



**To: All Owners and Managers**  
**From: Bob Conroy, Director of Asset Management**

**In this issue:**

**I. MaineHousing 2015 Income and Rent Chart Correction**

**I. MaineHousing 2015 Income and Rent Chart Correction**

Recently several property owners brought to our attention inconsistencies in the Income and Rent Charts issued by MaineHousing effective 3/6/2015.

We have reviewed these charts and have identified the areas in need of correction. These inconsistencies occurred in the 30% and 40% Income and Rent targets.

Attached you will find a revised Rent and Income chart containing the corrected Income and Rent limits.

In addition, we have included a color-coded chart that will show what Income and Rent segments were affected. Segments highlighted in green indicate the revised number is now higher and segments highlighted in orange indicate that the revised number is now lower. Segments not highlighted in green or orange are unchanged.

If you discover that you have any resident income/rent certifications or Project budget submissions affected by these revisions the following action may be taken:

**Income Limits**

1. If a move-in occurred and the resident is now over-income because of the income chart change, the tenant may remain in the unit. The manager should attach the chart to the TIC with an explanation in the file. Tenant should be recertified at anniversary date using corrected charts.

**Rents**

1. If the current rent is higher than the rent shown on the revised chart, the manager should reduce the rent to the proper amount.
2. If the current rent is lower than the rent shown on the revised chart, the O/M may increase the rent to the allowable chart amount, provided that their lease allows an increase during the lease term and the tenant is provided the necessary 45 day notice. If the lease does not provide for an increase, then the increase can only occur at time of lease renewal.

## Budget Submissions

1. If a FY 16 budget has been submitted to MaineHousing using the incorrect chart rents, and you have not yet received a response from the Asset Manager, we will make the adjustment during our review and include the change in our review letter to the manager.
2. If however, you have already received a FY 16 budget letter from the Asset Manager, and the incorrect chart rents were used, actual rental income will differ, and the differences should be adjusted in the budget by Management. If you revise your rent schedule, please forward a copy of the revised schedule to your Asset Manager.

If there are any additional questions or issues please contact your Asset Manager to discuss.

We apologize for any inconvenience this may have caused.

## Attachments:

- **MaineHousing 2015 Income and Rent Chart Corrections (highlighted and non-highlighted)**

*Please note that MaineHousing provides notices as a service to our partners. Notices are not intended to replace ongoing training and do not encompass all compliance and regulatory changes that may occur on the wide arrange of housing programs in which we work. MaineHousing recommends partners establish an ongoing training program for their staff.*

*MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Louise Patenaude, Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330-4633, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.*



**Maine Housing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and  
Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Lewiston-Auburn MSA:</b> Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales													
HERA 30%	13,740	15,690	17,640	19,590	21,180	22,740	24,300	25,860	343	334	401	463	517
HERA 40%	18,320	20,920	23,520	26,120	28,240	30,320	32,400	34,480	458	490	588	679	758
HERA 50%	22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100	572	613	735	849	947
HERA 60%	27,480	31,380	35,280	39,180	42,360	45,480	48,600	51,720	687	735	882	1,019	1,137
50% AMI 2015	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	520	557	668	772	862
60% AMI 2015	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	624	669	802	927	1,035
80% AMI 2015	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700	831	890	1,068	1,235	1,377
Low HOME	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	499	557	668	772	862
High HOME	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	499	591	772	970	1,033
<b>Aroostook County</b>													
HERA 30%	12,600	14,400	16,200	18,000	19,440	20,880	22,320	23,760	315	337	405	468	522
HERA 40%	16,800	19,200	21,600	24,000	25,920	27,840	29,760	31,680	420	450	540	624	696
HERA 50%	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	525	562	675	780	870
HERA 60%	25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	630	675	810	936	1,044
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	548	564	679	860	942
<b>Cumberland HMFA</b>													
HERA 30%	15,210	17,400	19,560	21,720	23,460	25,200	26,940	28,680	380	407	489	564	633
HERA 40%	20,280	23,200	26,080	28,960	31,280	33,600	35,920	38,240	507	543	652	753	840
HERA 50%	25,350	29,000	32,600	36,200	39,100	42,000	44,900	47,800	633	679	815	941	1,050
HERA 60%	30,420	34,800	39,120	43,440	46,920	50,400	53,880	57,360	760	815	978	1,129	1,260
50% AMI 2015	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750	633	678	813	940	1,048
60% AMI 2015	30,420	34,740	39,060	43,380	46,860	50,340	53,820	57,300	760	814	976	1,128	1,258
80% AMI 2015	40,500	46,300	52,100	57,850	62,500	67,150	71,750	76,400	1,012	1,085	1,302	1,504	1,678
Low HOME	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750	559	678	813	940	1,048
High HOME	30,420	34,740	39,060	43,380	46,860	50,340	53,820	57,300	559	703	932	1,190	1,308

