	1145	1251
INDIANA	20%	56,900	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,960	10,240	11,520	12,800	13,840	14,860	15,880	16,900	17,920	224	240	288	333	371	409	448
	HERA 40%		17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	448	480	576	666	743	819	896
	HERA 50%		22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	560	600	720	832	928	1024	1120
	HERA 60%		26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	672	720	864	999	1114	1229	1344
JEFFERSON	20%	54,100	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,520	9,740	10,960	12,160	13,140	14,120	15,080	16,060	17,020	213	228	274	316	353	389	425
	HERA 40%		17,040	19,480	21,920	24,320	26,280	28,240	30,160	32,120	34,040	426	456	548	632	706	778	851
	HERA 50%		21,300	24,350	27,400	30,400	32,850	35,300	37,700	40,150	42,550	532	570	685	790	882	973	1063
	HERA 60%		25,560	29,220	32,880	36,480	39,420	42,360	45,240	48,180	51,060	639	684	822	948	1059	1167	1276
JUNIATA	20%	57,900	8,120	9,280	10,440	11,580	12,520	13,440	14,360	15,300	16,220	203	217	261	301	336	370	405
	40%	4/14/2017	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,440	406	435	522	602	672	741	811
	50%		20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,550	507	543	652	753	840	926	1013
	60%		24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,660	609	652	783	903	1008	1112	1216
	HERA 20%		8,560	9,780	11,000	12,220	13,200	14,180	15,160	16,140	17,100	214	229	275	317	354	391	427
	HERA 40%		17,120	19,560	22,000	24,440	26,400	28,360	30,320	32,280	34,200	428	458	550	635	709	782	855
	HERA 50%		21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	42,750	535	573	687	794	886	978	1068
	HERA 60%		25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	51,300	642	687	825	953	1063	1173	1282

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2017 AREA MEDIAN INCOME

MTXR041 11:33:01
 RUN DATE: 5/09/2017

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
LACKAWANNA	20%	59,500	8,340	9,520	10,720	11,900	12,860	13,820	14,760	15,720	16,660	208	223	268	309	345	381	416
	40%	4/14/2017	16,680	19,040	21,440	23,800	25,720	27,640	29,520	31,440	33,320	417	446	536	619	691	762	833
	50%		20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	41,650	521	558	670	773	863	952	1041
	60%		25,020	28,560	32,160	35,700	38,580	41,460	44,280	47,160	49,980	625	669	804	928	1036	1143	1249
	HERA 20%		8,460	9,680	10,880	12,080	13,060	14,020	14,980	15,960	16,920	211	226	272	314	350	386	423
	HERA 40%		16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	33,840	423	453	544	628	701	773	846
	HERA 50%		21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	42,300	528	566	680	785	876	966	1057
	HERA 60%		25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	50,760	634	680	816	942	1051	1160	1269
LANCASTER	20%	71,100	9,960	11,380	12,800	14,220	15,360	16,500	17,640	18,780	19,900	249	266	320	369	412	455	497
	40%	4/14/2017	19,920	22,760	25,600	28,440	30,720	33,000	35,280	37,560	39,800	498	533	640	739	825	910	995
	50%		24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950	49,750	622	666	800	924	1031	1138	1243
	60%		29,880	34,140	38,400	42,660	46,080	49,500	52,920	56,340	59,700	747	800	960	1109	1237	1365	1492
LAWRENCE	20%	59,900	8,400	9,600	10,800	11,980	12,940	13,900	14,860	15,820	16,780	210	225	270	311	347	383	419
	40%	4/14/2017	16,800	19,200	21,600	23,960	25,880	27,800	29,720	31,640	33,560	420	450	540	623	695	767	839
	50%		21,000	24,000	27,000	29,950	32,350	34,750	37,150	39,550	41,950	525	562	675	778	868	958	1048
	60%		25,200	28,800	32,400	35,940	38,820	41,700	44,580	47,460	50,340	630	675	810	934	1042	1150	1258
LEBANON	20%	65,300	9,160	10,460	11,760	13,060	14,120	15,160	16,200	17,240	18,280	229	245	294	339	379	418	457
	40%	4/14/2017	18,320	20,920	23,520	26,120	28,240	30,320	32,400	34,480	36,560	458	490	588	679	758	836	914
	50%		22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100	45,700	572	613	735	849	947	1045	1142
	60%		27,480	31,380	35,280	39,180	42,360	45,480	48,600	51,720	54,840	687	735	882	1019	1137	1254	1371
	HERA 20%		9,520	10,880	12,240	13,580	14,680	15,760	16,840	17,940	19,020	238	255	306	353	394	434	475
	HERA 40%		19,040	21,760	24,480	27,160	29,360	31,520	33,680	35,880	38,040	476	510	612	706	788	869	951
	HERA 50%		23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850	47,550	595	637	765	883	985	1086	1188
	HERA 60%		28,560	32,640	36,720	40,740	44,040	47,280	50,520	53,820	57,060	714	765	918	1059	1182	1304	1426
LEHIGH	20%	73,400	10,280	11,760	13,220	14,680	15,860	17,040	18,220	19,380	20,560	257	275	330	381	426	470	514
	40%	4/14/2017	20,560	23,520	26,440	29,360	31,720	34,080	36,440	38,760	41,120	514	551	661	763	852	940	1028
	50%		25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450	51,400	642	688	826	954	1065	1175	1285
	60%		30,840	35,280	39,660	44,040	47,580	51,120	54,660	58,140	61,680	771	826	991	1145	1278	1410	1542
	HERA 20%		10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420	20,580	257	275	331	382	426	470	514
	HERA 40%		20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840	41,160	515	551	662	764	853	941	1029
	HERA 50%		25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550	51,450	643	689	827	955	1066	1176	1286
	HERA 60%		30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260	61,740	772	827	993	1146	1279	1412	1543

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2017 AREA MEDIAN INCOME

MTXR041 11:33:01
 RUN DATE: 5/09/2017

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
LUZERNE	20%	59,500	8,340	9,520	10,720	11,900	12,860	13,820	14,760	15,720	16,660	208	223	268	309	345	381	416
	40%	4/14/2017	16,680	19,040	21,440	23,800	25,720	27,640	29,520	31,440	33,320	417	446	536	619	691	762	833
	50%		20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	41,650	521	558	670	773	863	952	1041
	60%		25,020	28,560	32,160	35,700	38,580	41,460	44,280	47,160	49,980	625	669	804	928	1036	1143	1249
	HERA 20%		8,460	9,680	10,880	12,080	13,060	14,020	14,980	15,960	16,920	211	226	272	314	350	386	423
	HERA 40%		16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	33,840	423	453	544	628	701	773	846
	HERA 50%		21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	42,300	528	566	680	785	876	966	1057
	HERA 60%		25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	50,760	634	680	816	942	1051	1160	1269
LYCOMING	20%	60,500	8,480	9,680	10,900	12,100	13,080	14,040	15,020	15,980	16,940	212	227	272	314	351	387	423
	40%	4/14/2017	16,960	19,360	21,800	24,200	26,160	28,080	30,040	31,960	33,880	424	454	545	629	702	775	847
	50%		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	42,350	530	567	681	786	877	968	1058
	60%		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	50,820	636	681	817	944	1053	1162	1270
	HERA 20%		8,960	10,240	11,520	12,780	13,820	14,840	15,860	16,880	17,900	224	240	288	332	371	409	447
	HERA 40%		17,920	20,480	23,040	25,560	27,640	29,680	31,720	33,760	35,800	448	480	576	665	742	818	895
	HERA 50%		22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	44,750	560	600	720	831	927	1023	1118
	HERA 60%		26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640	53,700	672	720	864	997	1113	1227	1342
MCKEAN	20%	53,500	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	207	221	266	307	343	378	413
	HERA 40%		16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	414	443	532	615	686	757	827
	HERA 50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	517	554	665	768	857	946	1033
	HERA 60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	621	665	798	922	1029	1135	1240
MERCER	20%	59,500	8,340	9,520	10,720	11,900	12,860	13,820	14,760	15,720	16,660	208	223	268	309	345	381	416
	40%	4/14/2017	16,680	19,040	21,440	23,800	25,720	27,640	29,520	31,440	33,320	417	446	536	619	691	762	833
	50%		20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	41,650	521	558	670	773	863	952	1041
	60%		25,020	28,560	32,160	35,700	38,580	41,460	44,280	47,160	49,980	625	669	804	928	1036	1143	1249
	HERA 20%		8,400	9,600	10,800	12,000	12,960	13,920	14,880	15,840	16,800	210	225	270	312	348	384	420
	HERA 40%		16,800	19,200	21,600	24,000	25,920	27,840	29,760	31,680	33,600	420	450	540	624	696	768	840
	HERA 50%		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	42,000	525	562	675	780	870	960	1050
	HERA 60%		25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	50,400	630	675	810	936	1044	1152	1260

