

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 4/24/2019 (*See Note Below)

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

Baltimore-Towson		HMFA							
FY 2019 Median Family Income:		101,000							
4 person 50% limit=		50,500							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	21210	24240	27270	30300	32730	35160	37590	40020
	40%	28280	32320	36360	40400	43640	46880	50120	53360
	50%	35350	40400	45450	50500	54550	58600	62650	66700
	60%	42420	48480	54540	60600	65460	70320	75180	80040
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	530	606	681	757	818	879	939	1000
	40%	707	808	909	1010	1091	1172	1253	1334
	50%	883	1010	1136	1262	1363	1465	1566	1667
	60%	1060	1212	1363	1515	1636	1758	1879	2001
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	530	568	681	787	879	970		
	40%	707	757	909	1050	1172	1293		
	50%	883	946	1136	1313	1465	1616		
	60%	1060	1136	1363	1575	1758	1940		

Allegany County

Cumberland		MSA							
FY 2019 Median Family Income:		59,300							
4 person 50% limit=		34,200							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14370	16440	18480	20520	22170	23820	25470	27090
	40%	19160	21920	24640	27360	29560	31760	33960	36120
	50%	23950	27400	30800	34200	36950	39700	42450	45150
	60%	28740	32880	36960	41040	44340	47640	50940	54180
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	359	411	462	513	554	595	636	677
	40%	479	548	616	684	739	794	849	903
	50%	598	685	770	855	923	992	1061	1128
	60%	718	822	924	1026	1108	1191	1273	1354
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	359	385	462	533	595	657		
	40%	479	513	616	711	794	876		
	50%	598	641	770	889	992	1095		
	60%	718	770	924	1067	1191	1314		

* **NOTE:** These Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 24, 2019 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.

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 4/24/2019 (*See Note Below)

Washington County

Hagerstown HMFA

FY 2019 Median Family Income: 75,300
 4 person 50% limit= 37,650

Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%		15840	18090	20340	22590	24420	26220	28020	29820
40%		21120	24120	27120	30120	32560	34960	37360	39760
50%		26400	30150	33900	37650	40700	43700	46700	49700
60%		31680	36180	40680	45180	48840	52440	56040	59640
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%		396	452	508	564	610	655	700	745
40%		528	603	678	753	814	874	934	994
50%		660	753	847	941	1017	1092	1167	1242
60%		792	904	1017	1129	1221	1311	1401	1491
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%		396	424	508	587	655	723		
40%		528	565	678	783	874	964		
50%		660	706	847	979	1092	1205		
60%		792	848	1017	1175	1311	1446		

Cecil County

Phila-Camden-Wilmington MSA

FY 2019 Median Family Income: 90,100
 4 person 50% limit= 45,050

Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%		18930	21630	24330	27030	29220	31380	33540	35700
40%		25240	28840	32440	36040	38960	41840	44720	47600
50%		31550	36050	40550	45050	48700	52300	55900	59500
60%		37860	43260	48660	54060	58440	62760	67080	71400
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%		473	540	608	675	730	784	838	892
40%		631	721	811	901	974	1046	1118	1190
50%		788	901	1013	1126	1217	1307	1397	1487
60%		946	1081	1216	1351	1461	1569	1677	1785
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
30%		473	507	608	703	784	865		
40%		631	676	811	937	1046	1154		
50%		788	845	1013	1171	1307	1442		
60%		946	1014	1216	1406	1569	1731		

*** NOTE:** These Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 24, 2019 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.

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 4/24/2019 (*See Note Below)

Wicomico

Salisbury		HMFA							
FY 2019 Median Family Income:		65,600							
4 person 50% limit=		34,200							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14370	16440	18480	20520	22170	23820	25470	27090
	40%	19160	21920	24640	27360	29560	31760	33960	36120
	50%	23950	27400	30800	34200	36950	39700	42450	45150
	60%	28740	32880	36960	41040	44340	47640	50940	54180
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	359	411	462	513	554	595	636	677
	40%	479	548	616	684	739	794	849	903
	50%	598	685	770	855	923	992	1061	1128
	60%	718	822	924	1026	1108	1191	1273	1354
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	359	385	462	533	595	657		
	40%	479	513	616	711	794	876		
	50%	598	641	770	889	992	1095		
	60%	718	770	924	1067	1191	1314		