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Portland HMFA:</b> Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth, Buxton, Hollis, Limington, Old Orchard Beach													
HERA 30%	16,380	18,720	21,060	23,400	25,290	27,150	29,040	30,900	409	438	526	608	678
HERA 40%	21,840	24,960	28,080	31,200	33,720	36,200	38,720	41,200	546	585	702	811	905
HERA 50%	27,300	31,200	35,100	39,000	42,150	45,250	48,400	51,500	682	731	877	1,014	1,131
HERA 60%	32,760	37,440	42,120	46,800	50,580	54,300	58,080	61,800	819	877	1,053	1,217	1,357
50% AMI 2015	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	675	723	867	1,002	1,118
60% AMI 2015	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	810	867	1,041	1,203	1,342
80% AMI 2015	43,200	49,400	55,550	61,700	66,650	71,600	76,550	81,450	1,080	1,157	1,388	1,604	1,790
Low HOME	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	677	725	870	1,005	1,121
High HOME	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	730	869	1,074	1,350	1,486
<b>Franklin County</b>													
HERA 30%	11,700	13,380	15,060	16,710	18,060	19,410	20,730	22,080	292	313	376	434	485
HERA 40%	15,600	17,840	20,080	22,280	24,080	25,880	27,640	29,440	390	418	502	579	647
HERA 50%	19,500	22,300	25,100	27,850	30,100	32,350	34,550	36,800	487	522	627	724	808
HERA 60%	23,400	26,760	30,120	33,420	36,120	38,820	41,460	44,160	585	627	753	869	970
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	573	598	709	883	979
<b>Hancock County</b>													
HERA 30%	13,590	15,540	17,490	19,410	20,970	22,530	24,090	25,650	339	364	437	504	563
HERA 40%	18,120	20,720	23,320	25,880	27,960	30,040	32,120	34,200	453	485	583	673	751
HERA 50%	22,650	25,900	29,150	32,350	34,950	37,550	40,150	42,750	566	606	728	841	938
HERA 60%	27,180	31,080	34,980	38,820	41,940	45,060	48,180	51,300	679	728	874	1,009	1,126
50% AMI 2015	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	560	600	720	831	927
60% AMI 2015	26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640	672	720	864	997	1,113
80% AMI 2015	35,800	40,900	46,000	51,100	55,200	59,300	63,400	67,500	895	958	1,150	1,328	1,482
Low HOME	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	560	600	720	831	927
High HOME	26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640	588	666	848	1,090	1,133