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2017 AREA MEDIAN INCOME

MTXR041 11:33:01
 RUN DATE: 5/09/2017

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
MIFFLIN	20%	50,800	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	207	221	266	307	343	378	413
	HERA 40%		16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	414	443	532	615	686	757	827
	HERA 50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	517	554	665	768	857	946	1033
	HERA 60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	621	665	798	922	1029	1135	1240
MONROE	20%	74,900	9,580	10,960	12,320	13,680	14,780	15,880	16,980	18,060	19,160	239	256	308	355	397	438	479
	40%	4/14/2017	19,160	21,920	24,640	27,360	29,560	31,760	33,960	36,120	38,320	479	513	616	711	794	876	958
	50%		23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	47,900	598	641	770	889	992	1095	1197
	60%		28,740	32,880	36,960	41,040	44,340	47,640	50,940	54,180	57,480	718	770	924	1067	1191	1314	1437
	HERA 20%		10,500	12,000	13,500	14,980	16,180	17,380	18,580	19,780	20,980	262	281	337	389	434	479	524
	HERA 40%		21,000	24,000	27,000	29,960	32,360	34,760	37,160	39,560	41,960	525	562	675	779	869	959	1049
	HERA 50%		26,250	30,000	33,750	37,450	40,450	43,450	46,450	49,450	52,450	656	703	843	973	1086	1198	1311
	HERA 60%		31,500	36,000	40,500	44,940	48,540	52,140	55,740	59,340	62,940	787	843	1012	1168	1303	1438	1573
MONTGOMERY	20%	83,200	11,660	13,320	14,980	16,640	17,980	19,320	20,640	21,980	23,300	291	312	374	432	483	532	582
	40%	4/14/2017	23,320	26,640	29,960	33,280	35,960	38,640	41,280	43,960	46,600	583	624	749	865	966	1065	1165
	50%		29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	58,250	728	780	936	1081	1207	1331	1456
	60%		34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940	69,900	874	936	1123	1298	1449	1598	1747
MONTOUR	20%	66,800	9,360	10,700	12,040	13,360	14,440	15,500	16,580	17,640	18,700	234	250	301	347	387	427	467
	40%	4/14/2017	18,720	21,400	24,080	26,720	28,880	31,000	33,160	35,280	37,400	468	501	602	695	775	855	935
	50%		23,400	26,750	30,100	33,400	36,100	38,750	41,450	44,100	46,750	585	626	752	868	968	1069	1168
	60%		28,080	32,100	36,120	40,080	43,320	46,500	49,740	52,920	56,100	702	752	903	1042	1162	1283	1402
NORTHAMPTON	20%	73,400	10,280	11,760	13,220	14,680	15,860	17,040	18,220	19,380	20,560	257	275	330	381	426	470	514
	40%	4/14/2017	20,560	23,520	26,440	29,360	31,720	34,080	36,440	38,760	41,120	514	551	661	763	852	940	1028
	50%		25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450	51,400	642	688	826	954	1065	1175	1285
	60%		30,840	35,280	39,660	44,040	47,580	51,120	54,660	58,140	61,680	771	826	991	1145	1278	1410	1542
	HERA 20%		10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420	20,580	257	275	331	382	426	470	514
	HERA 40%		20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840	41,160	515	551	662	764	853	941	1029
	HERA 50%		25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550	51,450	643	689	827	955	1066	1176	1286
	HERA 60%		30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260	61,740	772	827	993	1146	1279	1412	1543

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
NORTHUMBERLAND	20%	52,300	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	207	221	266	307	343	378	413
	HERA 40%		16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	414	443	532	615	686	757	827
	HERA 50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	517	554	665	768	857	946	1033
	HERA 60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	621	665	798	922	1029	1135	1240
PERRY	20%	74,700	10,460	11,960	13,460	14,940	16,140	17,340	18,540	19,740	20,920	261	280	336	388	433	478	523
	40%	4/14/2017	20,920	23,920	26,920	29,880	32,280	34,680	37,080	39,480	41,840	523	560	673	777	867	957	1046
	50%		26,150	29,900	33,650	37,350	40,350	43,350	46,350	49,350	52,300	653	700	841	971	1083	1196	1307
	60%		31,380	35,880	40,380	44,820	48,420	52,020	55,620	59,220	62,760	784	840	1009	1165	1300	1435	1569
PHILADELPHIA	20%	83,200	11,660	13,320	14,980	16,640	17,980	19,320	20,640	21,980	23,300	291	312	374	432	483	532	582
	40%	4/14/2017	23,320	26,640	29,960	33,280	35,960	38,640	41,280	43,960	46,600	583	624	749	865	966	1065	1165
	50%		29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	58,250	728	780	936	1081	1207	1331	1456
	60%		34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940	69,900	874	936	1123	1298	1449	1598	1747
PIKE	20%	70,300	9,860	11,260	12,660	14,060	15,200	16,320	17,440	18,560	19,680	246	264	316	365	408	450	492
	40%	4/14/2017	19,720	22,520	25,320	28,120	30,400	32,640	34,880	37,120	39,360	493	528	633	731	816	900	984
	50%		24,650	28,150	31,650	35,150	38,000	40,800	43,600	46,400	49,200	616	660	791	914	1020	1125	1230
	60%		29,580	33,780	37,980	42,180	45,600	48,960	52,320	55,680	59,040	739	792	949	1097	1224	1350	1476
	HERA 20%		11,040	12,620	14,200	15,760	17,040	18,300	19,560	20,820	22,060	276	295	355	410	457	504	551
	HERA 40%		22,080	25,240	28,400	31,520	34,080	36,600	39,120	41,640	44,120	552	591	710	820	915	1009	1103
	HERA 50%		27,600	31,550	35,500	39,400	42,600	45,750	48,900	52,050	55,150	690	739	887	1025	1143	1261	1378
	HERA 60%		33,120	37,860	42,600	47,280	51,120	54,900	58,680	62,460	66,180	828	887	1065	1230	1372	1514	1654
POTTER	20%	53,900	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	207	221	266	307	343	378	413
	HERA 40%		16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	414	443	532	615	686	757	827
	HERA 50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	517	554	665	768	857	946	1033
	HERA 60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	621	665	798	922	1029	1135	1240

