DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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County Executive

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To: Montgomery County Leasing Managers

From: Somer Cross, Manager Affordable Housing Programs Section

Subject: Update on Maximum Income Limits for 2024

Maximum Household Income To be Eligible for MPDU Rental

Maximum rental incomes for Moderately Priced Dwelling Unit (MPDU) participants are updated annually when the Department of Housing and Urban Development publishes new Area Median Income (AMI) information. The new AMI rates were published yesterday, and the resulting MPDU maximum incomes are listed below. Please email the MPDU Rental inbox if you have any questions about these new figures – MPDU.Rentals@montgomerycountymd.gov.

Income Limits: Total household income must not exceed the current maximum income limits shown below:

Household Size	Garden Apartments		High Rise Apartments (5 stories or more)	
	New Tenants	**Renewing Tenants**	**New Tenants**	**Renewing Tenants**
	Maximum Household Income*	130% of Maximum Household Income**	Maximum Household Income*	130% of Maximum Household Income**
1	$70,500	$91,650	$76,000	$98,800
2	$80,500	$104,650	$86,500	$112,450
3	$90,500	$117,650	$97,500	$126,750
4	$100,500	$130,650	$108,500	$141,050
5	$108,500	$141,050	$117,000	$152,100
6	$116,500	$151,450	$125,500	$163,150

** Gross annual income from all current sources for all wage earners in the household*
*** For existing, previously income qualified tenants whose incomes have increased*