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Kennebec County (HERA not applicable)</b>													
30% AMI	12,990	14,850	16,710	18,540	20,040	21,510	23,010	24,480	324	348	417	482	537
40% AMI	17,320	19,800	22,280	24,720	26,720	28,680	30,680	32,640	433	464	557	643	717
50% AMI 2015	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	541	580	696	803	896
60% AMI 2015	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	649	696	835	964	1,075
80% AMI 2015	34,650	39,600	44,550	49,450	53,450	57,400	61,350	65,300	866	928	1,113	1,286	1,435
Low HOME	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	518	580	696	803	896
High HOME	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	518	599	766	961	1,024
<b>Knox County</b>													
HERA 30%	13,320	15,210	17,100	18,990	20,520	22,050	23,550	25,080	333	356	427	493	551
HERA 40%	17,760	20,280	22,800	25,320	27,360	29,400	31,400	33,440	444	475	570	658	735
HERA 50%	22,200	25,350	28,500	31,650	34,200	36,750	39,250	41,800	555	594	712	823	918
HERA 60%	26,640	30,420	34,200	37,980	41,040	44,100	47,100	50,160	666	713	855	987	1,102
50% AMI 2015	21,950	25,100	28,250	31,350	33,900	36,400	38,900	41,400	548	588	706	815	910
60% AMI 2015	26,340	30,120	33,900	37,620	40,680	43,680	46,680	49,680	658	705	847	978	1,092
80% AMI 2015	35,150	40,150	45,150	50,150	54,200	58,200	62,200	66,200	878	941	1,128	1,304	1,455
Low HOME	21,950	25,100	28,250	31,350	33,900	36,400	38,900	41,400	548	588	706	815	910
High HOME	26,340	30,120	33,900	37,620	40,680	43,680	46,680	49,680	706	748	912	1,045	1,146
<b>Lincoln County</b>													
HERA 30%	13,380	15,300	17,220	19,110	20,640	22,170	23,700	25,230	334	358	430	496	554
HERA 40%	17,840	20,400	22,960	25,480	27,520	29,560	31,600	33,640	446	478	574	662	739
HERA 50%	22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	557	597	717	828	923
HERA 60%	26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	669	717	861	993	1,108
50% AMI 2015	21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	545	583	700	808	902
60% AMI 2015	26,160	29,880	33,600	37,320	40,320	43,320	46,320	49,320	654	700	840	970	1,083
80% AMI 2015	34,850	39,800	44,800	49,750	53,750	57,750	61,700	65,700	871	933	1,120	1,293	1,443
Low HOME	21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	543	593	711	821	917
High HOME	26,160	29,880	33,600	37,320	40,320	43,320	46,320	49,320	543	672	847	1,053	1,132

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Oxford County</b>													
HERA 30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750	288	309	371	428	477
HERA 40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000	385	412	495	571	637
HERA 50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
HERA 60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	515	547	689	895	979
<b>Penobscot HMFA</b>													
HERA 30%	11,820	13,500	15,180	16,860	18,210	19,560	20,910	22,260	295	316	379	438	489
HERA 40%	15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	394	422	506	584	652
HERA 50%	19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	492	527	632	730	815
HERA 60%	23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	591	633	759	876	978
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	448	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	448	562	666	895	979
<b>Bangor HMFA:</b> Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie													
HERA 30%	15,060	17,220	19,380	21,510	23,250	24,960	26,700	28,410	376	403	484	559	624
HERA 40%	20,080	22,960	25,840	28,680	31,000	33,280	35,600	37,880	502	538	646	746	832
HERA 50%	25,100	28,700	32,300	35,850	38,750	41,600	44,500	47,350	627	672	807	932	1,040
HERA 60%	30,120	34,440	38,760	43,020	46,500	49,920	53,400	56,820	753	807	969	1,119	1,248
50% AMI 2015	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	541	580	696	803	896
60% AMI 2015	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	649	696	835	964	1,075
80% AMI 2015	34,650	39,600	44,550	49,450	53,450	57,400	61,350	65,300	866	928	1,113	1,286	1,435
Low HOME	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	571	618	742	856	956
High HOME	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	571	660	833	1,037	1,195