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2017 AREA MEDIAN INCOME

MTXR041 11:33:01
 RUN DATE: 5/09/2017

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
SCHUYLKILL	20%	58,700	8,220	9,400	10,580	11,740	12,680	13,620	14,560	15,500	16,440	205	220	264	305	340	375	411
	40%	4/14/2017	16,440	18,800	21,160	23,480	25,360	27,240	29,120	31,000	32,880	411	440	529	610	681	751	822
	50%		20,550	23,500	26,450	29,350	31,700	34,050	36,400	38,750	41,100	513	550	661	763	851	939	1027
	60%		24,660	28,200	31,740	35,220	38,040	40,860	43,680	46,500	49,320	616	660	793	915	1021	1127	1233
	HERA 20%		8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	220	236	283	327	365	403	441
	HERA 40%		17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	441	472	567	655	731	807	882
	HERA 50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	551	590	708	819	913	1008	1102
	HERA 60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	661	708	850	983	1096	1210	1323
SNYDER	20%	56,900	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	207	221	266	307	343	378	413
	HERA 40%		16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	414	443	532	615	686	757	827
	HERA 50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	517	554	665	768	857	946	1033
	HERA 60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	621	665	798	922	1029	1135	1240
SOMERSET	20%	57,700	8,080	9,240	10,400	11,540	12,480	13,400	14,320	15,240	16,160	202	216	260	300	335	369	404
	40%	4/14/2017	16,160	18,480	20,800	23,080	24,960	26,800	28,640	30,480	32,320	404	433	520	600	670	739	808
	50%		20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	40,400	505	541	650	750	837	923	1010
	60%		24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720	48,480	606	649	780	900	1005	1108	1212
	HERA 20%		9,400	10,740	12,080	13,420	14,500	15,580	16,660	17,720	18,780	235	251	302	349	389	429	469
	HERA 40%		18,800	21,480	24,160	26,840	29,000	31,160	33,320	35,440	37,560	470	503	604	698	779	859	939
	HERA 50%		23,500	26,850	30,200	33,550	36,250	38,950	41,650	44,300	46,950	587	629	755	872	973	1074	1173
	HERA 60%		28,200	32,220	36,240	40,260	43,500	46,740	49,980	53,160	56,340	705	755	906	1047	1168	1289	1408
SULLIVAN	20%	54,800	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
	40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
	50%		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006
	60%		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207
	HERA 20%		8,680	9,920	11,160	12,380	13,380	14,380	15,360	16,360	17,340	217	232	279	322	359	396	433
	HERA 40%		17,360	19,840	22,320	24,760	26,760	28,760	30,720	32,720	34,680	434	465	558	644	719	793	867
	HERA 50%		21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	43,350	542	581	697	805	898	991	1083
	HERA 60%		26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080	52,020	651	697	837	966	1078	1189	1300

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2017 AREA MEDIAN INCOME

MTXR041 11:33:01
 RUN DATE: 5/09/2017

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM	
SUSQUEHANNA	20%	62,000	8,680	9,920	11,160	12,400	13,400	14,400	15,380	16,380	17,360	217	232	279	322	360	397	434	
	40%	4/14/2017	17,360	19,840	22,320	24,800	26,800	28,800	30,760	32,760	34,720	434	465	558	645	720	794	868	
	50%		21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950	43,400	542	581	697	806	900	992	1085	
	60%		26,040	29,760	33,480	37,200	40,200	43,200	46,140	49,140	52,080	651	697	837	967	1080	1191	1302	
	HERA 20%		9,200	10,500	11,820	13,120	14,180	15,220	16,280	17,320	18,360	230	246	295	341	380	420	459	
	HERA 40%		18,400	21,000	23,640	26,240	28,360	30,440	32,560	34,640	36,720	460	492	591	682	761	840	918	
	HERA 50%		23,000	26,250	29,550	32,800	35,450	38,050	40,700	43,300	45,900	575	615	738	853	951	1050	1147	
	HERA 60%		27,600	31,500	35,460	39,360	42,540	45,660	48,840	51,960	55,080	690	738	886	1023	1141	1260	1377	
	TIOGA	20%	57,600	8,080	9,220	10,380	11,520	12,460	13,380	14,300	15,220	16,120	202	216	259	299	334	369	403
		40%	4/14/2017	16,160	18,440	20,760	23,040	24,920	26,760	28,600	30,440	32,240	404	432	519	599	669	738	806
50%			20,200	23,050	25,950	28,800	31,150	33,450	35,750	38,050	40,300	505	540	648	749	836	922	1007	
60%			24,240	27,660	31,140	34,560	37,380	40,140	42,900	45,660	48,360	606	648	778	899	1003	1107	1209	
HERA 20%			8,920	10,200	11,480	12,740	13,760	14,780	15,800	16,820	17,840	223	239	287	331	369	407	446	
HERA 40%			17,840	20,400	22,960	25,480	27,520	29,560	31,600	33,640	35,680	446	478	574	662	739	815	892	
HERA 50%			22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	44,600	557	597	717	828	923	1019	1115	
HERA 60%			26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	53,520	669	717	861	993	1108	1223	1338	
UNION		20%	57,900	8,120	9,280	10,440	11,580	12,520	13,440	14,360	15,300	16,220	203	217	261	301	336	370	405
		40%	4/14/2017	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,440	406	435	522	602	672	741	811
	50%		20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,550	507	543	652	753	840	926	1013	
	60%		24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,660	609	652	783	903	1008	1112	1216	
	HERA 20%		8,460	9,680	10,880	12,080	13,060	14,020	14,980	15,960	16,920	211	226	272	314	350	386	423	
	HERA 40%		16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	33,840	423	453	544	628	701	773	846	
	HERA 50%		21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	42,300	528	566	680	785	876	966	1057	
	HERA 60%		25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	50,760	634	680	816	942	1051	1160	1269	
	VENANGO	20%	55,800	8,060	9,200	10,360	11,500	12,420	13,340	14,260	15,180	16,100	201	215	259	299	333	368	402
		40%	4/14/2017	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	32,200	403	431	518	598	667	736	805
50%			20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	40,250	503	539	647	747	833	920	1006	
60%			24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	48,300	604	647	777	897	1000	1104	1207	
HERA 20%			8,320	9,500	10,680	11,860	12,820	13,760	14,720	15,660	16,600	208	222	267	308	344	379	415	
HERA 40%			16,640	19,000	21,360	23,720	25,640	27,520	29,440	31,320	33,200	416	445	534	617	688	759	830	
HERA 50%			20,800	23,750	26,700	29,650	32,050	34,400	36,800	39,150	41,500	520	556	667	771	860	949	1037	
HERA 60%			24,960	28,500	32,040	35,580	38,460	41,280	44,160	46,980	49,800	624	668	801	925	1032	1139	1245	

