

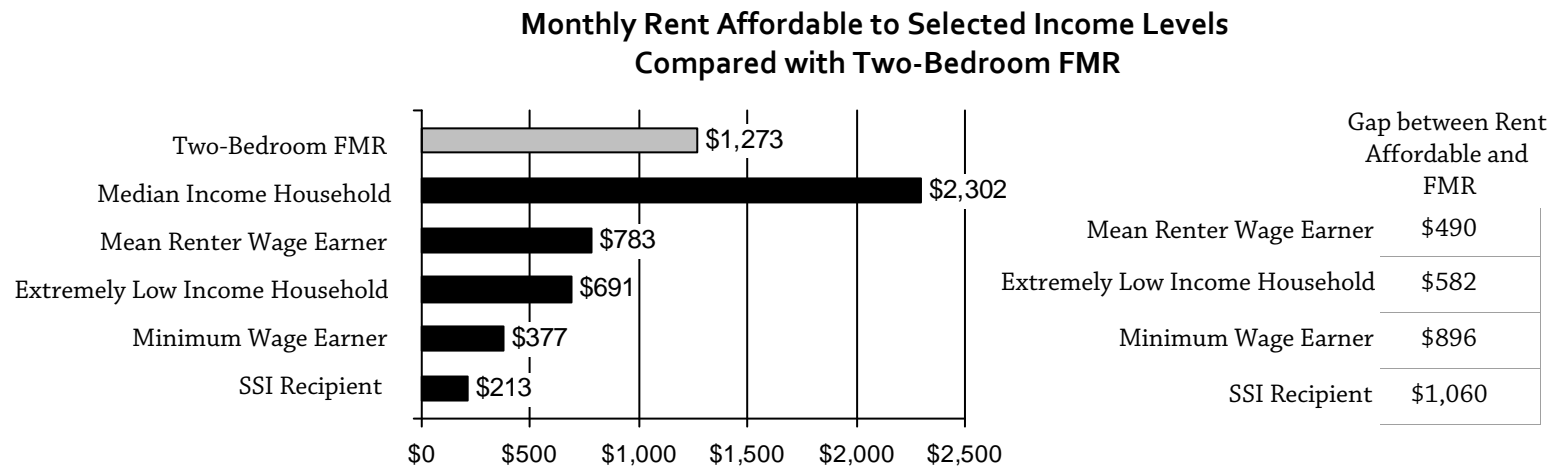
Maryland

In Maryland, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,273. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,242 monthly or \$50,905 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$24.47

In Maryland, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 135 hours per week, 52 weeks per year. Or a household must include 3.4 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Maryland, the estimated mean (average) wage for a renter is \$15.06. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 65 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.6 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.