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Piscataquis County</b>													
HERA 30%	11,970	13,680	15,390	17,100	18,480	19,860	21,210	22,590	299	320	384	444	496
HERA 40%	15,960	18,240	20,520	22,800	24,640	26,480	28,280	30,120	399	427	513	593	662
HERA 50%	19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	498	534	641	741	827
HERA 60%	23,940	27,360	30,780	34,200	36,960	39,720	42,420	45,180	598	641	769	889	993
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	508	573	679	852	931
<b>Sagadahoc HMFA</b>													
HERA 30%	15,210	17,370	19,530	21,690	23,430	25,170	26,910	28,650	380	407	488	564	629
HERA 40%	20,280	23,160	26,040	28,920	31,240	33,560	35,880	38,200	507	543	651	752	839
HERA 50%	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750	633	678	813	940	1,048
HERA 60%	30,420	34,740	39,060	43,380	46,860	50,340	53,820	57,300	760	814	976	1,128	1,258
50% AMI 2015	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	626	670	805	930	1,037
60% AMI 2015	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	751	804	966	1,116	1,245
80% AMI 2015	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550	1,001	1,073	1,287	1,487	1,660
Low HOME	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	626	670	805	930	1,037
High HOME	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	693	736	873	1,132	1,368
<b>Somerset County</b>													
HERA 30%	11,820	13,500	15,180	16,860	18,210	19,560	20,910	22,260	295	316	379	438	489
HERA 40%	15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	394	422	506	584	652
HERA 50%	19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	492	527	632	730	815
HERA 60%	23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	591	633	759	876	978
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	599	627	746	895	979

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Waldo County</b>													
30% AMI	11,700	13,350	15,030	16,680	18,030	19,350	20,700	22,020	292	313	375	433	483
40% AMI	15,600	17,800	20,040	22,240	24,040	25,800	27,600	29,360	390	417	501	578	645
HERA 50%	19,500	22,250	25,050	27,800	30,050	32,250	34,500	36,700	487	521	626	723	806
HERA 60%	23,400	26,700	30,060	33,360	36,060	38,700	41,400	44,040	585	626	751	867	967
50% AMI 2015	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	485	520	623	720	803
60% AMI 2015	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	582	624	748	864	964
80% AMI 2015	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	776	831	997	1,151	1,285
Low HOME	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	485	520	623	720	803
High HOME	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	559	670	794	931	1,019
<b>Washington County</b>													
HERA 30%	12,540	14,340	16,140	17,910	19,350	20,790	22,230	23,670	313	336	403	465	519
HERA 40%	16,720	19,120	21,520	23,880	25,800	27,720	29,640	31,560	418	448	538	621	693
HERA 50%	20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	522	560	672	776	866
HERA 60%	25,080	28,680	32,280	35,820	38,700	41,580	44,460	47,340	627	672	807	931	1,039
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	520	572	681	868	979
<b>York HMFA</b>													
HERA 30%	14,760	16,860	18,960	21,060	22,770	24,450	26,130	27,810	369	395	474	547	611
HERA 40%	19,680	22,480	25,280	28,080	30,360	32,600	34,840	37,080	492	527	632	730	815
HERA 50%	24,600	28,100	31,600	35,100	37,950	40,750	43,550	46,350	615	658	790	913	1,018
HERA 60%	29,520	33,720	37,920	42,120	45,540	48,900	52,260	55,620	738	790	948	1,095	1,222
50% AMI 2015	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	571	611	733	848	946
60% AMI 2015	27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660	685	734	880	1,017	1,135
80% AMI 2015	36,550	41,800	47,000	52,200	56,400	60,600	64,750	68,950	913	979	1,175	1,357	1,515
Low HOME	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	601	643	772	891	995
High HOME	27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660	627	724	917	1,195	1,289



