

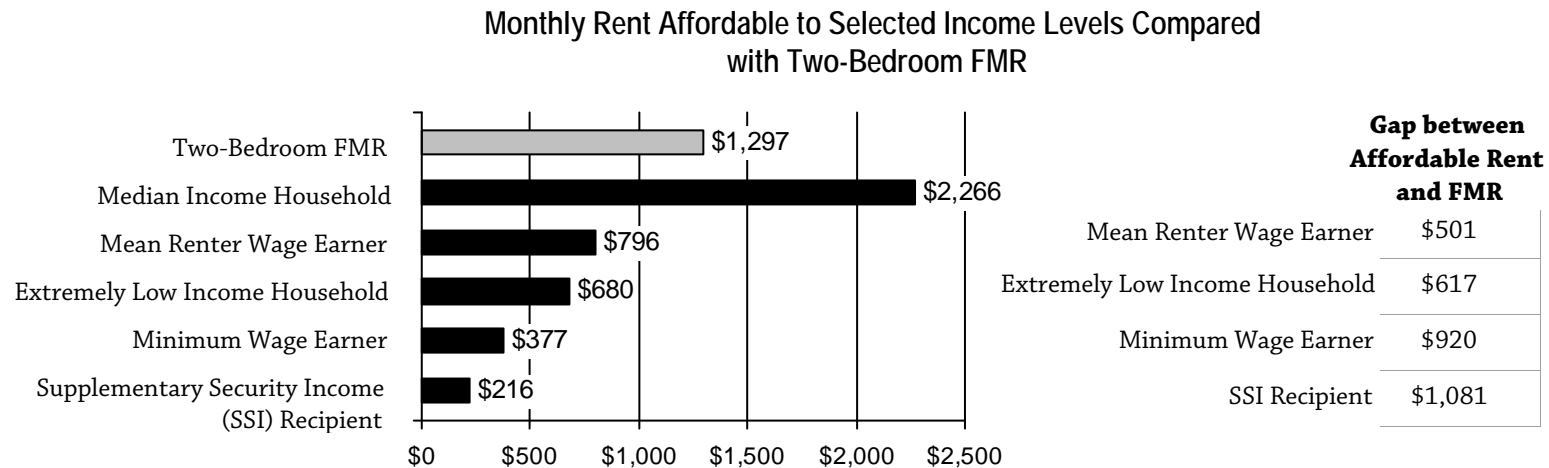
Maryland

In Maryland, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,297. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,323 monthly or \$51,871 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$24.94

