

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
Effective Date: 12/18/2013

Baltimore City, Baltimore County, Anne Arundel, Carroll, Harford, Howard, and Queen Anne's Counties

Baltimore-Towson		HMFA							
FY 2014 MFI:		83,500							
4 person 50% limit=		41,750							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	17550	20050	22550	25050	27100	29100	31100	33100
	40%	23400	26720	30080	33400	36080	38760	41440	44120
	50%	29250	33400	37600	41750	45100	48450	51800	55150
	60%	35100	40080	45120	50100	54120	58140	62160	66180
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	438	501	563	626	677	727	777	827
	40%	585	668	752	835	902	969	1036	1103
	50%	731	835	940	1043	1127	1211	1295	1378
	60%	877	1002	1128	1252	1353	1453	1554	1654
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	438	470	563	651	727	802		
	40%	585	626	752	868	969	1069		
	50%	731	783	940	1085	1211	1336		
	60%	877	939	1128	1302	1453	1604		

Allegany County

Cumberland		MSA							
FY 2014 MFI:		54,100							
4 person 50% limit=		37,200							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15650	17850	20100	22300	24100	25900	27700	29450
	40%	20840	23840	26800	29760	32160	34560	36920	39320
	50%	26050	29800	33500	37200	40200	43200	46150	49150
	60%	31260	35760	40200	44640	48240	51840	55380	58980
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	391	446	502	557	602	647	692	736
	40%	521	596	670	744	804	864	923	983
	50%	651	745	837	930	1005	1080	1153	1228
	60%	781	894	1005	1116	1206	1296	1384	1474
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	391	418	502	580	647	714		
	40%	521	558	670	774	864	953		
	50%	651	698	837	967	1080	1191		
	60%	781	837	1005	1161	1296	1429		

Washington County

Hagerstown		HMFA							
FY 2014 MFI:		67,600							
4 person 50% limit=		37,200							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15650	17850	20100	22300	24100	25900	27700	29450
	40%	20840	23840	26800	29760	32160	34560	36920	39320
	50%	26050	29800	33500	37200	40200	43200	46150	49150
	60%	31260	35760	40200	44640	48240	51840	55380	58980
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	391	446	502	557	602	647	692	736
	40%	521	596	670	744	804	864	923	983
	50%	651	745	837	930	1005	1080	1153	1228
	60%	781	894	1005	1116	1206	1296	1384	1474
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	391	418	502	580	647	714		

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	40%	521	558	670	774	864	953	
	50%	651	698	837	967	1080	1191	
	60%	781	837	1005	1161	1296	1429	

Cecil County

Phila-Camden-Wilmington MSA

FY 2014 MFI: 78,800

4 person 50% limit= 39,400

Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	16600	18950	21300	23650	25550	27450	29350	31250
	40%	22080	25240	28400	31520	34080	36600	39120	41640
	50%	27600	31550	35500	39400	42600	45750	48900	52050
	60%	33120	37860	42600	47280	51120	54900	58680	62460
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	415	473	532	591	638	686	733	781
	40%	552	631	710	788	852	915	978	1041
	50%	690	788	887	985	1065	1143	1222	1301
	60%	828	946	1065	1182	1278	1372	1467	1561
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	415	444	532	615	686	757		
	40%	552	591	710	820	915	1009		
	50%	690	739	887	1025	1143	1261		
	60%	828	887	1065	1230	1372	1514		

Somerset County and Wicomico Counties

Salisbury HMFA

FY 2014 MFI: 53,500

4 person 50% limit= 37,200

Somerset County HMFA

FY 2014 MFI: 52,700

4 person 50% limit= 37,200

Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15650	17850	20100	22300	24100	25900	27700	29450
	40%	20840	23840	26800	29760	32160	34560	36920	39320
	50%	26050	29800	33500	37200	40200	43200	46150	49150
	60%	31260	35760	40200	44640	48240	51840	55380	58980
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	391	446	502	557	602	647	692	736
	40%	521	596	670	744	804	864	923	983
	50%	651	745	837	930	1005	1080	1153	1228
	60%	781	894	1005	1116	1206	1296	1384	1474
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	391	418	502	580	647	714		
	40%	521	558	670	774	864	953		
	50%	651	698	837	967	1080	1191		
	60%	781	837	1005	1161	1296	1429		

Calvert, Charles, Frederick, Montgomery and Prince George's Counties

Washington-Arlington-Alex. HMFA

FY 2014 MFI: 107,000

4 person 50% limit= 53,500

Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	22500	25700	28900	32100	34700	37250	39850	42400
	40%	29960	34240	38520	42800	46240	49680	53080	56520
	50%	37450	42800	48150	53500	57800	62100	66350	70650
	60%	44940	51360	57780	64200	69360	74520	79620	84780
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	562	642	722	802	867	931	996	1060
	40%	749	856	963	1070	1156	1242	1327	1413
	50%	936	1070	1203	1337	1445	1552	1658	1766

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	60%	1123	1284	1444	1605	1734	1863	1990	2119
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR			
	30%	562	602	722	835	931	1028		
	40%	749	802	963	1113	1242	1370		
	50%	936	1003	1203	1391	1552	1712		
	60%	1123	1203	1444	1669	1863	2055		

Caroline County

Caroline County

FY 2014 MFI: 71,700

4 person 50% limit= 37,200

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15650	17850	20100	22300	24100	25900	27700	29450
40%	20840	23840	26800	29760	32160	34560	36920	39320
50%	26050	29800	33500	37200	40200	43200	46150	49150
60%	31260	35760	40200	44640	48240	51840	55380	58980
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	391	446	502	557	602	647	692	736
40%	521	596	670	744	804	864	923	983
50%	651	745	837	930	1005	1080	1153	1228
60%	781	894	1005	1116	1206	1296	1384	1474
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	391	418	502	580	647	714		
40%	521	558	670	774	864	953		
50%	651	698	837	967	1080	1191		
60%	781	837	1005	1161	1296	1429		