**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents						
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR		
<b>York-Kittery-So. Berwick HMFA:</b> Berwick, Eliot, Kittery, South Berwick, York															
HERA 30%	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390	443	474	569	657	733		
HERA 40%	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520	591	633	759	877	978		
HERA 50%	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650	738	791	948	1,096	1,222		
HERA 60%	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780	886	949	1,138	1,315	1,467		
50% AMI 2015	29,500	33,700	37,900	42,100	45,500	48,850	52,250	55,600	737	790	947	1,095	1,221		
60% AMI 2015	35,400	40,440	45,480	50,520	54,600	58,620	62,700	66,720	885	948	1,137	1,314	1,465		
80% AMI 2015	46,100	52,650	59,250	65,800	71,100	76,350	81,600	86,900	1,152	1,234	1,481	1,711	1,908		
Low HOME	29,500	33,700	37,900	42,100	45,500	48,850	52,250	55,600	737	790	947	1,095	1,221		
High HOME	35,400	40,440	45,480	50,520	54,600	58,620	62,700	66,720	786	860	1,132	1,416	1,533		
<p>For all NL, SHP, LIHTC and Tax Exempt Projects that were Place in Service before 1-1-2009, use the HERA Income Limits and Rents</p> <p>The 30% AMI Income Limits for the Section 8 Program are different than those included in this chart.</p> <p>HOME designated units should use the lower of the applicable rent or the appropriate HOME rent.</p>															
<table border="1"> <tr> <td>Increase 3/6/2015</td> </tr> <tr> <td>Decrease 3/6/2015</td> </tr> </table>														Increase 3/6/2015	Decrease 3/6/2015
Increase 3/6/2015															
Decrease 3/6/2015															

**Maine Housing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and  
Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Lewiston-Auburn MSA:</b> Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales													
HERA 30%	13,740	15,690	17,640	19,590	21,180	22,740	24,300	25,860	343	334	401	463	517
HERA 40%	18,320	20,920	23,520	26,120	28,240	30,320	32,400	34,480	458	490	588	679	758
HERA 50%	22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100	572	613	735	849	947
HERA 60%	27,480	31,380	35,280	39,180	42,360	45,480	48,600	51,720	687	735	882	1,019	1,137
50% AMI 2015	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	520	557	668	772	862
60% AMI 2015	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	624	669	802	927	1,035
80% AMI 2015	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700	831	890	1,068	1,235	1,377
Low HOME	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	499	557	668	772	862
High HOME	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	499	591	772	970	1,033
<b>Aroostook County</b>													
HERA 30%	12,600	14,400	16,200	18,000	19,440	20,880	22,320	23,760	315	337	405	468	522
HERA 40%	16,800	19,200	21,600	24,000	25,920	27,840	29,760	31,680	420	450	540	624	696
HERA 50%	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	525	562	675	780	870
HERA 60%	25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	630	675	810	936	1,044
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	548	564	679	860	942
<b>Cumberland HMFA</b>													
HERA 30%	15,210	17,400	19,560	21,720	23,460	25,200	26,940	28,680	380	407	489	564	633
HERA 40%	20,280	23,200	26,080	28,960	31,280	33,600	35,920	38,240	507	543	652	753	840
HERA 50%	25,350	29,000	32,600	36,200	39,100	42,000	44,900	47,800	633	679	815	941	1,050
HERA 60%	30,420	34,800	39,120	43,440	46,920	50,400	53,880	57,360	760	815	978	1,129	1,260
50% AMI 2015	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750	633	678	813	940	1,048
60% AMI 2015	30,420	34,740	39,060	43,380	46,860	50,340	53,820	57,300	760	814	976	1,128	1,258
80% AMI 2015	40,500	46,300	52,100	57,850	62,500	67,150	71,750	76,400	1,012	1,085	1,302	1,504	1,678
Low HOME	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750	559	678	813	940	1,048
High HOME	30,420	34,740	39,060	43,380	46,860	50,340	53,820	57,300	559	703	932	1,190	1,308

