

**Low Income Housing Tax Credit Program Income and Rent Limits**  
**STATE OF MARYLAND**  
**Effective Date: 12/11/2012**

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

Baltimore-Towson		HMFA							
FY 2013 MFI:		85,600							
4 person 50% limit=		42,800							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	18000	20600	23150	25700	27800	29850	31900	33950
	40%	24000	27400	30840	34240	37000	39720	42480	45200
	50%	30000	34250	38550	42800	46250	49650	53100	56500
	60%	36000	41100	46260	51360	55500	59580	63720	67800
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	450	515	578	642	695	746	797	848
	40%	600	685	771	856	925	993	1062	1130
	50%	750	856	963	1070	1156	1241	1327	1412
	60%	900	1027	1156	1284	1387	1489	1593	1695
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	450	482	578	668	746	823		
	40%	600	642	771	890	993	1096		
	50%	750	803	963	1113	1241	1370		
	60%	900	963	1156	1335	1489	1644		

**Allegany County**

Cumberland		MSA							
FY 2013 MFI:		53,300							
4 person 50% limit=		38,100							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	16000	18300	20600	22850	24700	26550	28350	30200
	40%	21360	24400	27440	30480	32920	35360	37800	40240
	50%	26700	30500	34300	38100	41150	44200	47250	50300
	60%	32040	36600	41160	45720	49380	53040	56700	60360
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	400	457	515	571	617	663	708	755
	40%	534	610	686	762	823	884	945	1006
	50%	667	762	857	952	1028	1105	1181	1257
	60%	801	915	1029	1143	1234	1326	1417	1509
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	400	428	515	594	663	731		
	40%	534	572	686	792	884	975		
	50%	667	715	857	990	1105	1219		
	60%	801	858	1029	1188	1326	1463		

**Low Income Housing Tax Credit Program Income and Rent Limits**  
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**Washington County**

Hagerstown	HMFA
FY 2013 MFI:	69,500
4 person 50% limit=	38,100

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16000	18300	20600	22850	24700	26550	28350	30200
40%	21360	24400	27440	30480	32920	35360	37800	40240
50%	26700	30500	34300	38100	41150	44200	47250	50300
60%	32040	36600	41160	45720	49380	53040	56700	60360
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	400	457	515	571	617	663	708	755
40%	534	610	686	762	823	884	945	1006
50%	667	762	857	952	1028	1105	1181	1257
60%	801	915	1029	1143	1234	1326	1417	1509
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	400	428	515	594	663	731		
40%	534	572	686	792	884	975		
50%	667	715	857	990	1105	1219		
60%	801	858	1029	1188	1326	1463		

**Cecil County**

Phila-Camden-Wilmington	MSA
FY 2013 MFI:	79,200
4 person 50% limit=	39,600

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16650	19000	21400	23750	25650	27550	29450	31350
40%	22200	25360	28520	31680	34240	36760	39320	41840
50%	27750	31700	35650	39600	42800	45950	49150	52300
60%	33300	38040	42780	47520	51360	55140	58980	62760
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	416	475	535	593	641	688	736	783
40%	555	634	713	792	856	919	983	1046
50%	693	792	891	990	1070	1148	1228	1307
60%	832	951	1069	1188	1284	1378	1474	1569
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	416	445	535	617	688	760		
40%	555	594	713	824	919	1014		
50%	693	743	891	1030	1148	1268		
60%	832	891	1069	1236	1378	1521		

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**Somerset County and Wicomico Counties**

Salisbury		HMFA			Somerset County			HMFA	
FY 2013 MFI:		59,300			FY 2013 MFI:		52,900		
4 person 50% limit=		38,100			4 person 50% limit=		38,100		
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	16000	18300	20600	22850	24700	26550	28350	30200
	40%	21360	24400	27440	30480	32920	35360	37800	40240
	50%	26700	30500	34300	38100	41150	44200	47250	50300
	60%	32040	36600	41160	45720	49380	53040	56700	60360
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	400	457	515	571	617	663	708	755
	40%	534	610	686	762	823	884	945	1006
	50%	667	762	857	952	1028	1105	1181	1257
	60%	801	915	1029	1143	1234	1326	1417	1509
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	400	428	515	594	663	731		
	40%	534	572	686	792	884	975		
	50%	667	715	857	990	1105	1219		
	60%	801	858	1029	1188	1326	1463		