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
WARREN	20%	57,900	8,120	9,280	10,440	11,580	12,520	13,440	14,360	15,300	16,220	203	217	261	301	336	370	405
	40%	4/14/2017	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,440	406	435	522	602	672	741	811
	50%		20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,550	507	543	652	753	840	926	1013
	60%		24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,660	609	652	783	903	1008	1112	1216
	HERA 20%		8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	207	221	266	307	343	378	413
	HERA 40%		16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	414	443	532	615	686	757	827
	HERA 50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	517	554	665	768	857	946	1033
	HERA 60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	621	665	798	922	1029	1135	1240
WASHINGTON	20%	72,600	10,180	11,620	13,080	14,520	15,700	16,860	18,020	19,180	20,320	254	272	327	377	421	465	508
	40%	4/14/2017	20,360	23,240	26,160	29,040	31,400	33,720	36,040	38,360	40,640	509	545	654	755	843	930	1016
	50%		25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950	50,800	636	681	817	944	1053	1162	1270
	60%		30,540	34,860	39,240	43,560	47,100	50,580	54,060	57,540	60,960	763	817	981	1133	1264	1395	1524
WAYNE	20%	61,500	8,620	9,840	11,080	12,300	13,300	14,280	15,260	16,240	17,220	215	230	277	320	357	393	430
	40%	4/14/2017	17,240	19,680	22,160	24,600	26,600	28,560	30,520	32,480	34,440	431	461	554	640	714	787	861
	50%		21,550	24,600	27,700	30,750	33,250	35,700	38,150	40,600	43,050	538	576	692	800	892	984	1076
	60%		25,860	29,520	33,240	36,900	39,900	42,840	45,780	48,720	51,660	646	692	831	960	1071	1181	1291
	HERA 20%		8,840	10,100	11,360	12,620	13,640	14,640	15,660	16,660	17,660	221	236	284	328	366	404	441
	HERA 40%		17,680	20,200	22,720	25,240	27,280	29,280	31,320	33,320	35,320	442	473	568	656	732	808	883
	HERA 50%		22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650	44,150	552	591	710	820	915	1010	1103
	HERA 60%		26,520	30,300	34,080	37,860	40,920	43,920	46,980	49,980	52,980	663	710	852	984	1098	1212	1324
WESTMORELAND	20%	72,600	10,180	11,620	13,080	14,520	15,700	16,860	18,020	19,180	20,320	254	272	327	377	421	465	508
	40%	4/14/2017	20,360	23,240	26,160	29,040	31,400	33,720	36,040	38,360	40,640	509	545	654	755	843	930	1016
	50%		25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950	50,800	636	681	817	944	1053	1162	1270
	60%		30,540	34,860	39,240	43,560	47,100	50,580	54,060	57,540	60,960	763	817	981	1133	1264	1395	1524
WYOMING	20%	59,500	8,340	9,520	10,720	11,900	12,860	13,820	14,760	15,720	16,660	208	223	268	309	345	381	416
	40%	4/14/2017	16,680	19,040	21,440	23,800	25,720	27,640	29,520	31,440	33,320	417	446	536	619	691	762	833
	50%		20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	41,650	521	558	670	773	863	952	1041
	60%		25,020	28,560	32,160	35,700	38,580	41,460	44,280	47,160	49,980	625	669	804	928	1036	1143	1249
	HERA 20%		8,460	9,680	10,880	12,080	13,060	14,020	14,980	15,960	16,920	211	226	272	314	350	386	423
	HERA 40%		16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	33,840	423	453	544	628	701	773	846
	HERA 50%		21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	42,300	528	566	680	785	876	966	1057
	HERA 60%		25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	50,760	634	680	816	942	1051	1160	1269

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
YORK	20%	70,800	9,920	11,340	12,760	14,160	15,300	16,440	17,560	18,700	19,820	248	265	319	368	411	453	495
	40%	4/14/2017	19,840	22,680	25,520	28,320	30,600	32,880	35,120	37,400	39,640	496	531	638	736	822	906	991
	50%		24,800	28,350	31,900	35,400	38,250	41,100	43,900	46,750	49,550	620	664	797	920	1027	1133	1238
	60%		29,760	34,020	38,280	42,480	45,900	49,320	52,680	56,100	59,460	744	797	957	1104	1233	1359	1486
HERA	20%		9,980	11,400	12,820	14,240	15,380	16,520	17,660	18,800	19,940	249	267	320	370	413	455	498
HERA	40%		19,960	22,800	25,640	28,480	30,760	33,040	35,320	37,600	39,880	499	534	641	740	826	911	997
HERA	50%		24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,850	623	668	801	925	1032	1139	1246
HERA	60%		29,940	34,200	38,460	42,720	46,140	49,560	52,980	56,400	59,820	748	801	961	1110	1239	1367	1495

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

AGENCY FEE SCHEDULE

(New and existing developments)

The fees outlined herein are applicable to all applicants seeking Agency resources and should be included in the development budget of the Application. Additionally fees may apply to existing developments per occurrence currently in their regulatory and/or compliance period. Interest rates and annual expenses are determined during underwriting based upon market conditions. All fees are non-refundable, non-transferable and due as designated in this schedule.

Application Fees		
9% Tax Credits, PennHOMES, Taxable Bond Loans		
Multifamily Application Fee	\$2,500	due with submission
Tax-Exempt Bonds	\$3,000	due with submission (A \$1,500 application fee is due for each project included in a portfolio application.)

Tax Credit Program Fees		
9% Tax Credits		
Credit Reservation	6%	of annual credit, due 2 weeks after reservation date
Carryover Allocation	\$1,000	due with submission of Executed Carryover Agreement
Cost Certification	\$1,000	due with submission of placed-in-service package
Cost Certification 30 Day Extension		See Placed-in-Service package for required extension fees
4% Tax Credit w/ Tax-Exempt Bonds		
Cost Certification	\$1,000	due with submission of placed-in-service package
Credit Allocation	6%	of annual credit. One-half of the estimated fee is to be submitted with the application, with the balance due two weeks after completion of Cost Certification review

Construction, Equity Bridge Loans		
Loan Reservation	\$1,000	due two weeks after reservation date
Loan Reservation 90 Day Extension	\$1,000	due with request
Origination		
Construction	1.50%	due at Initial Closing
Equity Bridge	0.25%	due at Initial Closing
Construction, Equity Bridge, Agency PHARE and DCED Keystone Communities Funds		
Agency Legal	\$5,000	minimum, due at Initial Closing

Small Mortgage Assistance Program		
Origination	\$1,500 or 0.5% of loan, whichever is greater, due at Initial Closing	

Permanent Loans based on Agency Issued Tax Exempt Bonds		
Origination	1.50%	due at Initial Closing
Credit Enhancement	0.50%	due at Initial Closing
Cost of Issuance/Underwriters Discount	3.00%	based on market conditions, due at Initial Closing
Ongoing Lender Fee	\$1,000	due at Initial Closing and thereafter annually, so long as any portion of the Borrower Loan is outstanding
Agency Legal	\$10,000	due at Initial Closing (additional fee may apply to portfolio applications)

Conduit Loans based on Agency-issued Tax-Exempt Bonds directly purchased by third-party lender		
Origination	0.50%	One-half due two weeks after the tax-exempt bond approval letter is issued, with the balance due at Initial Closing. This fee will include PHFA's processing and allocation of the private activity volume cap for the bonds, handling of the TEFRA hearings and board resolution, the processing and issuance of the 42(m) letter and related PHFA expenses
Agency Legal	\$10,000	due at Initial Closing
Cost of Issuance		All professional fees and costs of the transaction will be paid directly by the Borrower (including, as applicable, bond counsel, real estate counsel, lender fees, placement and consulting fees, trustee fees, equity provider fees and costs, ratings agency, credit enhancement, structuring agent, title and due diligence costs, etc.)
Ongoing Lender Fee	\$1,000	due at Initial Closing and thereafter annually, so long as a portion of the Borrower Loan is outstanding
Modification Fees (all programs)	\$500	per requested change (max.\$2,000 per submission), due with submission at any point from application to placed-in-service
Missing Documents Fees (all programs)	\$500	per missing item (max.\$2,000 per submission), due with submission of missing item(s) from application to placed-in-service
Construction Monitoring, Compliance & Asset Monitoring Fees (all programs)		
Construction Monitoring – All Programs except PennHOMES	\$6,000	per project, due at closing
Construction Monitoring - PennHOMES		This fee will not be charged on the HOME-assisted units. The \$6,000 per project charge will be pro-rated between the HOME-assisted and non-HOME-assisted units
Compliance & Asset Monitoring Fee - Tax Credit Program	\$800	per unit, due at Cost Certification
Compliance & Asset Monitoring Fee - Loan Programs (without Tax Credits)	\$800	per unit, due at Initial Closing
Non-Compliance	\$25	per unit, due with submission of resolution package
Document Review and Modification Fee	\$1,000	This fee will be assessed for Agency consent and modification of existing loan documents or specific program or third party approvals. Recording fees and other third party fees are separately billed
Late Fee (all programs except for Tax Exempt Bond projects)	\$1,000	Per occurrence of failure to submit a document or package by deadline date. This does not include extension request fees for the submittal of the cost certification
Tax Exempt Bond Projects		
TEFRA Notice (Agency Issued Bonds)	\$3,500	If the Agency is required to republish the TEFRA Notices a second fee will be assessed
Agency Legal (Local-Issuer Bonds)	\$5,000	Fee to cover legal cost where the Agency is only providing an allocation of volume cap
42(m) Review Fee	\$5,000	due for projects utilizing a tax-exempt Bond Issuer other than the Agency but requesting the Agency to make the 42(m) determination
Closing Extension Fee	\$2,500	For a seven (7) day extension at the discretion of the Agency upon the showing of good cause. Further extensions may be granted in the Agency's sole discretion upon the payment of additional, escalating extension fees
Other Fees		Reimbursement for other third-party costs incurred as part of the bond issuance