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Portland HMFA:</b> Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth, Buxton, Hollis, Limington, Old Orchard Beach													
HERA 30%	16,380	18,720	21,060	23,400	25,290	27,150	29,040	30,900	409	438	526	608	678
HERA 40%	21,840	24,960	28,080	31,200	33,720	36,200	38,720	41,200	546	585	702	811	905
HERA 50%	27,300	31,200	35,100	39,000	42,150	45,250	48,400	51,500	682	731	877	1,014	1,131
HERA 60%	32,760	37,440	42,120	46,800	50,580	54,300	58,080	61,800	819	877	1,053	1,217	1,357
50% AMI 2015	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	675	723	867	1,002	1,118
60% AMI 2015	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	810	867	1,041	1,203	1,342
80% AMI 2015	43,200	49,400	55,550	61,700	66,650	71,600	76,550	81,450	1,080	1,157	1,388	1,604	1,790
Low HOME	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	677	725	870	1,005	1,121
High HOME	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	730	869	1,074	1,350	1,486
<b>Franklin County</b>													
HERA 30%	11,700	13,380	15,060	16,710	18,060	19,410	20,730	22,080	292	313	376	434	485
HERA 40%	15,600	17,840	20,080	22,280	24,080	25,880	27,640	29,440	390	418	502	579	647
HERA 50%	19,500	22,300	25,100	27,850	30,100	32,350	34,550	36,800	487	522	627	724	808
HERA 60%	23,400	26,760	30,120	33,420	36,120	38,820	41,460	44,160	585	627	753	869	970
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	573	598	709	883	979
<b>Hancock County</b>													
HERA 30%	13,590	15,540	17,490	19,410	20,970	22,530	24,090	25,650	339	364	437	504	563
HERA 40%	18,120	20,720	23,320	25,880	27,960	30,040	32,120	34,200	453	485	583	673	751
HERA 50%	22,650	25,900	29,150	32,350	34,950	37,550	40,150	42,750	566	606	728	841	938
HERA 60%	27,180	31,080	34,980	38,820	41,940	45,060	48,180	51,300	679	728	874	1,009	1,126
50% AMI 2015	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	560	600	720	831	927
60% AMI 2015	26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640	672	720	864	997	1,113
80% AMI 2015	35,800	40,900	46,000	51,100	55,200	59,300	63,400	67,500	895	958	1,150	1,328	1,482
Low HOME	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	560	600	720	831	927
High HOME	26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640	588	666	848	1,090	1,133

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

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	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Kennebec County (HERA not applicable)</b>													
30% AMI	12,990	14,850	16,710	18,540	20,040	21,510	23,010	24,480	324	348	417	482	537
40% AMI	17,320	19,800	22,280	24,720	26,720	28,680	30,680	32,640	433	464	557	643	717
50% AMI 2015	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	541	580	696	803	896
60% AMI 2015	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	649	696	835	964	1,075
80% AMI 2015	34,650	39,600	44,550	49,450	53,450	57,400	61,350	65,300	866	928	1,113	1,286	1,435
Low HOME	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	518	580	696	803	896
High HOME	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	518	599	766	961	1,024
<b>Knox County</b>													
HERA 30%	13,320	15,210	17,100	18,990	20,520	22,050	23,550	25,080	333	356	427	493	551
HERA 40%	17,760	20,280	22,800	25,320	27,360	29,400	31,400	33,440	444	475	570	658	735
HERA 50%	22,200	25,350	28,500	31,650	34,200	36,750	39,250	41,800	555	594	712	823	918
HERA 60%	26,640	30,420	34,200	37,980	41,040	44,100	47,100	50,160	666	713	855	987	1,102
50% AMI 2015	21,950	25,100	28,250	31,350	33,900	36,400	38,900	41,400	548	588	706	815	910
60% AMI 2015	26,340	30,120	33,900	37,620	40,680	43,680	46,680	49,680	658	705	847	978	1,092
80% AMI 2015	35,150	40,150	45,150	50,150	54,200	58,200	62,200	66,200	878	941	1,128	1,304	1,455
Low HOME	21,950	25,100	28,250	31,350	33,900	36,400	38,900	41,400	548	588	706	815	910
High HOME	26,340	30,120	33,900	37,620	40,680	43,680	46,680	49,680	706	748	912	1,045	1,146
<b>Lincoln County</b>													
HERA 30%	13,380	15,300	17,220	19,110	20,640	22,170	23,700	25,230	334	358	430	496	554
HERA 40%	17,840	20,400	22,960	25,480	27,520	29,560	31,600	33,640	446	478	574	662	739
HERA 50%	22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	557	597	717	828	923
HERA 60%	26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	669	717	861	993	1,108
50% AMI 2015	21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	545	583	700	808	902
60% AMI 2015	26,160	29,880	33,600	37,320	40,320	43,320	46,320	49,320	654	700	840	970	1,083
80% AMI 2015	34,850	39,800	44,800	49,750	53,750	57,750	61,700	65,700	871	933	1,120	1,293	1,443
Low HOME	21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	543	593	711	821	917
High HOME	26,160	29,880	33,600	37,320	40,320	43,320	46,320	49,320	543	672	847	1,053	1,132

