



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
County Executive

Scott Bruton  
Director

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**To: Montgomery County Leasing Managers**

**From: Robert Love, Manager Affordable Housing Programs Section**

**Subject: Update on Maximum Income Limits for 2025**

**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](mailto: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	\$74,500	\$96,850	\$80,500	\$104,650
2	\$85,000	\$110,500	\$92,000	\$119,600
3	\$96,000	\$124,800	\$103,500	\$134,550
4	\$106,500	\$138,450	\$114,500	\$148,850
5	\$115,000	\$149,500	\$124,000	\$161,200
6	\$123,500	\$160,550	\$133,000	\$172,900

\* Gross annual income from all current sources for all wage earners in the household

\*\* For existing, previously income qualified tenants whose incomes have increased

**Division of Housing**

Affordable Housing

Multifamily Housing

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