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

Washington-Arlington-Alex.		HMFA							
FY 2013 MFI:		107,300							
4 person 50% limit=		53,650							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	22550	25800	29000	32200	34800	37400	39950	42550
	40%	30080	34360	38640	42920	46360	49800	53240	56680
	50%	37600	42950	48300	53650	57950	62250	66550	70850
	60%	45120	51540	57960	64380	69540	74700	79860	85020
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	563	645	725	805	870	935	998	1063
	40%	752	859	966	1073	1159	1245	1331	1417
	50%	940	1073	1207	1341	1448	1556	1663	1771
	60%	1128	1288	1449	1609	1738	1867	1996	2125
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	563	604	725	837	935	1031		
	40%	752	805	966	1116	1245	1374		
	50%	940	1006	1207	1395	1556	1717		
	60%	1128	1208	1449	1674	1867	2061		

**Low Income Housing Tax Credit Program Income and Rent Limits**  
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**Caroline County**

Caroline	County
FY 2013 MFI:	69,900
4 person 50% limit=	38,100

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16000	18300	20600	22850	24700	26550	28350	30200
40%	21360	24400	27440	30480	32920	35360	37800	40240
50%	26700	30500	34300	38100	41150	44200	47250	50300
60%	32040	36600	41160	45720	49380	53040	56700	60360
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	400	457	515	571	617	663	708	755
40%	534	610	686	762	823	884	945	1006
50%	667	762	857	952	1028	1105	1181	1257
60%	801	915	1029	1143	1234	1326	1417	1509
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	400	428	515	594	663	731		
40%	534	572	686	792	884	975		
50%	667	715	857	990	1105	1219		
60%	801	858	1029	1188	1326	1463		

**Dorchester County**

Dorchester	County
FY 2013 MFI:	60,200
4 person 50% limit=	38,100

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16000	18300	20600	22850	24700	26550	28350	30200
40%	21360	24400	27440	30480	32920	35360	37800	40240
50%	26700	30500	34300	38100	41150	44200	47250	50300
60%	32040	36600	41160	45720	49380	53040	56700	60360
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	400	457	515	571	617	663	708	755
40%	534	610	686	762	823	884	945	1006
50%	667	762	857	952	1028	1105	1181	1257
60%	801	915	1029	1143	1234	1326	1417	1509
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	400	428	515	594	663	731		
40%	534	572	686	792	884	975		
50%	667	715	857	990	1105	1219		
60%	801	858	1029	1188	1326	1463		

**Low Income Housing Tax Credit Program Income and Rent Limits**

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**Garrett County**

Garrett	County
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FY 2013 MFI:	60,100
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4 person 50% limit=	38,100
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Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16000	18300	20600	22850	24700	26550	28350	30200
40%	21360	24400	27440	30480	32920	35360	37800	40240
50%	26700	30500	34300	38100	41150	44200	47250	50300
60%	32040	36600	41160	45720	49380	53040	56700	60360
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	400	457	515	571	617	663	708	755
40%	534	610	686	762	823	884	945	1006
50%	667	762	857	952	1028	1105	1181	1257
60%	801	915	1029	1143	1234	1326	1417	1509
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	400	428	515	594	663	731		
40%	534	572	686	792	884	975		
50%	667	715	857	990	1105	1219		
60%	801	858	1029	1188	1326	1463		

