

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 05/14/2010

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

Baltimore-Towson		HMFA							
FY 2010 MFI:		82,200							
4 person 50% limit=		41,100							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	17300	19750	22200	24650	26650	28600	30600	32550
	40%	23040	26320	29600	32880	35520	38160	40800	43440
	50%	28800	32900	37000	41100	44400	47700	51000	54300
	60%	34560	39480	44400	49320	53280	57240	61200	65160
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	432	493	555	616	666	715	765	813
	40%	576	658	740	822	888	954	1020	1086
	50%	720	822	925	1027	1110	1192	1275	1357
	60%	864	987	1110	1233	1332	1431	1530	1629
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	432	463	555	641	715	789		
	40%	576	617	740	855	954	1053		
	50%	720	771	925	1068	1192	1316		
	60%	864	925	1110	1282	1431	1579		

Allegany County

Cumberland		MSA							
FY 2010 MFI:		52,200							
4 person 50% limit=		34,700							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14600	16650	18750	20800	22500	24150	25800	27500
	40%	19440	22240	25000	27760	30000	32240	34440	36680
	50%	24300	27800	31250	34700	37500	40300	43050	45850
	60%	29160	33360	37500	41640	45000	48360	51660	55020
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	365	416	468	520	562	603	645	687
	40%	486	556	625	694	750	806	861	917
	50%	607	695	781	867	937	1007	1076	1146
	60%	729	834	937	1041	1125	1209	1291	1375
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	365	390	468	541	603	666		
	40%	486	521	625	722	806	889		
	50%	607	651	781	902	1007	1111		
	60%	729	781	937	1083	1209	1333		

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Washington County

Hagerstown HMFA

FY 2010 MFI: 67,400

4 person 50% limit= 34,700

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14600	16650	18750	20800	22500	24150	25800	27500
40%	19440	22240	25000	27760	30000	32240	34440	36680
50%	24300	27800	31250	34700	37500	40300	43050	45850
60%	29160	33360	37500	41640	45000	48360	51660	55020
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	365	416	468	520	562	603	645	687
40%	486	556	625	694	750	806	861	917
50%	607	695	781	867	937	1007	1076	1146
60%	729	834	937	1041	1125	1209	1291	1375
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	365	390	468	541	603	666		
40%	486	521	625	722	806	889		
50%	607	651	781	902	1007	1111		
60%	729	781	937	1083	1209	1333		

Cecil County

Phila-Camden-Wilmington MSA

FY 2010 MFI: 78,300

4 person 50% limit= 39,150

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16450	18800	21150	23500	25400	27300	29150	31050
40%	21960	25080	28200	31320	33840	36360	38840	41360
50%	27450	31350	35250	39150	42300	45450	48550	51700
60%	32940	37620	42300	46980	50760	54540	58260	62040
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	411	470	528	587	635	682	728	776
40%	549	627	705	783	846	909	971	1034
50%	686	783	881	978	1057	1136	1213	1292
60%	823	940	1057	1174	1269	1363	1456	1551
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	411	440	528	611	682	752		
40%	549	588	705	814	909	1002		
50%	686	735	881	1018	1136	1253		
60%	823	882	1057	1221	1363	1503		

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Somerset County and Wicomico Counties

Salisbury		HMFA				Somerset County		HMFA	
FY 2010 MFI:		61,700				FY 2010 MFI:		52,100	
4 person 50% limit=		34,700				4 person 50% limit=		34,700	
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14600	16650	18750	20800	22500	24150	25800	27500
	40%	19440	22240	25000	27760	30000	32240	34440	36680
	50%	24300	27800	31250	34700	37500	40300	43050	45850
	60%	29160	33360	37500	41640	45000	48360	51660	55020
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	365	416	468	520	562	603	645	687
	40%	486	556	625	694	750	806	861	917
	50%	607	695	781	867	937	1007	1076	1146
	60%	729	834	937	1041	1125	1209	1291	1375
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	365	390	468	541	603	666		
	40%	486	521	625	722	806	889		
	50%	607	651	781	902	1007	1111		
	60%	729	781	937	1083	1209	1333		

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

Washington-Arlington-Alex.		HMFA							
FY 2010 MFI:		103,500							
4 person 50% limit=		51,750							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	21750	24850	27950	31050	33550	36050	38550	41000
	40%	29000	33120	37280	41400	44720	48040	51360	54680
	50%	36250	41400	46600	51750	55900	60050	64200	68350
	60%	43500	49680	55920	62100	67080	72060	77040	82020
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	543	621	698	776	838	901	963	1025
	40%	725	828	932	1035	1118	1201	1284	1367
	50%	906	1035	1165	1293	1397	1501	1605	1708
	60%	1087	1242	1398	1552	1677	1801	1926	2050
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	543	582	698	807	901	994		
	40%	725	776	932	1076	1201	1325		
	50%	906	970	1165	1345	1501	1656		
	60%	1087	1164	1398	1614	1801	1988		