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

Washington-Arlington-Alex.		HMFA							
FY 2019 Median Family Income:		121,300							
4 person 50% limit=		60,650							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	25500	29130	32760	36390	39330	42240	45150	48060
	40%	34000	38840	43680	48520	52440	56320	60200	64080
	50%	42500	48550	54600	60650	65550	70400	75250	80100
	60%	51000	58260	65520	72780	78660	84480	90300	96120
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	637	728	819	909	983	1056	1128	1201
	40%	850	971	1092	1213	1311	1408	1505	1602
	50%	1062	1213	1365	1516	1638	1760	1881	2002
	60%	1275	1456	1638	1819	1966	2112	2257	2403
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	637	682	819	946	1056	1165		
	40%	850	910	1092	1262	1408	1553		
	50%	1062	1138	1365	1577	1760	1941		
	60%	1275	1365	1638	1893	2112	2330		

* **NOTE:** These Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 24, 2019 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.

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 4/24/2019 (*See Note Below)

Caroline County

Caroline		County							
FY 2019 Median Family Income:		62,500							
4 person 50% limit=		34,200							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14370	16440	18480	20520	22170	23820	25470	27090
	40%	19160	21920	24640	27360	29560	31760	33960	36120
	50%	23950	27400	30800	34200	36950	39700	42450	45150
	60%	28740	32880	36960	41040	44340	47640	50940	54180
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	359	411	462	513	554	595	636	677
	40%	479	548	616	684	739	794	849	903
	50%	598	685	770	855	923	992	1061	1128
	60%	718	822	924	1026	1108	1191	1273	1354
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	359	385	462	533	595	657		
	40%	479	513	616	711	794	876		
	50%	598	641	770	889	992	1095		
	60%	718	770	924	1067	1191	1314		

Dorchester County

Dorchester		County							
FY 2019 Median Family Income:		65,500							
4 person 50% limit=		34,200							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14370	16440	18480	20520	22170	23820	25470	27090
	40%	19160	21920	24640	27360	29560	31760	33960	36120
	50%	23950	27400	30800	34200	36950	39700	42450	45150
	60%	28740	32880	36960	41040	44340	47640	50940	54180
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	359	411	462	513	554	595	636	677
	40%	479	548	616	684	739	794	849	903
	50%	598	685	770	855	923	992	1061	1128
	60%	718	822	924	1026	1108	1191	1273	1354
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	359	385	462	533	595	657		
	40%	479	513	616	711	794	876		
	50%	598	641	770	889	992	1095		
	60%	718	770	924	1067	1191	1314		

* **NOTE:** These Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 24, 2019 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.

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 4/24/2019 (*See Note Below)

Garrett and Somerset Counties

Garrett		County					Somerset County		HMFA
FY 2019 Median Family Income:		60,400					FY 2019 Median Family Income:		49,800
4 person 50% limit=		34,200					4 person 50% limit=		34,200
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	14370	16440	18480	20520	22170	23820	25470	27090
	40%	19160	21920	24640	27360	29560	31760	33960	36120
	50%	23950	27400	30800	34200	36950	39700	42450	45150
	60%	28740	32880	36960	41040	44340	47640	50940	54180
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	359	411	462	513	554	595	636	677
	40%	479	548	616	684	739	794	849	903
	50%	598	685	770	855	923	992	1061	1128
	60%	718	822	924	1026	1108	1191	1273	1354
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	359	385	462	533	595	657		
	40%	479	513	616	711	794	876		
	50%	598	641	770	889	992	1095		
	60%	718	770	924	1067	1191	1314		

Kent County

Kent		County							
FY 2019 Median Family Income:		75,700							
4 person 50% limit=		37,850							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15900	18180	20460	22710	24540	26370	28170	30000
	40%	21200	24240	27280	30280	32720	35160	37560	40000
	50%	26500	30300	34100	37850	40900	43950	46950	50000
	60%	31800	36360	40920	45420	49080	52740	56340	60000
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	397	454	511	567	613	659	704	750
	40%	530	606	682	757	818	879	939	1000
	50%	662	757	852	946	1022	1098	1173	1250
	60%	795	909	1023	1135	1227	1318	1408	1500
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	397	426	511	590	659	727		
	40%	530	568	682	787	879	969		
	50%	662	710	852	984	1098	1211		
	60%	795	852	1023	1181	1318	1454		

* **NOTE:** These Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 24, 2019 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.