**Kent County**

Kent	County
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FY 2013 MFI:	67,500
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4 person 50% limit=	38,100
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Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16000	18300	20600	22850	24700	26550	28350	30200
40%	21360	24400	27440	30480	32920	35360	37800	40240
50%	26700	30500	34300	38100	41150	44200	47250	50300
60%	32040	36600	41160	45720	49380	53040	56700	60360
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	400	457	515	571	617	663	708	755
40%	534	610	686	762	823	884	945	1006
50%	667	762	857	952	1028	1105	1181	1257
60%	801	915	1029	1143	1234	1326	1417	1509
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	400	428	515	594	663	731		
40%	534	572	686	792	884	975		
50%	667	715	857	990	1105	1219		
60%	801	858	1029	1188	1326	1463		

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**St. Mary's County**

St. Mary's		County							
FY 2013 MFI:		101,300							
4 person 50% limit=		47,550							
<b>Income Limits Per HH Size</b>		<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
30%		20000	22850	25700	28550	30850	33150	35450	37700
40%		26640	30440	34240	38040	41120	44160	47200	50240
50%		33300	38050	42800	47550	51400	55200	59000	62800
60%		39960	45660	51360	57060	61680	66240	70800	75360
<b>Maximum Rent Per HH Size</b>		<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
30%		500	571	642	713	771	828	886	942
40%		666	761	856	951	1028	1104	1180	1256
50%		832	951	1070	1188	1285	1380	1475	1570
60%		999	1141	1284	1426	1542	1656	1770	1884
<b>Maximum Rent Per Bedroom</b>		<b>0-BR</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3-BR</b>	<b>4-BR</b>	<b>5-BR</b>		
30%		500	535	642	742	828	914		
40%		666	713	856	989	1104	1218		
50%		832	891	1070	1236	1380	1522		
60%		999	1070	1284	1484	1656	1827		

**Talbot County**

Talbot		County							
FY 2013 MFI:		80,800							
4 person 50% limit=		40,400							
<b>Income Limits Per HH Size</b>		<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
30%		17000	19400	21850	24250	26200	28150	30100	32050
40%		22640	25880	29120	32320	34920	37520	40080	42680
50%		28300	32350	36400	40400	43650	46900	50100	53350
60%		33960	38820	43680	48480	52380	56280	60120	64020
<b>Maximum Rent Per HH Size</b>		<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
30%		425	485	546	606	655	703	752	801
40%		566	647	728	808	873	938	1002	1067
50%		707	808	910	1010	1091	1172	1252	1333
60%		849	970	1092	1212	1309	1407	1503	1600
<b>Maximum Rent Per Bedroom</b>		<b>0-BR</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3-BR</b>	<b>4-BR</b>	<b>5-BR</b>		
30%		425	455	546	630	703	776		
40%		566	606	728	840	938	1034		
50%		707	758	910	1050	1172	1293		
60%		849	909	1092	1260	1407	1551		

**Low Income Housing Tax Credit Program Income and Rent Limits**  
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**Worcester County**

Worcester	County								
FY 2013 MFI:	71,600								
4 person 50% limit=	38,100								
<b>Income Limits Per HH Size</b>	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>	
30%	16,000	18300	20600	22850	24700	26550	28350	30200	
40%	21360	24400	27440	30480	32920	35360	37800	40240	
50%	26700	30500	34300	38100	41150	44200	47250	50300	
60%	32040	36600	41160	45720	49380	53040	56700	60360	
<b>Maximum Rent Per HH Size</b>	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>	
30%	400	457	515	571	617	663	708	755	
40%	534	610	686	762	823	884	945	1006	
50%	667	762	857	952	1028	1105	1181	1257	
60%	801	915	1029	1143	1234	1326	1417	1509	
<b>Maximum Rent Per Bedroom</b>	<b>0-BR</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3-BR</b>	<b>4-BR</b>	<b>5-BR</b>			
30%	400	428	515	594	663	731			
40%	534	572	686	792	884	975			
50%	667	715	857	990	1105	1219			
60%	801	858	1029	1188	1326	1463			

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	
% Incr 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.