

Low Income Housing Tax Credit Program Income and Rent Limits

STATE OF MARYLAND

Effective Date: 4/1/2018 (*See Note Below)

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

Baltimore-Towson	HMFA
FY 2018 Median Family Income:	94,900
4 person 50% limit=	47,450

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19950	22800	25650	28450	30750	33740	38060	42380
40%	26600	30400	34200	37960	41000	44040	47080	50120
50%	33250	38000	42750	47450	51250	55050	58850	62650
60%	39900	45600	51300	56940	61500	66060	70620	75180
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	498	570	641	711	768	843	951	1059
40%	665	760	855	949	1025	1101	1177	1253
50%	831	950	1068	1186	1281	1376	1471	1566
60%	997	1140	1282	1423	1537	1651	1765	1879
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	498	534	641	740	843	1005		
40%	665	712	855	987	1101	1215		
50%	831	890	1068	1233	1376	1518		
60%	997	1068	1282	1480	1651	1822		

Allegany County

Cumberland	MSA
FY 2018 Median Family Income:	55,500
4 person 50% limit=	35,650

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15000	17150	20780	25100	29420	33740	38060	42380
40%	20000	22840	25680	28520	30840	33120	35400	37680
50%	25000	28550	32100	35650	38550	41400	44250	47100
60%	30000	34260	38520	42780	46260	49680	53100	56520
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	375	428	519	627	735	843	951	1059
40%	500	571	642	713	771	828	885	942
50%	625	713	802	891	963	1035	1106	1177
60%	750	856	963	1069	1156	1242	1327	1413
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	375	401	519	681	843	1005		
40%	500	535	642	742	828	913		
50%	625	669	802	927	1035	1141		
60%	750	803	963	1113	1242	1370		

* **NOTE:** These Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 1, 2018 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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Washington County

Hagerstown	HMFA
FY 2018 Median Family Income:	72,800
4 person 50% limit=	36,400

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15300	17500	20780	25100	29420	33740	38060	42380
40%	20400	23320	26240	29120	31480	33800	36120	38440
50%	25500	29150	32800	36400	39350	42250	45150	48050
60%	30600	34980	39360	43680	47220	50700	54180	57660
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	382	437	519	627	735	843	951	1059
40%	510	583	656	728	787	845	903	961
50%	637	728	820	910	983	1056	1128	1201
60%	765	874	984	1092	1180	1267	1354	1441
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	382	410	519	681	843	1005		
40%	510	546	656	757	845	932		
50%	637	683	820	946	1056	1165		
60%	765	819	984	1136	1267	1398		

Cecil County

Phila-Camden-Wilmington	MSA
FY 2018 Median Family Income:	87,400
4 person 50% limit=	43,700

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18350	21000	23600	26200	29420	33740	38060	42380
40%	24480	28000	31480	34960	37760	40560	43360	46160
50%	30600	35000	39350	43700	47200	50700	54200	57700
60%	36720	42000	47220	52440	56640	60840	65040	69240
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	458	525	590	655	735	843	951	1059
40%	612	700	787	874	944	1014	1084	1154
50%	765	875	983	1092	1180	1267	1355	1442
60%	918	1050	1180	1311	1416	1521	1626	1731
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	458	491	590	695	843	1005		
40%	612	656	787	909	1014	1119		
50%	765	820	983	1136	1267	1398		
60%	918	984	1180	1363	1521	1678		

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Effective Date: 4/1/2018 (*See Note Below)

Wicomico

Salisbury		HMFA							
FY 2018 Median Family Income:		71,800							
4 person 50% limit=		35,900							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15100	17250	20780	25100	29420	33740	38060	42380
	40%	20120	23000	25880	28720	31040	33320	35640	37920
	50%	25150	28750	32350	35900	38800	41650	44550	47400
	60%	30180	34500	38820	43080	46560	49980	53460	56880
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	377	431	519	627	735	843	951	1059
	40%	503	575	647	718	776	833	891	948
	50%	628	718	808	897	970	1041	1113	1185
	60%	754	862	970	1077	1164	1249	1336	1422
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	377	404	519	681	843	1005		
	40%	503	539	647	747	833	919		
	50%	628	673	808	933	1041	1149		
	60%	754	808	970	1120	1249	1379		

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

Washington-Arlington-Alex.		HMFA							
FY 2018 Median Family Income:		117,200							
4 person 50% limit=		58,600							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	24650	28150	31650	35150	38000	40800	43600	46400
	40%	32840	37520	42200	46880	50640	54400	58160	61920
	50%	41050	46900	52750	58600	63300	68000	72700	77400
	60%	49260	56280	63300	70320	75960	81600	87240	92880
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	616	703	791	878	950	1020	1090	1160
	40%	821	938	1055	1172	1266	1360	1454	1548
	50%	1026	1172	1318	1465	1582	1700	1817	1935
	60%	1231	1407	1582	1758	1899	2040	2181	2322
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	616	660	791	914	1020	1125		
	40%	821	879	1055	1219	1360	1501		
	50%	1026	1099	1318	1523	1700	1876		
	60%	1231	1319	1582	1828	2040	2251		

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Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 4/1/2018 (*See Note Below)

Caroline County

Caroline		County							
FY 2018 Median Family Income:		63,600							
4 person 50% limit=		35,650							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15000	17150	20780	25100	29420	33740	38060	42380
	40%	20000	22840	25680	28520	30840	33120	35400	37680
	50%	25000	28550	32100	35650	38550	41400	44250	47100
	60%	30000	34260	38520	42780	46260	49680	53100	56520
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	375	428	519	627	735	843	951	1059
	40%	500	571	642	713	771	828	885	942
	50%	625	713	802	891	963	1035	1106	1177
	60%	750	856	963	1069	1156	1242	1327	1413
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	375	401	519	681	843	1005		
	40%	500	535	642	742	828	913		
	50%	625	669	802	927	1035	1141		
	60%	750	803	963	1113	1242	1370		