Dorchester County

Dorchester County

FY 2014 MFI: 60,100

4 person 50% limit= 37,200

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15650	17850	20100	22300	24100	25900	27700	29450
40%	20840	23840	26800	29760	32160	34560	36920	39320
50%	26050	29800	33500	37200	40200	43200	46150	49150
60%	31260	35760	40200	44640	48240	51840	55380	58980
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	391	446	502	557	602	647	692	736
40%	521	596	670	744	804	864	923	983
50%	651	745	837	930	1005	1080	1153	1228
60%	781	894	1005	1116	1206	1296	1384	1474
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	391	418	502	580	647	714		
40%	521	558	670	774	864	953		
50%	651	698	837	967	1080	1191		
60%	781	837	1005	1161	1296	1429		

Garrett County

Garrett County

FY 2014 MFI: 58,400

4 person 50% limit= 37,200

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15650	17850	20100	22300	24100	25900	27700	29450
40%	20840	23840	26800	29760	32160	34560	36920	39320
50%	26050	29800	33500	37200	40200	43200	46150	49150
60%	31260	35760	40200	44640	48240	51840	55380	58980
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person

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	30%	391	446	502	557	602	647	692	736
	40%	521	596	670	744	804	864	923	983
	50%	651	745	837	930	1005	1080	1153	1228
	60%	781	894	1005	1116	1206	1296	1384	1474
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR			
	30%	391	418	502	580	647	714		
	40%	521	558	670	774	864	953		
	50%	651	698	837	967	1080	1191		
	60%	781	837	1005	1161	1296	1429		

Kent County

Kent		County							
FY 2014 MFI:		71,100							
4 person 50% limit=		37,200							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15650	17850	20100	22300	24100	25900	27700	29450
	40%	20840	23840	26800	29760	32160	34560	36920	39320
	50%	26050	29800	33500	37200	40200	43200	46150	49150
	60%	31260	35760	40200	44640	48240	51840	55380	58980
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	391	446	502	557	602	647	692	736
	40%	521	596	670	744	804	864	923	983
	50%	651	745	837	930	1005	1080	1153	1228
	60%	781	894	1005	1116	1206	1296	1384	1474
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR			
	30%	391	418	502	580	647	714		
	40%	521	558	670	774	864	953		
	50%	651	698	837	967	1080	1191		
	60%	781	837	1005	1161	1296	1429		

St. Mary's County

St. Mary's		County							
FY 2014 MFI:		90,100							
4 person 50% limit=		45,200							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	19000	21700	24400	27100	29300	31450	33650	35800
	40%	25320	28960	32560	36160	39080	41960	44840	47760
	50%	31650	36200	40700	45200	48850	52450	56050	59700
	60%	37980	43440	48840	54240	58620	62940	67260	71640
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	475	542	610	677	732	786	841	895
	40%	633	724	814	904	977	1049	1121	1194
	50%	791	905	1017	1130	1221	1311	1401	1492
	60%	949	1086	1221	1356	1465	1573	1681	1791
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR			
	30%	475	508	610	705	786	868		
	40%	633	678	814	940	1049	1157		
	50%	791	848	1017	1175	1311	1446		
	60%	949	1017	1221	1410	1573	1736		

Talbot County

Talbot		County							
FY 2014 MFI:		79,800							
4 person 50% limit=		39,900							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	16800	19200	21600	23950	25900	27800	29700	31650
	40%	22360	25560	28760	31920	34480	37040	39600	42160

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	50%	27950	31950	35950	39900	43100	46300	49500	52700
	60%	33540	38340	43140	47880	51720	55560	59400	63240
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	420	480	540	598	647	695	742	791
	40%	559	639	719	798	862	926	990	1054
	50%	698	798	898	997	1077	1157	1237	1317
	60%	838	958	1078	1197	1293	1389	1485	1581
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	420	450	540	623	695	766		
	40%	559	599	719	830	926	1022		
	50%	698	748	898	1037	1157	1277		
	60%	838	898	1078	1245	1389	1533		

Worcester County

Worcester County		County							
FY 2014 MFI:		73,100							
4 person 50% limit=		37,200							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15650	17850	20100	22300	24100	25900	27700	29450
	40%	20840	23840	26800	29760	32160	34560	36920	39320
	50%	26050	29800	33500	37200	40200	43200	46150	49150
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	40%	521	596	670	744	804	864	923	983
	50%	651	745	837	930	1005	1080	1153	1228
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Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	391	418	502	580	647	714		
	40%	521	558	670	774	864	953		
	50%	651	698	837	967	1080	1191		
	60%	781	837	1005	1161	1296	1429		

Documentation for Maryland Low Income Housing Tax Credit Program Income and Rent Limits

All MFI data, 50% income limits, and 30% income limits are based on HUD data. Please see the following NEW HUD sources:

- [Data Sets - HUD USER - Policy Development and Research's Information Service](#)
- [Data Sets - HUD USER - Policy Development and Research's Information Service](#)

All 40% and 60% income limits calculated based on published 50% income limits.

(60% limits were also provided by HUD on the Multifamily Tax Subsidy Projects (MTSPs) chart)

Income Limits	
% Inco Based on 50%	
30	from HUD/Section 8
40	0.8
50	from HUD/MTSPs
60	1.2 & from HUD/MTSPs

Rent limits per household assume 30% of the income limit as affordability index, divided by 12 for the monthly rent.

Rent limits per bedroom assume 1 person for studio/efficiency and 1.5 persons per bedroom, thereafter.

All calculated income and rent figures are rounded down.