

Low Income Housing Tax Credit Program Income and Rent Limits

STATE OF MARYLAND
 Effective Date: 03/19/2009

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

Baltimore-Towson, MD MSA

FY 2009 MFI:	82,100
4 person 50% limit=	41,050

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	17250	19700	22200	24650	26600	28600	30550	32550
40%	23000	26280	29560	32840	35480	38080	40720	43360
50%	28750	32850	36950	41050	44350	47600	50900	54200
60%	34500	39420	44340	49260	53220	57120	61080	65040
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	431	492	555	616	665	715	763	813
40%	575	657	739	821	887	952	1018	1084
50%	718	821	923	1026	1108	1190	1272	1355
60%	862	985	1108	1231	1330	1428	1527	1626
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	431	461	555	640	715	788		
40%	575	616	739	854	952	1051		
50%	718	770	923	1067	1190	1313		
60%	862	924	1108	1281	1428	1576		

Allegany County

Cumberland, MD-WV MSA

FY 2009 MFI:	51,700
4 person 50% limit=	34,600

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14550	16600	18700	20750	22400	24050	25750	27400
40%	19360	22160	24920	27680	29880	32120	34320	36520
50%	24200	27700	31150	34600	37350	40150	42900	45650
60%	29040	33240	37380	41520	44820	48180	51480	54780
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	363	415	467	518	560	601	643	685
40%	484	554	623	692	747	803	858	913
50%	605	692	778	865	933	1003	1072	1141
60%	726	831	934	1038	1120	1204	1287	1369
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	363	389	467	539	601	664		
40%	484	519	623	719	803	885		
50%	605	648	778	899	1003	1106		
60%	726	778	934	1079	1204	1328		

Low Income Housing Tax Credit Program Income and Rent Limits

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Washington County

Hagerstown-Martinsburg, MD-WV MSA

FY 2009 MFI:	66,600
4 person 50% limit=	34,600

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14550	16600	18700	20750	22400	24050	25750	27400
40%	19360	22160	24920	27680	29880	32120	34320	36520
50%	24200	27700	31150	34600	37350	40150	42900	45650
60%	29040	33240	37380	41520	44820	48180	51480	54780
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	363	415	467	518	560	601	643	685
40%	484	554	623	692	747	803	858	913
50%	605	692	778	865	933	1003	1072	1141
60%	726	831	934	1038	1120	1204	1287	1369
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	363	389	467	539	601	664		
40%	484	519	623	719	803	885		
50%	605	648	778	899	1003	1106		
60%	726	778	934	1079	1204	1328		

Cecil County

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA

FY 2009 MFI:	77,800
4 person 50% limit=	38,900

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16350	18700	21000	23350	25200	27100	28950	30800
40%	21800	24880	28000	31120	33600	36080	38600	41080
50%	27250	31100	35000	38900	42000	45100	48250	51350
60%	32700	37320	42000	46680	50400	54120	57900	61620
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	408	467	525	583	630	677	723	770
40%	545	622	700	778	840	902	965	1027
50%	681	777	875	972	1050	1127	1206	1283
60%	817	933	1050	1167	1260	1353	1447	1540
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	408	438	525	606	677	746		
40%	545	583	700	809	902	996		
50%	681	729	875	1011	1127	1245		
60%	817	875	1050	1213	1353	1494		

Low Income Housing Tax Credit Program Income and Rent Limits

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Somerset County and Wicomico Counties

Salisbury, MD MSA

FY 2009 MFI:	61,900
4 person 50% limit=	34,600

Somerset County		HMFA
FY 2009 MFI:	52000	
4 person 50% limit=	34600	

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14550	16600	18700	20750	22400	24050	25750	27400
40%	19360	22160	24920	27680	29880	32120	34320	36520
50%	24200	27700	31150	34600	37350	40150	42900	45650
60%	29040	33240	37380	41520	44820	48180	51480	54780
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	363	415	467	518	560	601	643	685
40%	484	554	623	692	747	803	858	913
50%	605	692	778	865	933	1003	1072	1141
60%	726	831	934	1038	1120	1204	1287	1369
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	363	389	467	539	601	664		
40%	484	519	623	719	803	885		
50%	605	648	778	899	1003	1106		
60%	726	778	934	1079	1204	1328		