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
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Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

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	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Oxford County</b>													
HERA 30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750	288	309	371	428	477
HERA 40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000	385	412	495	571	637
HERA 50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
HERA 60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	515	547	689	895	979
<b>Penobscot HMFA</b>													
HERA 30%	11,820	13,500	15,180	16,860	18,210	19,560	20,910	22,260	295	316	379	438	489
HERA 40%	15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	394	422	506	584	652
HERA 50%	19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	492	527	632	730	815
HERA 60%	23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	591	633	759	876	978
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	448	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	448	562	666	895	979
<b>Bangor HMFA:</b> Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie													
HERA 30%	15,060	17,220	19,380	21,510	23,250	24,960	26,700	28,410	376	403	484	559	624
HERA 40%	20,080	22,960	25,840	28,680	31,000	33,280	35,600	37,880	502	538	646	746	832
HERA 50%	25,100	28,700	32,300	35,850	38,750	41,600	44,500	47,350	627	672	807	932	1,040
HERA 60%	30,120	34,440	38,760	43,020	46,500	49,920	53,400	56,820	753	807	969	1,119	1,248
50% AMI 2015	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	541	580	696	803	896
60% AMI 2015	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	649	696	835	964	1,075
80% AMI 2015	34,650	39,600	44,550	49,450	53,450	57,400	61,350	65,300	866	928	1,113	1,286	1,435
Low HOME	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	571	618	742	856	956
High HOME	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	571	660	833	1,037	1,195

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b><u>Piscataquis County</u></b>													
HERA 30%	11,970	13,680	15,390	17,100	18,480	19,860	21,210	22,590	299	320	384	444	496
HERA 40%	15,960	18,240	20,520	22,800	24,640	26,480	28,280	30,120	399	427	513	593	662
HERA 50%	19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	498	534	641	741	827
HERA 60%	23,940	27,360	30,780	34,200	36,960	39,720	42,420	45,180	598	641	769	889	993
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	508	573	679	852	931
<b><u>Sagadahoc HMFA</u></b>													
HERA 30%	15,210	17,370	19,530	21,690	23,430	25,170	26,910	28,650	380	407	488	564	629
HERA 40%	20,280	23,160	26,040	28,920	31,240	33,560	35,880	38,200	507	543	651	752	839
HERA 50%	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750	633	678	813	940	1,048
HERA 60%	30,420	34,740	39,060	43,380	46,860	50,340	53,820	57,300	760	814	976	1,128	1,258
50% AMI 2015	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	626	670	805	930	1,037
60% AMI 2015	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	751	804	966	1,116	1,245
80% AMI 2015	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550	1,001	1,073	1,287	1,487	1,660
Low HOME	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	626	670	805	930	1,037
High HOME	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	693	736	873	1,132	1,368
<b><u>Somerset County</u></b>													
HERA 30%	11,820	13,500	15,180	16,860	18,210	19,560	20,910	22,260	295	316	379	438	489
HERA 40%	15,760	18,000	20,240	22,480	24,280	26,080	27,880	29,680	394	422	506	584	652
HERA 50%	19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	492	527	632	730	815
HERA 60%	23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	591	633	759	876	978
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	599	627	746	895	979