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Caroline County

Caroline County

FY 2010 MFI: 63,700

4 person 50% limit= 34,700

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14600	16650	18750	20800	22500	24150	25800	27500
40%	19440	22240	25000	27760	30000	32240	34440	36680
50%	24300	27800	31250	34700	37500	40300	43050	45850
60%	29160	33360	37500	41640	45000	48360	51660	55020
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	365	416	468	520	562	603	645	687
40%	486	556	625	694	750	806	861	917
50%	607	695	781	867	937	1007	1076	1146
60%	729	834	937	1041	1125	1209	1291	1375
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	365	390	468	541	603	666		
40%	486	521	625	722	806	889		
50%	607	651	781	902	1007	1111		
60%	729	781	937	1083	1209	1333		

Dorchester County

Dorchester County

FY 2010 MFI: 58,000

4 person 50% limit= 34,700

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14600	16650	18750	20800	22500	24150	25800	27500
40%	19440	22240	25000	27760	30000	32240	34440	36680
50%	24300	27800	31250	34700	37500	40300	43050	45850
60%	29160	33360	37500	41640	45000	48360	51660	55020
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	365	416	468	520	562	603	645	687
40%	486	556	625	694	750	806	861	917
50%	607	695	781	867	937	1007	1076	1146
60%	729	834	937	1041	1125	1209	1291	1375
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	365	390	468	541	603	666		
40%	486	521	625	722	806	889		
50%	607	651	781	902	1007	1111		
60%	729	781	937	1083	1209	1333		

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Garrett County

Garrett	County
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FY 2010 MFI:	54,000
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4 person 50% limit=	34,700
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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%	14600	16650	18750	20800	22500	24150	25800	27500
40%	19440	22240	25000	27760	30000	32240	34440	36680
50%	24300	27800	31250	34700	37500	40300	43050	45850
60%	29160	33360	37500	41640	45000	48360	51660	55020
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	365	416	468	520	562	603	645	687
40%	486	556	625	694	750	806	861	917
50%	607	695	781	867	937	1007	1076	1146
60%	729	834	937	1041	1125	1209	1291	1375
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	365	390	468	541	603	666		
40%	486	521	625	722	806	889		
50%	607	651	781	902	1007	1111		
60%	729	781	937	1083	1209	1333		

Kent County

Kent	County
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FY 2010 MFI:	63,900
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4 person 50% limit=	34,700
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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%	14600	16650	18750	20800	22500	24150	25800	27500
40%	19440	22240	25000	27760	30000	32240	34440	36680
50%	24300	27800	31250	34700	37500	40300	43050	45850
60%	29160	33360	37500	41640	45000	48360	51660	55020
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	365	416	468	520	562	603	645	687
40%	486	556	625	694	750	806	861	917
50%	607	695	781	867	937	1007	1076	1146
60%	729	834	937	1041	1125	1209	1291	1375
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	365	390	468	541	603	666		
40%	486	521	625	722	806	889		
50%	607	651	781	902	1007	1111		
60%	729	781	937	1083	1209	1333		

Low Income Housing Tax Credit Program Income and Rent Limits

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St. Mary's County

St. Mary's	County							
FY 2010 MFI:	87,800							
4 person 50% limit=	43,900							
Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18450	21100	23750	26350	28500	30600	32700	34800
40%	24600	28120	31640	35120	37960	40760	43560	46360
50%	30750	35150	39550	43900	47450	50950	54450	57950
60%	36900	42180	47460	52680	56940	61140	65340	69540
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	461	527	593	658	712	765	817	870
40%	615	703	791	878	949	1019	1089	1159
50%	768	878	988	1097	1186	1273	1361	1448
60%	922	1054	1186	1317	1423	1528	1633	1738
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	461	494	593	685	765	843		
40%	615	659	791	913	1019	1124		
50%	768	823	988	1141	1273	1405		
60%	922	988	1186	1370	1528	1686		

Talbot County

Talbot	County							
FY 2010 MFI:	73,400							
4 person 50% limit=	36,700							
Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15400	17600	19800	22000	23800	25550	27300	29050
40%	20560	23520	26440	29360	31720	34080	36440	38760
50%	25700	29400	33050	36700	39650	42600	45550	48450
60%	30840	35280	39660	44040	47580	51120	54660	58140
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	385	440	495	550	595	638	682	726
40%	514	588	661	734	793	852	911	969
50%	642	735	826	917	991	1065	1138	1211
60%	771	882	991	1101	1189	1278	1366	1453
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	385	412	495	572	638	704		
40%	514	551	661	763	852	940		
50%	642	688	826	954	1065	1175		
60%	771	826	991	1145	1278	1410		

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Worcester County

Worcester	County							
FY 2010 MFI:	65,500							
4 person 50% limit=	34,700							
Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14,600	16650	18750	20800	22500	24150	25800	27500
40%	19440	22240	25000	27760	30000	32240	34440	36680
50%	24300	27800	31250	34700	37500	40300	43050	45850
60%	29160	33360	37500	41640	45000	48360	51660	55020
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	365	416	468	520	562	603	645	687
40%	486	556	625	694	750	806	861	917
50%	607	695	781	867	937	1007	1076	1146
60%	729	834	937	1041	1125	1209	1291	1375
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	365	390	468	541	603	666		
40%	486	521	625	722	806	889		
50%	607	651	781	902	1007	1111		
60%	729	781	937	1083	1209	1333		

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.