Energy Benchmarking Fee (all programs)	\$1,500	Fee to cover the upfront and annual fees charged to the Agency by a third-party entity to monitor the utility consumption of the project, due with the submission of the cost certification package
Subsidy Layering (all programs)*	\$2,000	due with request to perform a subsidy layering review
MAP Program Fees		Contact the Agency

DEVELOPMENT COST LIMITS

The development costs, fees, and expenses contained herein are the **maximum amounts that may be included in total development cost** and, if applicable, the Tax Credit eligible basis of the development. These limitations will apply through cost certification. Applicants who are applying for additional Tax Credits in a subsequent year will be subject to the limitations in effect for the year in which the initial Application was approved. Only those expenses properly chargeable to a capital account may be included in the Tax Credit eligible basis of the property. Expenses and fees may be required to be documented. The Agency reserves the right to review all costs and to disallow any costs which appear to be unreasonable.

Construction Costs

Construction costs will be reviewed on both a per-unit and a per square foot basis. The Agency will determine the reasonableness of the construction costs based on type of rehabilitation or new construction proposed and the geographic area in which the development is located. Applications must also provide a breakdown of any off-site improvements, site work, demolition costs, tap-in or municipal fees and/or any single budget line that includes multiple costs that are part of the development budget. *Note:* Construction fees that were disallowed at any stage in processing because they exceeded the limitations set forth herein may not be reallocated at a future date to other construction line items.

General Requirements: General Requirements will be limited to 6% of construction costs. Fees for “Clerk of the Works”, Construction Managers and MBE/WBE/Section 3 Consultants will also be included in the 6% cap. Builder’s overhead, builder’s profit, bond premium, construction contingency and building permits are not included in this calculation. General Requirements of the general contractor include, but are not limited to: attendance at development meetings; submittal of construction schedules, shop drawings, and progress reports; supplying of temporary facilities, controls, and utilities; handling of material and equipment including transportation and storage of materials; and development close-out requirements including clean up, final inspection, and punch list.

Builder’s Overhead: Builder’s Overhead is defined as expenses necessary to the operation of a construction business and is limited to 2% of the hard construction costs, **which does not include General Requirements.**

Builder’s Profit: Builder’s Profit is limited to 6% of the hard construction costs, **which does not include General Requirements.**

Bond Premium: The contractor must procure a Performance Bond and a Payment Bond, each in the amount of 100% of the Construction Contract Sum, or an unconditional and irrevocable letter of credit in the amount of 25% of the contract sum. **(Required only on applications seeking Agency loan funds.)**

Building Permits: If the Contractor is responsible for obtaining permits, the cost of all permitting shall be included in construction costs.

Construction Contingency: A construction contingency may be budgeted to pay for additional construction costs that may result from unforeseen circumstances arising during construction. For **Agency loan applicants**, the following contingency amount **must** be included in the development budget, 3% of improvement cost for new construction developments and 5% of improvement cost for rehabilitation and preservation developments. **For all other applicants**, a contingency is not required, but if included these percentages are the maximum amounts that will be approved in the budget.

For developments that consist of both new construction and substantial rehabilitation, the maximum contingency will be pro-rated.

Agency loan applicants: An unconditional and irrevocable letter of credit by a qualified financial institution may be used in lieu of cash for the construction contingency.

For Agency loan Applications - Retainage: Ten percent (10%) of each payment request for a construction item shall be retained by PHFA. The percentage retained may be reduced to five percent (5%) after construction has been fifty percent (50%) completed. Upon Substantial Completion, the percentage retained may be reduced to two and one-half percent (2.5%). In the event of multiple Certificates of Substantial Completion being issued for phased projects, reduction to two and one-half percent (2.5%) will be considered only after the final phase of the whole is accepted. The balance due to the contractor shall be payable at final loan closing provided the work is fully completed and contractor has complied with all provisions of the Agreement and Addendum to the Owner's and the Agency's satisfaction, including, but not limited to, submission and approval of the contractor's certificate of actual cost to the Agency and receipt of all certificates of occupancy for all units by Owner and PHFA.

Fees

Architect Fees: The maximum allowable architectural fees for both design and construction administration are computed as a percentage of the total construction cost, including contingency, as listed in the Development Budget in the Application. The exact amount of the allowable fee must be determined by interpolation based upon the following chart. Design fees must be charged at a maximum of 75% of the total fee. Full architectural, structural, mechanical and electrical drawings and specifications must be provided. Construction administration fees must be charged at a minimum of 25% of the total fee and shall include site visits at a minimum frequency of once every two weeks. For Applications with a separate Landscape Architect or other consultants, the combined fee is subject to the limitations set forth below. Architects reimbursable expenses may be charged for reproduction of drawings and specifications, distance traveled over 100 miles in a single trip and overnight lodging only. All fees that may be considered reimbursable must be included within the Architect's fee limits.

Total Construction Costs (Including Contingency)	Regular Developments	Complex Developments	Rehabilitation and Restoration Developments
\$100,000	9.50%	10.00%	10.50%
1,000,000	7.31%	7.53%	7.91%
3,000,000	6.57%	6.72%	7.01%
5,000,000	6.04%	6.19%	6.50%
7,000,000	5.50%	5.65%	5.93%
10,000,000	4.83%	4.98%	5.23%
15,000,000	4.63%	4.78%	5.02%
20,000,000	4.42%	4.59%	4.82%
25,000,000	4.27%	4.46%	4.68%
30,000,000	4.12%	4.31%	4.53%
35,000,000	3.97%	4.16%	4.38%
Over 35,000,000	To be negotiated and approved by Agency staff		

Professional fees must be based on the construction cost budget established and submitted with the application. Adjustments may be made with subsequent changes in construction costs.

A "Regular Development" is defined as a townhouse, walk-up flat, and one-story type development.

A "Complex Development" is defined as a low-rise, mid-rise, or high-rise elevator building; a building with central heating and water heating systems; and/or a preservation development.

A "Rehabilitation and Restoration Development" is defined as a building that is being converted from another use into housing, or a major renovation/rehabilitation of a building currently used for housing.

The Agency reserves the right to adjust the Architect fees based upon the scope of work associated with the development and the services provided.

The Agency may consider increased fees for additional services including but not limited to energy conservation consultant's certification, LEED certification, historical reviews and approvals or other unusual conditions. A waiver request must be submitted with a detailed justification for the additional fees. (Include waiver request in Tab #29.)

Engineering Fees: Professional fees for civil engineering services, including Land Development Plan Approval where applicable, must be established by a separate prime contract between the Civil Engineer and the Owner. The Architect, Landscape Architect and Civil Engineer must fully and completely coordinate their design work and documents. During construction, the Civil Engineer must make site visits as needed and be present at each monthly Pay-Out meeting where payment for site work is requested. Civil Engineer professional fees must include fully executed Land Development Planning documents approved by the governing municipality and Construction Documents (drawings and specifications) in sufficient detail to construct the development in conformance with the approved Land Development Plan.