**Maine Housing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and**  
**Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>Waldo County</b>													
30% AMI	11,700	13,350	15,030	16,680	18,030	19,350	20,700	22,020	292	313	375	433	483
40% AMI	15,600	17,800	20,040	22,240	24,040	25,800	27,600	29,360	390	417	501	578	645
HERA 50%	19,500	22,250	25,050	27,800	30,050	32,250	34,500	36,700	487	521	626	723	806
HERA 60%	23,400	26,700	30,060	33,360	36,060	38,700	41,400	44,040	585	626	751	867	967
50% AMI 2015	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	485	520	623	720	803
60% AMI 2015	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	582	624	748	864	964
80% AMI 2015	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	776	831	997	1,151	1,285
Low HOME	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	485	520	623	720	803
High HOME	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	559	670	794	931	1,019
<b>Washington County</b>													
HERA 30%	12,540	14,340	16,140	17,910	19,350	20,790	22,230	23,670	313	336	403	465	519
HERA 40%	16,720	19,120	21,520	23,880	25,800	27,720	29,640	31,560	418	448	538	621	693
HERA 50%	20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	522	560	672	776	866
HERA 60%	25,080	28,680	32,280	35,820	38,700	41,580	44,460	47,340	627	672	807	931	1,039
50% AMI 2015	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	478	513	616	711	793
60% AMI 2015	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	574	615	739	853	952
80% AMI 2015	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750	766	820	985	1,137	1,268
Low HOME	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	481	515	618	713	796
High HOME	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	520	572	681	868	979
<b>York HMFA</b>													
HERA 30%	14,760	16,860	18,960	21,060	22,770	24,450	26,130	27,810	369	395	474	547	611
HERA 40%	19,680	22,480	25,280	28,080	30,360	32,600	34,840	37,080	492	527	632	730	815
HERA 50%	24,600	28,100	31,600	35,100	37,950	40,750	43,550	46,350	615	658	790	913	1,018
HERA 60%	29,520	33,720	37,920	42,120	45,540	48,900	52,260	55,620	738	790	948	1,095	1,222
50% AMI 2015	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	571	611	733	848	946
60% AMI 2015	27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660	685	734	880	1,017	1,135
80% AMI 2015	36,550	41,800	47,000	52,200	56,400	60,600	64,750	68,950	913	979	1,175	1,357	1,515
Low HOME	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	601	643	772	891	995
High HOME	27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660	627	724	917	1,195	1,289

**MaineHousing - Rent Restricted Programs (Revised 1/6/16)**

**Income Eligibility Limits and  
Maximum Rent Levels**

Incomes and Rents Effective 3-6-2015

FedHOME Rents Effective 6-1-2015

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<b>York-Kittery-So. Berwick HMFA:</b> Berwick, Eliot, Kittery, South Berwick, York													
HERA 30%	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390	443	474	569	657	733
HERA 40%	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520	591	633	759	877	978
HERA 50%	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650	738	791	948	1,096	1,222
HERA 60%	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780	886	949	1,138	1,315	1,467
50% AMI 2015	29,500	33,700	37,900	42,100	45,500	48,850	52,250	55,600	737	790	947	1,095	1,221
60% AMI 2015	35,400	40,440	45,480	50,520	54,600	58,620	62,700	66,720	885	948	1,137	1,314	1,465
80% AMI 2015	46,100	52,650	59,250	65,800	71,100	76,350	81,600	86,900	1,152	1,234	1,481	1,711	1,908
Low HOME	29,500	33,700	37,900	42,100	45,500	48,850	52,250	55,600	737	790	947	1,095	1,221
High HOME	35,400	40,440	45,480	50,520	54,600	58,620	62,700	66,720	786	860	1,132	1,416	1,533
<p>For all NL, SHP, LIHTC and Tax Exempt Projects that were Place in Service before 1-1-2009, use the HERA Income Limits and Rents</p> <p>The 30% AMI Income Limits for the Section 8 Program are different than those included in this chart.</p> <p>HOME designated units should use the lower of the applicable rent or the appropriate HOME rent.</p>													