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

Washington-Arlington-Alexandria, DC-VA-MD-WV MSA

FY 2009 MFI:	102,700
4 person 50% limit=	51,350

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	21550	24650	27700	30800	33250	35750	38200	40650
40%	28760	32880	36960	41080	44360	47640	50920	54240
50%	35950	41100	46200	51350	55450	59550	63650	67800
60%	43140	49320	55440	61620	66540	71460	76380	81360
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	538	616	692	770	831	893	955	1016
40%	719	822	924	1027	1109	1191	1273	1356
50%	898	1027	1155	1283	1386	1488	1591	1695
60%	1078	1233	1386	1540	1663	1786	1909	2034
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	538	577	692	800	893	985		
40%	719	770	924	1068	1191	1314		
50%	898	963	1155	1335	1488	1643		
60%	1078	1155	1386	1602	1786	1971		

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Caroline County

Caroline County

FY 2009 MFI: 62,100

4 person 50% limit= 34,600

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14550	16600	18700	20750	22400	24050	25750	27400
40%	19360	22160	24920	27680	29880	32120	34320	36520
50%	24200	27700	31150	34600	37350	40150	42900	45650
60%	29040	33240	37380	41520	44820	48180	51480	54780
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	363	415	467	518	560	601	643	685
40%	484	554	623	692	747	803	858	913
50%	605	692	778	865	933	1003	1072	1141
60%	726	831	934	1038	1120	1204	1287	1369
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	363	389	467	539	601	664		
40%	484	519	623	719	803	885		
50%	605	648	778	899	1003	1106		
60%	726	778	934	1079	1204	1328		

Dorchester County

Dorchester County

FY 2009 MFI: 55,200

4 person 50% limit= 34,600

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14550	16600	18700	20750	22400	24050	25750	27400
40%	19360	22160	24920	27680	29880	32120	34320	36520
50%	24200	27700	31150	34600	37350	40150	42900	45650
60%	29040	33240	37380	41520	44820	48180	51480	54780
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	363	415	467	518	560	601	643	685
40%	484	554	623	692	747	803	858	913
50%	605	692	778	865	933	1003	1072	1141
60%	726	831	934	1038	1120	1204	1287	1369
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	363	389	467	539	601	664		
40%	484	519	623	719	803	885		
50%	605	648	778	899	1003	1106		
60%	726	778	934	1079	1204	1328		

Low Income Housing Tax Credit Program Income and Rent Limits

STATE OF MARYLAND

Effective Date: 03/19/2009

Garrett County

Garrett County

FY 2009 MFI: 53,100

4 person 50% limit= 34,600

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14550	16600	18700	20750	22400	24050	25750	27400
40%	19360	22160	24920	27680	29880	32120	34320	36520
50%	24200	27700	31150	34600	37350	40150	42900	45650
60%	29040	33240	37380	41520	44820	48180	51480	54780
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	363	415	467	518	560	601	643	685
40%	484	554	623	692	747	803	858	913
50%	605	692	778	865	933	1003	1072	1141
60%	726	831	934	1038	1120	1204	1287	1369
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	363	389	467	539	601	664		
40%	484	519	623	719	803	885		
50%	605	648	778	899	1003	1106		
60%	726	778	934	1079	1204	1328		

Kent County

Kent County

FY 2009 MFI: 64,500

4 person 50% limit= 34,600

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14550	16600	18700	20750	22400	24050	25750	27400
40%	19360	22160	24920	27680	29880	32120	34320	36520
50%	24200	27700	31150	34600	37350	40150	42900	45650
60%	29040	33240	37380	41520	44820	48180	51480	54780
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	363	415	467	518	560	601	643	685
40%	484	554	623	692	747	803	858	913
50%	605	692	778	865	933	1003	1072	1141
60%	726	831	934	1038	1120	1204	1287	1369
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	363	389	467	539	601	664		
40%	484	519	623	719	803	885		
50%	605	648	778	899	1003	1106		
60%	726	778	934	1079	1204	1328		