Civil engineering fees for new construction developments shall not exceed 20% of the total of Site work and Offsite Improvements costs listed on the Development Budget in the Multifamily Housing Application. Higher fees may be allowed by the Agency if a waiver request is submitted with a detailed justification for the increased fees. (Include waiver request in Tab #29.)

Appraisal: If the Application qualifies for Acquisition Tax Credits, a pro-rated portion (building value divided by the total land and building acquisition cost recognized by the Agency) of the total cost may be included in Acquisition Tax Credit basis. None of the cost should be allocated to Rehabilitation/New Construction Tax Credit basis.

Legal Fees: Following are the general guidelines to be applied by the Agency in review of legal fees for inclusion in the budget for developments seeking PennHOMES Program funding, Agency financing, or Tax Credits. Please note that these guidelines should be provided to all legal professionals engaged in the development process as soon as possible to minimize confusion about how the Agency will review fees during the underwriting and disbursement process.

All requests for payment of fees to developer's counsel shall be for work completed by counsel and accompanied by detailed and itemized statements on the letterhead of the firm. The total amount of developer's real estate counsel fees shall not exceed \$80,000. This fee is the maximum allowable and includes all fees, travel, expenses, incidentals, and other costs incurred by the firm or the counsel in connection with the work. The Agency may allow payment (and inclusion in Tax Credit eligible basis) of documented additional legal fees attributable to matters such as 1.) NIMBY litigation; 2.) document preparation and negotiation with the U.S. Department of Housing and Urban Development for preservation or Hope IV transactions; 3.) document preparation and loan negotiation for transactions involving more than three funding sources; or 4.) additional legal work deemed reasonable in the Agency's sole discretion. Such additional fees may not exceed \$20,000 per development. Syndication legal expenses and legal fees charged by the financial institution(s) providing financing to the development are in addition to the \$80,000 cap. (These fees are not generally included in Agency financing and must be paid from developer fee or equity.)

Fees are limited to invoices from only one member of a firm for internal meetings and conferences dealing with specific real estate matters. It is the Agency's policy to disallow amounts charged by the higher paid of the partners or associates for interoffice conferences.

Fees must be itemized specifically detailing property real estate work, acquisition legal expenses, obtaining financing and syndication costs. Basis will be adjusted on an application submitted without a reasonable allowance for the non-basis eligible portion.

For Agency loan applicants: The Agency shall review the itemized statements and authorize payment of counsel's fees only for property real estate work. Counsel seeking reimbursement for fees at the initial loan closing must submit statements for Agency review and approval at least five business days prior to closing. The developer must approve the statements prior to submission to the Agency.

The amount of fees budgeted for a development will determine the maximum allowable amount of fees available for payment from development funds. Therefore, if the amount budgeted for legal fees is less than the actual amount later incurred by the counsel, there will be no reimbursement for such overages by the Agency (unless the Agency has been advised of the change and the budget has been amended to reflect such change in advance of the development closing, Tax Credit reservation, or allocation).

As a reminder, legal fees and costs incurred in the preparation and review of any aspect of a Tax Credit Application will not be reimbursed or paid by the Agency as a mortgagable item. Additionally, no fees related to syndication, tax review for the partnership, or developer matters other than the acquisition of the real estate, property development, or loan closing will be allowable. These fees must be reimbursed and charged against the Developer's Fee.

Cost Certification/Accounting: Accounting costs for completing audits or cost certifications required by the Agency or another governmental entity providing funds to the development are permitted charges. Accounting fees are based on actual costs of the accounting firm. For budget purposes Accounting/Cost Certification fees may not exceed \$15,000.

Accounting charges relating to the syndication of the development, such as financial projections, annual partnership tax return fees, or preparation of financial statements, must be shown as a separate line item under Syndication Fees and Expenses. Fees paid to an accountant for housing consultant services are not considered to be accounting fees for syndication purposes and must be paid from the Developer's Fee.

If the Application qualifies for Acquisition Tax Credits, a portion of the cost must be allocated to Acquisition Tax Credit Basis. The percentage that is the estimated Acquisition Basis divided by the combined Acquisition and Rehabilitation Tax Credit basis must be charged to Acquisition Tax Credit basis. The remaining cost not reflected in acquisition basis may be allocated to Rehabilitation Tax Credit basis.

Historic Consultant: For developments utilizing historic rehabilitation tax credits, the Agency will allow a reasonable historic consultant fee in both total development cost and eligible basis. The historic consultant fee may not exceed the lesser of 0.75% of the eligible basis for the historic rehabilitation tax credit or \$30,000. A contract to provide historic consultant services must be submitted with the Application.

Housing Consultant/Organizational Expense: All consultant fees, other than the historic consultant as described above, and organizational costs are required to be paid from the Developer's Fee. A consultant hired to track the minority involvement in a construction contract, if required by the entity providing the financing, must be paid from General Requirements and will be limited to the 6% cap. These fees may not be listed as separate line items on the Application documents. Consultant fees include all fees paid for professional advice and services related to packaging an Application.

Miscellaneous Development Charges

Furnishings: Furniture and equipment will be limited in total development cost and eligible basis to \$1,000 per unit unless the development is comprised of single room occupancy, contains 24 or fewer or has significant community space. A request for a waiver of the \$1,000 per unit cap should be included under Tab 29, Waiver Requests, and will be reviewed by Agency staff to determine reasonableness. Invoices for furnishings may be required to be submitted at cost certification. Furnishings and equipment for commercial space must be covered outside of the Tax Credit budget, and will not be recognized in either the total development cost or the eligible basis of the Tax Credit development.

Rent-Up: For **new construction or unoccupied rehabilitation developments**, rent-up costs incurred should be limited to pre-operational expenses incurred during the 120 day period prior to initial occupancy and shall not exceed \$1,200 per unit, or \$600 per unit for Preservation applications. Rent-up expenses should not be necessary for buildings with a history of sustained occupancy, unless permanent displacement is anticipated, and may not be recognized as a development cost. If including rent-up cost in the budget, an itemized, detailed breakdown must be included in the application. Invoices for rent-up may be required to be submitted at cost certification.

Relocation: Must provide a detailed breakdown of the costs included in the Application. None of the cost should be included in the tax credit eligible basis.

Utility Tap in, Hook-up & Municipal Fees: An itemized breakdown of the utility tap in, hook-up, municipal fees, and any other fees included in this line item must be provided unless the total cost is less than \$5,000. Also include Building Permit fees if paid by the Owner.

Credit Report: Charges for a credit report will be limited to \$500.

Construction and Financing Charges

Construction Loan Interest: Construction period interest within the meaning of Section 263 A(f) of the Internal Revenue Code allocable to the construction or rehabilitation of a building is a qualifying cost. Verification of the interest expense from the financial institution providing the interim financing must be provided. For developments containing multiple buildings, only that interest incurred from the start of construction to the placed-in-service date of each building can be included in Tax Credit Basis. Upon construction completion, a schedule of construction loan interest that itemizes, by building, interest incurred from the initiation to the completion of construction must be provided. Interest incurred after the completion date may not be capitalized and is not includible in eligible basis.

The Agency reserves the right to determine whether or not a construction loan is actually an equity bridge loan, in full or in part, and may reclassify construction financing expenses to syndication expenses.

Financing Fees: Only those financing fees applicable to the construction financing of the development are includible in eligible basis. Verification of these costs from the financial institution providing the construction financing must be provided. A financing fee that encompasses both the construction and permanent financing must be pro-rated between the actual term of the construction period and the term of the permanent financing.

Taxes During Construction: Only those real estate taxes allocable to the construction period may be included in the eligible basis of the property. For occupied buildings, indicate what percent of this cost is classified as an operating cost and what percent is chargeable to a capital account.

Real estate taxes during construction will be determined in accordance with the current tax assessment and millages applicable from the "Notice to Proceed" to construction completion. The latest tax bills available should be submitted with the Application to substantiate this amount.