Maryland	FY13 HOUSING WAGE				HOUSING COSTS			AREA MEDIAN INCOME (AMI)			RENTER HOUSEHOLDS			
	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Maryland	\$24.47	\$1,273	\$50,905	3.4	\$92,080	\$2,302	\$27,624	\$691	666,669	31%	\$15.06	\$783	1.6	
Combined Nonmetro Areas	\$20.03	\$1,041	\$41,655	2.8	\$79,002	\$1,975	\$23,701	\$593	30,545	26%	\$10.83	\$563	1.8	
<u>Metropolitan Areas</u>														
Baltimore-Towson HMFA *	\$24.06	\$1,251	\$50,040	3.3	\$85,600	\$2,140	\$25,680	\$642	329,433	32%	\$15.39	\$800	1.6	
Cumberland MSA	\$12.15	\$632	\$25,280	1.7	\$53,300	\$1,333	\$15,990	\$400	8,579	30%	\$8.89	\$462	1.4	
Hagerstown HMFA	\$15.98	\$831	\$33,240	2.2	\$69,500	\$1,738	\$20,850	\$521	18,399	33%	\$10.86	\$565	1.5	
Philadelphia-Camden-Wilmington MSA *	\$21.52	\$1,119	\$44,760	3.0	\$79,200	\$1,980	\$23,760	\$594	9,160	25%	\$10.46	\$544	2.1	
Salisbury HMFA	\$17.42	\$906	\$36,240	2.4	\$59,300	\$1,483	\$17,790	\$445	12,853	35%	\$11.75	\$611	1.5	
Somerset County HMFA	\$13.77	\$716	\$28,640	1.9	\$52,900	\$1,323	\$15,870	\$397	2,860	33%	\$10.79	\$561	1.3	
Washington-Arlington-Alexandria HMFA	\$27.15	\$1,412	\$56,480	3.7	\$107,300	\$2,683	\$32,190	\$805	254,840	31%	\$16.03	\$834	1.7	
<u>Counties</u>														
Allegany County	\$12.15	\$632	\$25,280	1.7	\$53,300	\$1,333	\$15,990	\$400	8,579	30%	\$8.89	\$462	1.4	
Anne Arundel County *	\$24.06	\$1,251	\$50,040	3.3	\$85,600	\$2,140	\$25,680	\$642	49,511	25%	\$15.73	\$818	1.5	
Baltimore city *	\$24.06	\$1,251	\$50,040	3.3	\$85,600	\$2,140	\$25,680	\$642	120,636	50%	\$18.41	\$957	1.3	
Baltimore County *	\$24.06	\$1,251	\$50,040	3.3	\$85,600	\$2,140	\$25,680	\$642	104,146	33%	\$14.93	\$777	1.6	
Calvert County	\$27.15	\$1,412	\$56,480	3.7	\$107,300	\$2,683	\$32,190	\$805	4,868	16%	\$9.20	\$478	3.0	
Caroline County	\$19.71	\$1,025	\$41,000	2.7	\$69,900	\$1,748	\$20,970	\$524	3,051	26%	\$9.81	\$510	2.0	
Carroll County *	\$24.06	\$1,251	\$50,040	3.3	\$85,600	\$2,140	\$25,680	\$642	9,537	16%	\$7.69	\$400	3.1	
Cecil County *	\$21.52	\$1,119	\$44,760	3.0	\$79,200	\$1,980	\$23,760	\$594	9,160	25%	\$10.46	\$544	2.1	
Charles County	\$27.15	\$1,412	\$56,480	3.7	\$107,300	\$2,683	\$32,190	\$805	10,035	20%	\$9.28	\$482	2.9	
Dorchester County	\$17.83	\$927	\$37,080	2.5	\$60,200	\$1,505	\$18,060	\$452	4,085	30%	\$9.55	\$497	1.9	
Frederick County	\$27.15	\$1,412	\$56,480	3.7	\$107,300	\$2,683	\$32,190	\$805	20,460	24%	\$12.86	\$669	2.1	
Garrett County	\$13.44	\$699	\$27,960	1.9	\$60,100	\$1,503	\$18,030	\$451	2,910	23%	\$7.56	\$393	1.8	
Harford County *	\$24.06	\$1,251	\$50,040	3.3	\$85,600	\$2,140	\$25,680	\$642	16,516	19%	\$9.78	\$508	2.5	
Howard County *	\$24.06	\$1,251	\$50,040	3.3	\$85,600	\$2,140	\$25,680	\$642	26,685	26%	\$16.17	\$841	1.5	
Kent County	\$19.65	\$1,022	\$40,880	2.7	\$67,500	\$1,688	\$20,250	\$506	1,922	25%	\$8.80	\$457	2.2	
Montgomery County	\$27.15	\$1,412	\$56,480	3.7	\$107,300	\$2,683	\$32,190	\$805	110,937	31%	\$18.28	\$951	1.5	
Prince George's County	\$27.15	\$1,412	\$56,480	3.7	\$107,300	\$2,683	\$32,190	\$805	108,540	36%	\$14.86	\$773	1.8	
Queen Anne's County *	\$24.06	\$1,251	\$50,040	3.3	\$85,600	\$2,140	\$25,680	\$642	2,402	14%	\$7.99	\$416	3.0	

Columbia City is not included due to a lack of sufficient data. * 50th percentile FMR (See Appendix A).

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

Maryland

	FY13 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Somerset County	\$13.77	\$716	\$28,640	1.9	\$52,900	\$1,323	\$15,870	\$397	2,860	33%	\$10.79	\$561	1.3
St. Mary's County	\$21.90	\$1,139	\$45,560	3.0	\$101,300	\$2,533	\$30,390	\$760	9,885	27%	\$16.05	\$835	1.4
Talbot County	\$22.52	\$1,171	\$46,840	3.1	\$80,800	\$2,020	\$24,240	\$606	3,946	25%	\$10.15	\$528	2.2
Washington County	\$15.98	\$831	\$33,240	2.2	\$69,500	\$1,738	\$20,850	\$521	18,399	33%	\$10.86	\$565	1.5
Wicomico County	\$17.42	\$906	\$36,240	2.4	\$59,300	\$1,483	\$17,790	\$445	12,853	35%	\$11.75	\$611	1.5
Worcester County	\$20.33	\$1,057	\$42,280	2.8	\$71,600	\$1,790	\$21,480	\$537	4,746	22%	\$6.99	\$363	2.9

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