

FREQUENTLY ASKED QUESTIONS

Moderate Income Housing Unit (MIHU) RENTAL Program

When can I apply for an MIHU rental opportunity? Rental opportunities are available throughout the year. Please contact participating communities to determine if units are available and if so, the community representatives will take you through the assessment, application and approval process. Please access the link below for participating communities: [MIHU Rental Communities](#)

What is the minimum income required to rent a unit through the program? Our department is responsible for setting the maximum income limits and rent amounts. We do not establish minimum income requirements, however, the participating communities may establish minimum income requirements based on the MIHU rent amount.

I have no income or very limited income, does the program provide assistance? No, the MIHU program targets individuals and families deemed to be of moderate income. MIHU rent amounts are as much as \$500 - \$800 or more below market rate rent. MIHU Renters are expected to qualify for and pay the MIHU rent amounts.

Are utilities included in MIHU rent or does the County subsidize utility expenses? No, MIHU renters are expected to pay utilities unless utilities are included in rent for market rate renters.

If I lose my job, am I still responsible for my rent? Yes, just like market rate renters, you are responsible for the full rent amount stated in the terms of your lease agreement. You may report changes to your income during lease renewal.

If my income increases above the maximum income limit for my family size, will I have to move? You do not have to move, BUT when your lease expires, your rent will be converted to market rate which could be as much as \$500-\$800 or more than the MIHU rent.

If my family size changes before my lease ends will that affect my lease? Your lease is good for one year. However, if your family size changes, you are typically required to notify the leasing department. The change will not affect the current lease, but at the time of renewal, household size and income eligibility requirements will be reassessed to determine MIHU eligibility.

Can I sign a month to month lease? No, you must commit to a one-year lease and you must submit eligibility documentation yearly to remain in the MIHU program.

Can I apply to the MIHU rental and MIHU Homeownership programs at the same time? Yes; however, income requirements for the homeownership program are typically substantially higher. See MIHU Homeownership information below: [MIHU Homeownership](#)

FOR MORE DETAILED MIHU RENTAL INFORMATION below or call (410) 313-6318, Option 2