Insurance: Only those insurance costs allocable to the construction period may be included in the eligible basis of the property. For occupied buildings, indicate what percent of this cost is classified as an operating cost and what percent is chargeable to a capital account.

The general contractor's builder's risk policy is part of the construction costs and must be included in the construction contract under either General Requirements or Builder's overhead.

Title & Recording: Acceptable costs are those costs related to obtaining title insurance in the amount of the mortgage(s), recording costs, and transfer taxes. Transfer taxes are limited to costs incurred at time of initial loan closing and must be documented. The Agency will only recognize one half of the transfer tax in the budget. The other half is the responsibility of the seller. The Agency will also recognize costs related to obtaining title insurance for other funding sources (i.e. FHLB, CDBG, HOME, etc.).

Costs related to obtaining title insurance for the equity investor or syndicator must be shown as syndication costs and may not be included in eligible basis.

If the application qualifies for Acquisition Tax Credits, a prorated portion (building value divided by the total land and building acquisition cost) of the total cost may be included in Acquisition Tax Credit basis.

Land and Building Purchase

The acquisition costs recognized by the Agency will be determined by the criteria outlined below.

In instances where the transfer of title (third party or related entity) occurs within a one-year period prior to closing, the recognized value of land will be the lower of the purchase price or the as-is appraised value. Under no circumstances will the Agency recognize more than the as-is appraised value.

If the site has been owned by a General Partner or a related entity for a period of more than one year, the as-is appraised value may be recognized provided the Sales Agreement with the limited partnership supports the as-is appraised value.

For related party transfers, if the transfer occurs within one year of the original purchase, the Agency will recognize only the price the developer paid for the land and building and the settlement costs as set forth on the settlement statement.

The Agency may also recognize costs to stabilize or improve the value of the property incurred from the time of the original purchase until the date of the Application. Documentation supporting these costs must be submitted with the Application. The Agency will review these costs for reasonableness and confirm that none of them are already included in the development budget. If the property is held for more than one year, the Agency may accept an as-is appraisal or update to determine the acquisition price. This appraisal is subject to Agency approval.

Property acquired through a public acquisition process, i.e., eminent domain, donor taker programs, urban redevelopment, etc., for a nominal consideration, is excluded from this section. If costs were incurred with the site acquisition that did not exceed the as-is appraised value, they may be recognized in total development costs.

All appraisals must be in compliance with the Agency's As-Is Appraisal Requirements. The appraisal must assign a separate value for both the land and the building. In its discretion, the Agency may commission an independent appraiser to perform an independent appraisal which the development may be responsible for reimbursement of any costs associated.

Transfer taxes are limited to costs incurred at the time of initial loan closing and must be documented. The Agency will only recognize one half of the transfer tax in the budget. The other half is the responsibility of the seller.

Tax Credit applicants requesting Acquisition Tax Credits: An “As-Is” appraisal is required for all Applications requesting Acquisition Tax Credits. All costs associated with the acquisition of the property and chargeable to a capital account may be included in the eligible basis for the Acquisition Tax Credit. The value attributable to the land must be deducted from the adjusted basis of the property prior to determining the eligible basis. All closing fees must be allocated between land and building based on the appraised values.

Broker Fees: Broker’s fees are required to be paid from the Developer’s Fee. This fee may not be listed as a separate line item.

Holding Costs: Certain costs of acquisition may be itemized separately from the actual land and building purchase on the development budget. These costs include, but are not limited to, utilities, real estate taxes, etc. These costs may include site improvements during the option period, finance and carrying costs, payment of lien from judgments, and other costs associated with owning the property. The applicant must provide documentation to support the expenditures, i.e., paid invoices, satisfied tax liens, etc. Holding costs and carrying charges incurred prior to the Application date will not be recognized as part of the total development costs of the development.

Other Acquisition Costs: Some other acquisition costs may be Tax Credit basis eligible. If the Application qualifies for Acquisition Tax Credits, a pro-rated portion (building value divided by the total land and building acquisition cost) of the total cost may be included in Acquisition Tax Credit basis. None of the costs should be allocated to Rehabilitation Tax Credit basis.

Development Reserves

For **all** of the Reserves outlined below, the limited partnership agreement must include a provision addressing the terms and conditions for disbursement from the reserve that specifically states that in the event the reserve is not used for its intended purpose, any funds remaining in the reserve from the initial amount included in the capital budget at the end of the compliance period or sale of the property, whichever is earlier, must be used to reduce any outstanding debt on the development, or if there is no outstanding debt, the funds must remain with the project to fund capital improvements. The Tax and Insurance escrows are excluded from this requirement as the amount included in the capital budget is only the amount necessary to fund the first year expenses. Additionally, any reserve that is structured to be disbursed as part of a cash flow waterfall or that has contradictory language to the aforementioned Agency-required language will not be recognized as an allowable project cost for the purpose of calculating Tax Credits.

For Agency loan applicants, the Development Contingency Fund, tax and insurance escrow must be deposited with the Agency at closing. All other reserves and escrows (operating, supportive services, rental subsidy, etc.) must be funded at initial occupancy.

For Tax Credit-only applicants, all reserves and escrows MUST be funded prior to the submission of the cost certification package. Bank statements or other documentation will be required evidencing that the accounts have been established.

Operating Reserve: An operating reserve, funded either with cash or an irrevocable and unconditional letter of credit, may be recognized in total development costs. The minimum required reserve is an amount that is four months of projected operating expenses, reserve deposits, and amortizing debt service. The maximum reserve is nine months of projected operating expenses, reserve deposits, and amortizing debt service. The operating reserve may not be used to fund projected operating deficits. Furthermore, applications projecting operating losses will be deemed financially infeasible.

For Tax Credit Only applicants: For preservation or other applications which include buildings that have a history of sustaining occupancy, an operating reserve should not be necessary and may not be recognized as a development cost.

For Agency loan applicants: The Operating Reserve will be held by the Agency until actual construction completion, achievement of two years of positive cash flow and satisfactory

management and maintenance of the property. If cash is provided, amounts remaining in the Operating Reserve will be applied to an outstanding Agency loan. In the event the Operating Reserve is funded by a letter of credit, only the letter of credit fee will be recognized in the replacement cost of the development.

If a development is also including a Transformation Reserve as defined below, the Operating Reserve maximum is limited to only six months of projected operating expenses, reserve deposits, and amortizing debt service.

Transformation Reserve: Included with the Application must be documentation from both the lender and investor verifying the necessity for this reserve, along with a detailed analysis of the method used to calculate it. The Agency will review the Application and documentation supporting this reserve to determine its reasonableness. For HOPE VI or other public housing authority subsidized developments, a transformation reserve not to exceed one year of the ACC subsidy may be recognized in total development costs. This reserve is in addition to a six month operating reserve maximum.

Rental Subsidy Fund: The Rental Subsidy Fund is a voluntary fund established to subsidize rent categories as delineated below for the first 15 years of the compliance period. The funds must be held in an escrow account by an independent third party. A Rental Subsidy Fund will be allowed if the applicant demonstrates a compelling need for the reserve based upon the targeted income level of the tenant to be residing in the unit and a projected operating budget that is within a reasonable per-unit range as determined by the Agency. **For a development with any amortizing debt in its financing plan, a rental subsidy amount may not be included in the rental income projections.**

A narrative must be included in Tab #2 that demonstrates the source of funding and how it will be used to reduce rents. In no event, however, will the Rental Subsidy be permitted on rents above the 50% median income level. Included in the application must be a letter from the anticipated escrow agent acknowledging its intent to act as disbursing agent and a copy of the draft escrow agreement outlining the proposed terms of disbursement.