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 138 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 \$15.31. 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	FY14 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS					
		Hourly wage needed to afford 2 BR FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ³	Monthly rent affordable at AMI ⁴	30% of AMI ⁵	Monthly rent affordable at 30% of AMI	Renter Housholds (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maryland		\$24.94	\$1,297	\$51,871	3.4	\$90,654	\$2,266	\$27,196	\$680	682,334	32%	\$15.31	\$796	1.6
Combined Nonmetro Areas		\$19.18	\$997	\$39,897	2.6	\$76,029	\$1,901	\$22,809	\$570	31,304	26%	\$11.24	\$585	1.7
Metropolitan Areas														
Baltimore-Towson HMFA *		\$24.08	\$1,252	\$50,080	3.3	\$83,500	\$2,088	\$25,050	\$626	336,949	33%	\$15.81	\$822	1.5
Cumberland MSA		\$12.25	\$637	\$25,480	1.7	\$54,100	\$1,353	\$16,230	\$406	8,619	30%	\$8.45	\$439	1.5
Hagerstown HMFA		\$18.62	\$968	\$38,720	2.6	\$67,600	\$1,690	\$20,280	\$507	18,667	33%	\$10.71	\$557	1.7
Philadelphia-Camden-Wilmington MSA *		\$21.83	\$1,135	\$45,400	3.0	\$78,800	\$1,970	\$23,640	\$591	9,331	26%	\$10.71	\$557	2.0
Salisbury HMFA		\$16.83	\$875	\$35,000	2.3	\$53,500	\$1,338	\$16,050	\$401	13,325	36%	\$11.32	\$588	1.5
Somerset County HMFA		\$13.38	\$696	\$27,840	1.8	\$52,700	\$1,318	\$15,810	\$395	2,680	32%	\$7.93	\$413	1.7
Washington-Arlington-Alexandria HMFA		\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	261,459	32%	\$16.14	\$839	1.8
Counties														
Allegany County		\$12.25	\$637	\$25,480	1.7	\$54,100	\$1,353	\$16,230	\$406	8,619	30%	\$8.45	\$439	1.5
Anne Arundel County *		\$24.08	\$1,252	\$50,080	3.3	\$83,500	\$2,088	\$25,050	\$626	50,932	26%	\$15.89	\$826	1.5
Baltimore city *		\$24.08	\$1,252	\$50,080	3.3	\$83,500	\$2,088	\$25,050	\$626	123,130	51%	\$18.67	\$971	1.3
Baltimore County *		\$24.08	\$1,252	\$50,080	3.3	\$83,500	\$2,088	\$25,050	\$626	105,563	34%	\$15.44	\$803	1.6
Calvert County		\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	5,623	18%	\$9.91	\$515	2.9
Caroline County		\$17.13	\$891	\$35,640	2.4	\$71,700	\$1,793	\$21,510	\$538	3,287	28%	\$9.76	\$508	1.8
Carroll County *		\$24.08	\$1,252	\$50,080	3.3	\$83,500	\$2,088	\$25,050	\$626	9,994	17%	\$8.45	\$440	2.8
Cecil County *		\$21.83	\$1,135	\$45,400	3.0	\$78,800	\$1,970	\$23,640	\$591	9,331	26%	\$10.71	\$557	2.0
Charles County		\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	10,265	20%	\$9.24	\$480	3.1
Dorchester County		\$16.29	\$847	\$33,880	2.2	\$60,100	\$1,503	\$18,030	\$451	4,296	32%	\$9.97	\$518	1.6
Frederick County		\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	20,889	24%	\$12.93	\$672	2.2
Garrett County		\$13.29	\$691	\$27,640	1.8	\$58,400	\$1,460	\$17,520	\$438	2,942	24%	\$7.38	\$384	1.8
Harford County *		\$24.08	\$1,252	\$50,080	3.3	\$83,500	\$2,088	\$25,050	\$626	17,637	20%	\$10.28	\$534	2.3
Howard County *		\$24.08	\$1,252	\$50,080	3.3	\$83,500	\$2,088	\$25,050	\$626	27,102	26%	\$16.89	\$878	1.4
Kent County		\$18.15	\$944	\$37,760	2.5	\$71,100	\$1,778	\$21,330	\$533	2,106	27%	\$9.78	\$509	1.9
Montgomery County		\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	113,828	32%	\$18.52	\$963	1.5
Prince George's County		\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	110,854	37%	\$14.76	\$768	1.9
Queen Anne's County *		\$24.08	\$1,252	\$50,080	3.3	\$83,500	\$2,088	\$25,050	\$626	2,591	15%	\$8.18	\$426	2.9

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

1: BR = Bedroom

2: FMR = Fiscal Year 2014 Fair Market Rent (HUD, 2013).

3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).

4: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on rent and utilities.

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

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Somerset County	\$13.38	\$696	\$27,840	1.8	\$52,700	\$1,318	\$15,810	\$395	2,680	32%	\$7.93	\$413	1.7
St. Mary's County	\$23.38	\$1,216	\$48,640	3.2	\$90,100	\$2,253	\$27,030	\$676	10,178	27%	\$17.30	\$899	1.4
Talbot County	\$20.38	\$1,060	\$42,400	2.8	\$79,800	\$1,995	\$23,940	\$599	4,157	26%	\$10.66	\$554	1.9
Washington County	\$18.62	\$968	\$38,720	2.6	\$67,600	\$1,690	\$20,280	\$507	18,667	33%	\$10.71	\$557	1.7
Wicomico County	\$16.83	\$875	\$35,000	2.3	\$53,500	\$1,338	\$16,050	\$401	13,325	36%	\$11.32	\$588	1.5
Worcester County	\$17.08	\$888	\$35,520	2.4	\$73,100	\$1,828	\$21,930	\$548	4,338	20%	\$6.52	\$339	2.6

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