Low Income Housing Tax Credit Program Income and Rent Limits

STATE OF MARYLAND
Effective Date: 03/19/2009

St. Mary's County

St. Mary's County

FY 2009 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	20550	23150	25700	27750	29800	31850	33900
40%	23960	27400	30800	34240	36960	39720	42440	45200
50%	29950	34250	38500	42800	46200	49650	53050	56500
60%	35940	41100	46200	51360	55440	59580	63660	67800
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	450	513	578	642	693	745	796	847
40%	599	685	770	856	924	993	1061	1130
50%	748	856	962	1070	1155	1241	1326	1412
60%	898	1027	1155	1284	1386	1489	1591	1695
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	450	481	578	668	745	821		
40%	599	642	770	890	993	1095		
50%	748	802	962	1112	1241	1369		
60%	898	963	1155	1335	1489	1643		

Talbot County

Talbot County

FY 2009 MFI:	73,300
4 person 50% limit=	36,650

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	23750	25500	27300	29050
40%	20520	23440	26400	29320	31680	34000	36360	38720
50%	25650	29300	33000	36650	39600	42500	45450	48400
60%	30780	35160	39600	43980	47520	51000	54540	58080
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	593	637	682	726
40%	513	586	660	733	792	850	909	968
50%	641	732	825	916	990	1062	1136	1210
60%	769	879	990	1099	1188	1275	1363	1452
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	385	412	495	571	637	704		
40%	513	549	660	762	850	938		
50%	641	686	825	953	1062	1173		
60%	769	824	990	1143	1275	1407		

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
Effective Date: 03/19/2009

Worcester County

Worcester County

FY 2009 MFI:	66,400
4 person 50% limit=	34,600

Income Limits Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14550	16600	18700	20750	22400	24050	25750	27400
40%	19360	22160	24920	27680	29880	32120	34320	36520
50%	24200	27700	31150	34600	37350	40150	42900	45650
60%	29040	33240	37380	41520	44820	48180	51480	54780
Maximum Rent Per HH Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	363	415	467	518	560	601	643	685
40%	484	554	623	692	747	803	858	913
50%	605	692	778	865	933	1003	1072	1141
60%	726	831	934	1038	1120	1204	1287	1369
Maximum Rent Per Bedroom	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%	363	389	467	539	601	664		
40%	484	519	623	719	803	885		
50%	605	648	778	899	1003	1106		
60%	726	778	934	1079	1204	1328		

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

Median Family Income (MFI) data derived from income limits established by HUD and published at:
<http://www.huduser.org/datasets/mtsp.html>

The MFI is based on the 4-Person 50% income limit rounded to the nearest \$50 per HUD.

- 1-Person family Income Limit is 70% of the 4-Person Income Limit.
 - 2-Person family Income Limit is 80% of the 4-Person Income Limit.
 - 3-Person family Income Limit is 90% of the 4-Person Income Limit.
 - 5-Person family Income Limit is 108% of the 4-Person Income Limit.
 - 6-Person family Income Limit is 116% of the 4-Person Income Limit.
 - 7-Person family Income limit is 124% of the 4-Person Income Limit.
 - 8-Person family Income Limit is 132% of the 4-Person Income Limit.
- For family sizes larger than 8 persons, the income limit can be calculated by adding an additional 8% percent per person to the 8-person limit.

30% Income Limits are HUD Section 8 limits. Please see: <http://www.huduser.org/Datasets/IL/IL09/md.pdf>
 40% Income Limits are 80% of the 50% limits.
 50% Income Limits are published on the HUD Multifamily Tax Subsidy Income Limit webpage.
 60% Income Limits are published on the HUD Multifamily Tax Subsidy Income Limit webpage and are 120% of the 50% limits

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.