Dorchester County

Dorchester		County							
FY 2018 Median Family Income:		63,200							
4 person 50% limit=		35,650							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15000	17150	20780	25100	29420	33740	38060	42380
	40%	20000	22840	25680	28520	30840	33120	35400	37680
	50%	25000	28550	32100	35650	38550	41400	44250	47100
	60%	30000	34260	38520	42780	46260	49680	53100	56520
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	375	428	519	627	735	843	951	1059
	40%	500	571	642	713	771	828	885	942
	50%	625	713	802	891	963	1035	1106	1177
	60%	750	856	963	1069	1156	1242	1327	1413
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	375	401	519	681	843	1005		
	40%	500	535	642	742	828	913		
	50%	625	669	802	927	1035	1141		
	60%	750	803	963	1113	1242	1370		

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Low Income Housing Tax Credit Program Income and Rent Limits

STATE OF MARYLAND

Effective Date: 4/1/2018 (*See Note Below)

Garrett and Somerset Counties

Garrett		County						Somerset County		HMFA
FY 2018 Median Family Income:		58,200						FY 2018 Median Family Income:		49,500
4 person 50% limit=		35,650						4 person 50% limit=		35,650
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
	30%	15000	17150	20780	25100	29420	33740	38060	42380	
	40%	20000	22840	25680	28520	30840	33120	35400	37680	
	50%	25000	28550	32100	35650	38550	41400	44250	47100	
	60%	30000	34260	38520	42780	46260	49680	53100	56520	
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
	30%	375	428	519	627	735	843	951	1059	
	40%	500	571	642	713	771	828	885	942	
	50%	625	713	802	891	963	1035	1106	1177	
	60%	750	856	963	1069	1156	1242	1327	1413	
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR			
	30%	375	401	519	681	843	1005			
	40%	500	535	642	742	828	913			
	50%	625	669	802	927	1035	1141			
	60%	750	803	963	1113	1242	1370			

Kent County

Kent		County							
FY 2018 Median Family Income:		74,600							
4 person 50% limit=		37,300							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15700	17950	20780	25100	29420	33740	38060	42380
	40%	20920	23880	26880	29840	32240	34640	37040	39400
	50%	26150	29850	33600	37300	40300	43300	46300	49250
	60%	31380	35820	40320	44760	48360	51960	55560	59100
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	392	448	519	627	735	843	951	1059
	40%	523	597	672	746	806	866	926	985
	50%	653	746	840	932	1007	1082	1157	1231
	60%	784	895	1008	1119	1209	1299	1389	1477
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	392	420	519	681	843	1005		
	40%	523	560	672	776	866	955		
	50%	653	700	840	970	1082	1194		
	60%	784	840	1008	1164	1299	1433		

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Low Income Housing Tax Credit Program Income and Rent Limits

STATE OF MARYLAND

Effective Date: 4/1/2018 (*See Note Below)

St. Mary's County

St. Mary's		County							
FY 2018 Median Family Income:		103,400							
4 person 50% limit=		51,700							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	21700	24800	27900	31000	33500	36000	38450	42380
	40%	28960	33120	37240	41360	44680	48000	51320	54600
	50%	36200	41400	46550	51700	55850	60000	64150	68250
	60%	43440	49680	55860	62040	67020	72000	76980	81900
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	542	620	697	775	837	900	961	1059
	40%	724	828	931	1034	1117	1200	1283	1365
	50%	905	1035	1163	1292	1396	1500	1603	1706
	60%	1086	1242	1396	1551	1675	1800	1924	2047
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	542	581	697	806	900	1010		
	40%	724	776	931	1075	1200	1324		
	50%	905	970	1163	1344	1500	1655		
	60%	1086	1164	1396	1613	1800	1986		

Talbot County

Talbot		County							
FY 2018 Median Family Income:		77,400							
4 person 50% limit=		38,700							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	16250	18600	20900	25100	29420	33740	38060	42380
	40%	21680	24800	27880	30960	33440	35920	38400	40880
	50%	27100	31000	34850	38700	41800	44900	48000	51100
	60%	32520	37200	41820	46440	50160	53880	57600	61320
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	406	465	522	627	735	843	951	1059
	40%	542	620	697	774	836	898	960	1022
	50%	677	775	871	967	1045	1122	1200	1277
	60%	813	930	1045	1161	1254	1347	1440	1533
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	406	435	522	681	843	1005		
	40%	542	581	697	805	898	991		
	50%	677	726	871	1006	1122	1238		
	60%	813	871	1045	1207	1347	1486		

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Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 4/1/2018 (*See Note Below)

Worcester County

Worcester	County
FY 2018 Median Family Income:	72,300
4 person 50% limit=	36,150

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15200	17400	20780	25100	29420	33740	38060	42380
40%	20280	23160	26040	28920	31240	33560	35880	38200
50%	25350	28950	32550	36150	39050	41950	44850	47750
60%	30420	34740	39060	43380	46860	50340	53820	57300
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	380	435	519	627	735	843	951	1059
40%	507	579	651	723	781	839	897	955
50%	633	723	813	903	976	1048	1121	1193
60%	760	868	976	1084	1171	1258	1345	1432
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	380	407	519	681	843	1005		
40%	507	543	651	752	839	926		
50%	633	678	813	940	1048	1157		
60%	760	814	976	1128	1258	1389		

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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.