

Low Income Housing Tax Credit Program Income and Rent Limits

STATE OF MARYLAND

Effective Date: 4/14/2017 (*See Note Below)

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

Baltimore-Towson		HMFA							
FY 2017 Median Family Income:		91,100							
4 person 50% limit=		45,550							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	19140	21870	24600	27330	29520	31710	33900	36090
	40%	25520	29160	32800	36440	39360	42280	45200	48120
	50%	31900	36450	41000	45550	49200	52850	56500	60150
	60%	38280	43740	49200	54660	59040	63420	67800	72180
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	478	546	615	683	738	792	847	902
	40%	638	729	820	911	984	1057	1130	1203
	50%	797	911	1025	1138	1230	1321	1412	1503
	60%	957	1093	1230	1366	1476	1585	1695	1804
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	478	512	615	710	792	874		
	40%	638	683	820	947	1057	1166		
	50%	797	854	1025	1184	1321	1458		
	60%	957	1025	1230	1421	1585	1749		

Allegany County

Cumberland		MSA							
FY 2017 Median Family Income:		53,900							
4 person 50% limit=		34,250							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14400	16440	18510	20550	22200	23850	25500	27150
	40%	19200	21920	24680	27400	29600	31800	34000	36200
	50%	24000	27400	30850	34250	37000	39750	42500	45250
	60%	28800	32880	37020	41100	44400	47700	51000	54300
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	360	411	462	513	555	596	637	678
	40%	480	548	617	685	740	795	850	905
	50%	600	685	771	856	925	993	1062	1131
	60%	720	822	925	1027	1110	1192	1275	1357
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	360	385	462	534	596	658		
	40%	480	514	617	712	795	877		
	50%	600	642	771	890	993	1096		
	60%	720	771	925	1068	1192	1316		

* **NOTE:** These Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 14, 2017 or later. If a LIHTC property PIS prior to this date, please refer to the income limit calculator on the Novogradac website (www.novoco.com) to ensure that the property is using income limits that take into account the Hold Harmless provisions under the Internal Revenue Code. The Hold Harmless Limits may be higher than the current income limits.

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Effective Date: 4/14/2017 (*See Note Below)

Washington County

Hagerstown	HMFA
FY 2017 Median Family Income:	67,600
4 person 50% limit=	34,250

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14400	16440	18510	20550	22200	23850	25500	27150
40%	19200	21920	24680	27400	29600	31800	34000	36200
50%	24000	27400	30850	34250	37000	39750	42500	45250
60%	28800	32880	37020	41100	44400	47700	51000	54300
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	360	411	462	513	555	596	637	678
40%	480	548	617	685	740	795	850	905
50%	600	685	771	856	925	993	1062	1131
60%	720	822	925	1027	1110	1192	1275	1357
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	360	385	462	534	596	658		
40%	480	514	617	712	795	877		
50%	600	642	771	890	993	1096		
60%	720	771	925	1068	1192	1316		

Cecil County

Phila-Camden-Wilmington	MSA
FY 2017 Median Family Income:	83,200
4 person 50% limit=	41,600

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	17490	19980	22470	24960	26970	28980	30960	32970
40%	23320	26640	29960	33280	35960	38640	41280	43960
50%	29150	33300	37450	41600	44950	48300	51600	54950
60%	34980	39960	44940	49920	53940	57960	61920	65940
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	437	499	561	624	674	724	774	824
40%	583	666	749	832	899	966	1032	1099
50%	728	832	936	1040	1123	1207	1290	1373
60%	874	999	1123	1248	1348	1449	1548	1648
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	437	468	561	649	724	799		
40%	583	624	749	865	966	1065		
50%	728	780	936	1081	1207	1331		
60%	874	936	1123	1298	1449	1598		

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Wicomico

Salisbury HMFA

FY 2017 Median Family Income: 68,800

4 person 50% limit= 34,400

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14460	16530	18600	20640	22320	23970	25620	27270
40%	19280	22040	24800	27520	29760	31960	34160	36360
50%	24100	27550	31000	34400	37200	39950	42700	45450
60%	28920	33060	37200	41280	44640	47940	51240	54540
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	361	413	465	516	558	599	640	681
40%	482	551	620	688	744	799	854	909
50%	602	688	775	860	930	998	1067	1136
60%	723	826	930	1032	1116	1198	1281	1363
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	361	387	465	537	599	661		
40%	482	516	620	716	799	881		
50%	602	645	775	895	998	1101		
60%	723	774	930	1074	1198	1322		

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

Washington-Arlington-Alex. HMFA

FY 2017 Median Family Income: 110,300

4 person 50% limit= 55,150

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	23190	26490	29790	33090	35760	38400	41040	43680
40%	30920	35320	39720	44120	47680	51200	54720	58240
50%	38650	44150	49650	55150	59600	64000	68400	72800
60%	46380	52980	59580	66180	71520	76800	82080	87360
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	579	662	744	827	894	960	1026	1092
40%	773	883	993	1103	1192	1280	1368	1456
50%	966	1103	1241	1378	1490	1600	1710	1820
60%	1159	1324	1489	1654	1788	1920	2052	2184
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	579	621	744	860	960	1059		
40%	773	828	993	1147	1280	1412		
50%	966	1035	1241	1434	1600	1765		
60%	1159	1242	1489	1721	1920	2118		

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STATE OF MARYLAND

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Caroline County

Caroline		County							
FY 2017 Median Family Income:		67,500							
4 person 50% limit=		34,250							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14400	16440	18510	20550	22200	23850	25500	27150
	40%	19200	21920	24680	27400	29600	31800	34000	36200
	50%	24000	27400	30850	34250	37000	39750	42500	45250
	60%	28800	32880	37020	41100	44400	47700	51000	54300
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	360	411	462	513	555	596	637	678
	40%	480	548	617	685	740	795	850	905
	50%	600	685	771	856	925	993	1062	1131
	60%	720	822	925	1027	1110	1192	1275	1357
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	360	385	462	534	596	658		
	40%	480	514	617	712	795	877		
	50%	600	642	771	890	993	1096		
	60%	720	771	925	1068	1192	1316		

