



*Gaithersburg*

A CHARACTER COUNTS! CITY

**MPDU/WFHU FREQUENTLY  
ASKED QUESTIONS**

**2018**

Q: Who is eligible?

A: City residents, eligible 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 2018 income figures, the following ranges apply for **most** properties. PLEASE REFER TO INDIVIDUAL RENTAL APPLICATIONS FOR MAXIMUM INCOME LIMIT.

For Moderately Priced Dwelling Units (MPDUs):

Household Size	Permissible Incomes (50 – 80% of AMI)*
1	\$ 41,020 - \$65,632
2	\$ 46,880 - \$75,008
3	\$ 52,740 - \$84,384
4	\$ 58,600 - \$93,760
5 +	\$ 63,288 - \$101,261

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

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

A. Please see Affordable Housing Inventory for pricing

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

A: Check the website for pricing.

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

A: No. 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.