The following are the categories for which a Rental Subsidy Fund will be permitted:

- Rental Subsidy for Accessible Units – In the event the Rental Subsidy is funding accessible units at 20% of area median income this subsidy is only permissible for households whose gross incomes do not exceed 50% of the area median income. The number of subsidized units must at least equal the number of accessible units certified to in the application, and the election of units at 20% AMI will be written into the Indenture of Restrictive Covenants. A preference for the 20% Rental Subsidy must be given to persons with disabilities.
- Rental Subsidy for 40% Units – In the event the Rental Subsidy is established to fund rents for residents at or below 40% of area median income, the subsidy is only permissible for households whose gross incomes do not exceed 40% of area median income.

Rents may not exceed 50% AMI rents when an internal Rental Subsidy is being utilized. The Agency will require reporting on the use of this fund.

Development Contingency Fund (PennHOMES and Agency First Mortgage applicants only): The Agency requires owners of developments with 12 or more units to provide, at initial loan closing, a development contingency fund (“DCF”) consisting of an irrevocable and unconditional letter of credit or cash equal to 4% of total Agency financing. The DCF is provided to pre-fund construction change orders and to ensure timely performance of the loan conditions. The Agency may apply the DCF to provide capital for operating deficits and physical or maintenance deficiencies. At initial occupancy, it must be replenished to equal 4% of the Agency loan. The DCF will be held by the Agency and released two years after construction completion or the Agency’s final cost certification, whichever is later. If cash is

provided, amounts remaining in the DCF will be applied to the outstanding Agency loan. If the DCF is in the form of a cash deposit, the amount included in the development budget must be funded by the reinvestment of Developer's Fee, and the reinvestment of Developer's Fee included as a source of funding in the budget. In the event the DCF is funded by a letter of credit, the fee will be recognized in the replacement cost but not for determining Tax Credit eligible basis of the development. (Note that if the source of the Agency loan is DCED non-HOME funds or PHFA PHARE funds, a DCF is not required.)

Real Estate Taxes (a first year escrow for Agency Loan Applications is required to be funded at closing): This represents the estimate of first year taxes at full assessment after rehabilitation or construction. A detailed calculation of taxes, including a letter from the county tax assessor, should be submitted with the Application. Any applicable tax abatement information should be included with the Application. In addition, the Tax Escrow cannot be counted toward the minimum four month operating reserve. For preservation or other Applications which include buildings which have a history of sustaining occupancy, a real estate tax escrow should not be included in the development budget.

Insurance (a first year escrow for Agency Loan Applications is required is required to be funded at closing): The Agency will require an insurance quote with the original Application for all properties of 12 units or more. The quote must include the cost of hazard, general liability, and any other applicable premiums for the first year of operations. The Agency will also require the submission of an updated insurance quote prior to loan commitment. In addition, the Insurance Escrow cannot be counted toward the minimum four month operating reserve if utilizing Agency financing. For preservation or other Applications which include buildings which have a history of sustaining occupancy, an insurance escrow should not be included in the development budget.

The Agency reserves the right to request a quote for properties of eleven units or less if the reasonableness of the amount budgeted is in question.

Supportive Services Escrow: A supportive services reserve will only be recognized for those developments in which a third party is responsible for the disbursement of the funds. For proposals in which the nonprofit general partner is also the supportive services provider, the limited partner may be responsible for the disbursement of the funds. A draft supportive services escrow agreement which clearly delineates the procedure for disbursement must be provided with the Application. A letter of intent to enter into the escrow agreement must be executed by all partners. If the supportive services escrow has been budgeted to pay for services outlined in a supportive services plan submitted for consideration of points in application ranking, and that plan is not approved by the Agency, the supportive services escrow will not be included in total development cost.

Replacement Reserves: Please see Operating Budget instructions.

Developer's Fee

The developer's fee, which is meant to compensate the developer for staff time, effort and work involved in the development of the property, includes developer's expenses, overhead, profit and consulting fees or other fees and costs that are above the maximums allowed by the Agency. Development consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed and shall not be recognized as separate line items on the Application.

The maximum "base" developer fee allowable (except as limited below) is calculated on the lesser of the development's replacement cost (less all costs of acquisition) or the Agency's maximum basis. For developments that have 25 or more units, the developer's fee is limited to 15 percent of the first \$10 million of replacement cost of the development less all costs of acquisition and 10 percent on every \$1 of replacement cost thereafter. For developments of

24 units or less, the developer's fee is limited to 20 percent of the replacement cost of the development less all costs of acquisition.

In determining the maximum base developer fee the following criteria must also be considered:

- The developer's fee to be earned on applications from existing Tax Credit properties with the same or a related party or affiliated entity as the general partner on the original application will be limited to 10 percent of replacement cost less all costs of acquisition.
- The developer's fee to be earned on applications from subsequent phases of a project previously awarded tax credits may be limited to 10 percent of replacement costs less all costs of acquisition.
- For rehabilitation and preservation developments that qualify for Acquisition Tax Credits, a developer's fee will be allowed on a portion of the acquisition cost that is basis eligible. The fee is limited to 10 percent of the purchase price of the property less the cost of the land. The maximum acquisition cost that will be recognized in determining the developer's fee will be the lesser of the actual amount paid for the building or the MAI appraised value. The Agency may limit the acquisition developer's fee to 5 percent if the seller and buyer are related parties.
- The Agency may impose a developer's fee cap of \$1,500,000 per development on the total developer's fee allowable for costs associated with both the rehabilitation and acquisition of the development.
- Additional developer's fee will not be available for applications requesting Additional Tax Credits

In addition to the maximum base developer fee, Applicants may request an additional 5 percent developer fee. The 5 percent is determined exclusive of acquisition costs. The Applicant must commit to provide to the development the entire amount of the equity raised for the additional developer's fee to fund an internal rent subsidy for all threshold required units set aside for persons at or below 20 percent of area median income for the initial 15 year compliance period and/or to subsidize rents to persons with income at or below 40 percent of the area median income for the initial 15 year compliance period; or to fund a supportive services escrow for the provision of social supportive services for the benefit of the residents (provided the plan for services is satisfactory to the Agency). Funds deposited in an internal rent subsidy will be limited to the difference between the 20 percent/40 percent rent and the rent at 50 percent of area median income, as applicable. The Agency reserves the right to determine the exact mechanism necessary and appropriate to ensure funding of the internal rent subsidy or supportive service escrow based on specific tax issues and ownership structure. For developments not receiving Agency financing, Agency staff will only approve an increased developer's fee if the applicant provides adequate assurances and documentation (including evidence of a third party escrow arrangement) that an amount of funds equal to the increased equity raised from the additional developer's fee is necessary to support financial operations and will be committed to the for at least the initial 15 year occupancy period. Whenever an increased developer's fee is allowed, the partnership or operating agreement must provide that the approved developer's fee will, in fact, be paid to the developer from available funds (which may include development sources, operating revenue and additional capital contributions). Additionally, provision of funds for supportive services or to fund various internal rent subsidies will be incorporated in the Restrictive Covenant Agreement.

Syndication Fees and Expenses

Fees that are paid to a syndicator for costs related to the syndication of the Tax Credits should be included in this section of the budget. However, if the fees are consulting fees or fees paid for packaging the Application, they must be paid from the Developer's Fee and cannot be shown as separate costs in the development budget. Syndication costs are not includible in Tax Credit eligible basis except as noted below.

Organizational: Organizational costs are related to the formation of the ownership entity of the development and may include such costs as legal, filing, and registration fees.

Bridge Loan Interest: Developments requiring bridge loan financing to cover equity installments must supply verification of the anticipated interest amount from the financial institution providing the financing. Bridge loan interest, through the construction period only, may be included in Tax Credit eligible basis.

Bridge Loan Fees and Expenses: Verification of these costs from the financial institution providing the financing must be provided. If the bridge loan extends beyond the construction completion date the bridge loan expenses must be pro-rated as to what is basis eligible.