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 4/24/2019 (*See Note Below)

St. Mary's County

California - Lexington Park		County							
FY 2018 Median Family Income:		101,700							
4 person 50% limit=		50,850							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	21360	24420	27480	30510	32970	35400	37860	40290
	40%	28480	32560	36640	40680	43960	47200	50480	53720
	50%	35600	40700	45800	50850	54950	59000	63100	67150
	60%	42720	48840	54960	61020	65940	70800	75720	80580
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	534	610	687	762	824	885	946	1007
	40%	712	814	916	1017	1099	1180	1262	1343
	50%	890	1017	1145	1271	1373	1475	1577	1678
	60%	1068	1221	1374	1525	1648	1770	1893	2014
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	534	572	687	793	885	976		
	40%	712	763	916	1058	1180	1302		
	50%	890	953	1145	1322	1475	1628		
	60%	1068	1144	1374	1587	1770	1953		

Talbot County

Talbot		County							
FY 2019 Median Family Income:		80,100							
4 person 50% limit=		40,050							
Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	16830	19230	21630	24030	25980	27900	29820	31740
	40%	22440	25640	28840	32040	34640	37200	39760	42320
	50%	28050	32050	36050	40050	43300	46500	49700	52900
	60%	33660	38460	43260	48060	51960	55800	59640	63480
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	420	480	540	600	649	697	745	793
	40%	561	641	721	801	866	930	994	1058
	50%	701	801	901	1001	1082	1162	1242	1322
	60%	841	961	1081	1201	1299	1395	1491	1587
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	420	450	540	625	697	769		
	40%	561	601	721	833	930	1026		
	50%	701	751	901	1041	1162	1282		
	60%	841	901	1081	1250	1395	1539		

* **NOTE:** These Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 24, 2019 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.

Low Income Housing Tax Credit Program Income and Rent Limits
STATE OF MARYLAND
 Effective Date: 4/24/2019 (*See Note Below)

Worcester County

Worcester	County
FY 2019 Median Family Income:	72,600
4 person 50% limit=	36,300

Income Limits Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	15270	17430	19620	21780	23550	25290	27030	28770
	40%	20360	23240	26160	29040	31400	33720	36040	38360
	50%	25450	29050	32700	36300	39250	42150	45050	47950
	60%	30540	34860	39240	43560	47100	50580	54060	57540
Maximum Rent Per HH Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	30%	381	435	490	544	588	632	675	719
	40%	509	581	654	726	785	843	901	959
	50%	636	726	817	907	981	1053	1126	1198
	60%	763	871	981	1089	1177	1264	1351	1438
Maximum Rent Per Bedroom		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR		
	30%	381	408	490	566	632	697		
	40%	509	545	654	755	843	930		
	50%	636	681	817	944	1053	1162		
	60%	763	817	981	1133	1264	1395		

*** NOTE:** These Low Income Housing Tax Credit (LIHTC) income limits apply only to properties with a Placed in Service (PIS) Date of April 24, 2019 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.

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 Multifamily Tax Subsidy Projects (MTSP) data sets. Please see the following HUD source:
[Data Sets - HUD USER - Policy Development and Research's Information Service](#)

Income Limits and Rent Limits for other housing programs (i.e. Section 8, HOME, etc.) may differ from LIHTC income and rent limits. Information in this chart is to be used only for purposes of the LIHTC program.

All 30%, 40% and 60% income limits calculated based on published 50% income limits as shown in the table below:

Income Limits	Based on 50%
30	multiply by 0.6
40	multiply by 0.8
50	from HUD/MTSPs
60	multiply by 1.2

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.