



*Gaithersburg*

A CHARACTER COUNTS! CITY

## **AFFORDABLE HOUSING PROGRAM FREQUENTLY ASKED QUESTIONS**

**2016**

Q: Who is eligible?

A: City residents, full-time City of Gaithersburg employees, Public Safety Workers and employees of K-12 Montgomery County schools have priority to participate in the program so long as they meet income requirements, are U.S. citizens or permanent legal residents and have not owned a residential property for 5 years. If units remain available following a period in which only priority applicants apply, anyone living or working in Montgomery County is eligible to apply.

Q: I no longer live in Gaithersburg, but was displaced from a property located in Gaithersburg. Do I still qualify for an MPDU?

A: Yes. You qualify, but will no longer receive any priority.

Q: What income ranges apply?

A: Permissible income ranges will be adjusted annually depending on income adjustments for this area. Based on 2016 income figures, the following ranges apply:

For Moderately Priced Dwelling Units (MPDUs):

Household Size	Permissible Incomes (50 – 80% of AMI)*
1	\$ 38,010 - \$60,816
2	\$ 43,440 - \$69,504
3	\$ 48,870 - \$78,192
4	\$ 54,300 - \$86,880
5 +	\$ 58,644 - \$93,830

If the property offering an MPDU has lower income minimums, the property incomes would apply.

Q: How much will a unit cost to rent\*?

A: Based on 2016 figures:

Without Utilities (monthly)

Studio:	\$956
One Bedroom:	\$1,024
Two Bedroom:	\$1,160
Three Bedroom:	\$1,297

Q: How much will an MPDU or WFHU cost to buy?

A: Check the website for pricing.

In addition, the City has a down payment and closing cost program that provides up to \$12,000 in a zero-percent loan for qualified first-time homebuyers who purchase within the City limit.

Q: Can someone participate in the program if he/she currently owns a home?

A: No, without a waiver, only a first-time homebuyer, defined as someone who has not owned a home within the past five years, is eligible for the program.

Q: Do purchasers have to live in the affordable unit once it is bought?

A: Yes. Owners or renters must occupy the unit as their sole residence. An owner may temporarily rent out a unit only upon receipt of a "good cause" waiver from the City Manager.

Q: What type of information will applicants have to supply to the City?

A: In addition to submitting a pre-application, those seeking to participate in the program will be required to supply the following documentation: a credit report showing a minimum score of 620; tax information from the two most recent federal tax returns; three of the most recent pay stubs from all wage earners (18 years of age or older who are not full-time students) in the household and any other information deemed necessary to appropriately evaluate an application.

Q: Where do I submit my application?

A: For the MPDU **PURCHASE** program:  
Please submit your completed application by mail or in person to **City Hall, located at 31 South Summit Avenue, Gaithersburg, MD, 20877** in a sealed envelope marked "MPDU PURCHASE APPLICATION".

For the MPDU **RENTAL** program:

First, call through the enclosed list of apartment complexes to see if they have vacancies. If there are openings, please inquire with the rental property management where to submit the application. Most properties accept the application directly, but some request that the application be submitted to City Hall.

\*Purchase and Rental Units at Crown Farm require different income maximums and rental rates. Please inquire about these units.