Dorchester County

Dorchester		County							
FY 2017 Median Family Income:		58,700							
4 person 50% limit=		34,250							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14400	16440	18510	20550	22200	23850	25500	27150
	40%	19200	21920	24680	27400	29600	31800	34000	36200
	50%	24000	27400	30850	34250	37000	39750	42500	45250
	60%	28800	32880	37020	41100	44400	47700	51000	54300
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	360	411	462	513	555	596	637	678
	40%	480	548	617	685	740	795	850	905
	50%	600	685	771	856	925	993	1062	1131
	60%	720	822	925	1027	1110	1192	1275	1357
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	360	385	462	534	596	658		
	40%	480	514	617	712	795	877		
	50%	600	642	771	890	993	1096		
	60%	720	771	925	1068	1192	1316		

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STATE OF MARYLAND

Effective Date: 4/14/2017 (*See Note Below)

Garrett and Somerset Counties

Garrett		County						Somerset County		HMFA
FY 2017 Median Family Income:		57,500						FY 2017 Median Family Income:		49,200
4 person 50% limit=		34,250						4 person 50% limit=		34,250
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%		14400	16440	18510	20550	22200	23850	25500	27150	
40%		19200	21920	24680	27400	29600	31800	34000	36200	
50%		24000	27400	30850	34250	37000	39750	42500	45250	
60%		28800	32880	37020	41100	44400	47700	51000	54300	
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%		360	411	462	513	555	596	637	678	
40%		480	548	617	685	740	795	850	905	
50%		600	685	771	856	925	993	1062	1131	
60%		720	822	925	1027	1110	1192	1275	1357	
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR			
30%		360	385	462	534	596	658			
40%		480	514	617	712	795	877			
50%		600	642	771	890	993	1096			
60%		720	771	925	1068	1192	1316			

Kent County

Kent		County							
FY 2017 Median Family Income:		74,000							
4 person 50% limit=		37,000							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%		15540	17760	19980	22200	24000	25770	27540	29310
40%		20720	23680	26640	29600	32000	34360	36720	39080
50%		25900	29600	33300	37000	40000	42950	45900	48850
60%		31080	35520	39960	44400	48000	51540	55080	58620
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%		388	444	499	555	600	644	688	732
40%		518	592	666	740	800	859	918	977
50%		647	740	832	925	1000	1073	1147	1221
60%		777	888	999	1110	1200	1288	1377	1465
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%		388	416	499	577	644	710		
40%		518	555	666	770	859	947		
50%		647	693	832	962	1073	1184		
60%		777	832	999	1155	1288	1421		

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Low Income Housing Tax Credit Program Income and Rent Limits

STATE OF MARYLAND

Effective Date: 4/14/2017 (*See Note Below)

St. Mary's County

St. Mary's		County							
FY 2017 Median Family Income:		99,600							
4 person 50% limit=		49,800							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	20940	23910	26910	29880	32280	34680	37080	39450
	40%	27920	31880	35880	39840	43040	46240	49440	52600
	50%	34900	39850	44850	49800	53800	57800	61800	65750
	60%	41880	47820	53820	59760	64560	69360	74160	78900
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	523	597	672	747	807	867	927	986
	40%	698	797	897	996	1076	1156	1236	1315
	50%	872	996	1121	1245	1345	1445	1545	1643
	60%	1047	1195	1345	1494	1614	1734	1854	1972
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	523	560	672	777	867	956		
	40%	698	747	897	1036	1156	1275		
	50%	872	934	1121	1295	1445	1594		
	60%	1047	1121	1345	1554	1734	1913		

Talbot County

Talbot		County							
FY 2017 Median Family Income:		75,200							
4 person 50% limit=		37,600							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15810	18060	20310	22560	24390	26190	27990	29790
	40%	21080	24080	27080	30080	32520	34920	37320	39720
	50%	26350	30100	33850	37600	40650	43650	46650	49650
	60%	31620	36120	40620	45120	48780	52380	55980	59580
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	395	451	507	564	609	654	699	744
	40%	527	602	677	752	813	873	933	993
	50%	658	752	846	940	1016	1091	1166	1241
	60%	790	903	1015	1128	1219	1309	1399	1489
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	395	423	507	586	654	722		
	40%	527	564	677	782	873	963		
	50%	658	705	846	978	1091	1203		
	60%	790	846	1015	1173	1309	1444		

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Low Income Housing Tax Credit Program Income and Rent Limits

STATE OF MARYLAND

Effective Date: 4/14/2017 (*See Note Below)

Worcester County

Worcester	County
FY 2017 Median Family Income:	72,500
4 person 50% limit=	36,250

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15240	17400	19590	21750	23490	25230	26970	28710
40%	20320	23200	26120	29000	31320	33640	35960	38280
50%	25400	29000	32650	36250	39150	42050	44950	47850
60%	30480	34800	39180	43500	46980	50460	53940	57420
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	381	435	489	543	587	630	674	717
40%	508	580	653	725	783	841	899	957
50%	635	725	816	906	978	1051	1123	1196
60%	762	870	979	1087	1174	1261	1348	1435
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	381	408	489	565	630	696		
40%	508	544	653	754	841	928		
50%	635	680	816	942	1051	1160		
60%	762	816	979	1131	1261	1392		

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

All Median Family Income data, 50% income limits, and 30% income limits are based on the HUD data. Please see the following 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.