



MaineHousing
Maine State Housing Authority

**ASSET MANAGEMENT
NOTICE
2010-17
ISSUED: September 21, 2010**

TO: All Owners, Managers and Property Staff
FROM: Robert Conroy, Director of Asset Management

**INCOME ELIGIBILITY LIMITS AND MAXIMUM RENT LIMITS
RENT RESTRICTED PROGRAMS
AND
LOW-INCOME HOUSING TAX CREDIT (LIHTC) PROPERTIES**

INTRODUCTION:

Attached please find the MaineHousing **Income Eligibility Limits and Maximum Rent Limits**. Owners and managers will immediately see that the format in which these limits are published has changed significantly from previous years. This notice is intended to both announce the release of the new limits and to provide some guidance as to their applicability and use of these limits across the wide range of properties and programs administered by MaineHousing.

The Housing and Economic Recovery Action of 2008 (HERA) contained provisions that allow the income limits to increase in counties where median incomes have dropped. Because of the HERA provisions, the new income limits were issued by HUD effective May 14, 2010 for project-based Section 8 properties. These income limits were then adjusted to reflect the provisions of HERA and to provide the HERA 50% and 60% limits as shown on the charts.

To make these charts easier to use, the income and rent limits for each county, MSA and HMFA have been listed together. It is important to also note the effective dates of the various programs. In the upper right corner of the charts, the Fair Market, Incomes and Rents and FedHOME effective dates are indicated.

If you have specific questions about these limits, please contact your Asset Manager.

**IMPORTANT REMINDER TO ALL PROJECT-BASED
SECTION 8 OWNERS/MANAGERS**

Project-based Section 8 properties **must use** the HUD income limits effective May 14, 2010 for their 80% (low income), 50% (very-low income) and 30% (extremely-low income) units. Although the 50% AMI limits on the attached charts are the same as the HUD published rents, the calculation methodology used to establish the 30% AMIs, through rounding and other factors, changes the limits slightly. Software providers for TRACS electronic applications should have already provided their customers with the correct income limits to ensure correct income eligibility.

**USE OF THE CHARTS FOR NON-SECTION 8 AND NON-LOW INCOME
HOUSING TAX CREDIT PROPERTIES (LIHTC):**

Examples of properties that are non-Section 8 and non-LIHTC properties are Supportive Housing, SHARP, New Lease, and Rental Loan Projects (RLPs), only to name a few. These properties should use the 30%, 40%, 50%, 60% and 80% AMI published income and rent limits found on the

charts.

As always, owners and managers should refer to the loan documents on a property-by-property basis to ensure the use of the income restrictions and rent limits.

FedHOME RENT LIMITS:

The new charts provide the Low HOME and High HOME rents. The following is a reminder as to how the appropriate HOME rents are selected:

- Select the income target as indicated in the loan documents and use the “lesser of” the income target and the Low HOME or High HOME Rent depending on the type of HOME unit you have.
- For HOME designated units that have a resident with a Housing Choice Voucher (HCV), and the payment standard for the HCV is higher, the owner/manager may only accept the maximum HOME rent provided by the charts.

LOW INCOME HOUSING TAX CREDIT (LIHTC)/TAX EXEMPT BOND PROPERTIES:

Due To HERA, two LIHTC/Tax Exempt properties in the same county or the same community may have different income and rent limits. The key to understanding the applicability of the income and rent limits depends on the Placed-In-Service dates and the “Gross Rent Floor Election” that has been established for the property.

The following is a brief description of how these variables affect the allowed limits:

Properties Placed-In-Service Before January 1, 2009

- Eligible for the HERA limits for 2010.

Properties Placed-In-Service On or After January 1, 2009 and Prior to May 14, 2010

- Not eligible for the HERA limits.
- Going forward, limits will not decline and will be held harmless at the highest level attained during its qualifying period.
- May allow the use of higher rents if the “Gross Rent Floor Election” was established in a period that rents were higher than the current limits.
- The “Gross Rent Floor Election” is established differently for 4% and 9% Credit properties:

For a 9% Credit Property: The “Gross Rent Election Floor” is the date in which MaineHousing allocated housing credit to the building. However, the owner could choose to designate the Placed-In-Service date rather than the allocation date by informing MaineHousing in writing no later than the Placed-In-Service date.

For a 4% Credit Property: The “Gross Rent Election Floor” is the date in which MaineHousing initially issues a determination letter (reservation letter). However, the owner could choose to designate the Placed-In-Service date rather than the allocation date by informing MaineHousing in writing no later than the Placed-In-Service date.

Properties Placed-In-Service On or After May 15, 2010

- Not eligible for the HERA limits.
- May allow the use of higher rents if the “Gross Rent Floor Election” was established in a period that rents were higher than the current limits.

- Going forward, limits will not decline and will be held harmless at the highest level attained during its qualifying period.

And Rent and Income Limit Matrix is attached to this notice to help illustrate the guidance provided above.

Attachments:

2010 Income Eligibility Limits and Maximum Rent Levels

Rent and Income Limit Matrix

MAINEHOUSING NONDISCRIMINATION NOTICE

Maine State Housing Authority (“MaineHousing”) does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability, or familial status in the admission or access to, or treatment or employment in, its programs, and activities. 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 (207) 626-4000 or 1-800-452-4668 (voice), or 1-800-452-4603 (TTY).



RENT AND INCOME LIMIT MATRIX

Property Type	Comments	Eligible for HERA	<u>NOT</u> Eligible for HERA	Eligible for "Hold-Harmless"	
Low-Income Housing Tax Credits / Tax Exempt Bond Properties					
<ul style="list-style-type: none"> • Placed in Service before 1/1/2009 		X		X	
<ul style="list-style-type: none"> • Placed in Service After 12/31/2008 and On or Before 5/14/2010 			X	X	
<ul style="list-style-type: none"> • Placed in Service On or After 5/15/2010 			X	X	
WHAT LIMITS TO USE FOR OTHER PROGRAM TYPES		Use only HUD published income limits	Use HERA	Use lesser of HOME or HERA	Must Review Loan document for determination
Project-Based Section 8, 236 and 23/8		X			
FedHOME Rental Rehab				X	
New Lease			X	X	X
Rental Loan Program (non-LIHTC and Sec. 8)			X		
Sharp				X	
Supportive Housing			X	X	X
Continuum of Care			X		

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Fair Market Rents Effective 10-1-2009

Incomes and Rents Effective 5-14-2010

FedHOME Rents Effective 6-26-2010

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Lewiston-Auburn MSA : Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales													
HERA 30%	12,090	13,800	15,540	17,250	18,630	20,010	21,390	22,770	302	323	388	448	500
HERA 40%	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360	403	431	518	598	667
HERA 50%	20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	503	539	647	747	833
HERA 60%	24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	604	647	777	897	1,000
50% AMI 2010	19,600	22,400	25,200	27,950	30,200	32,450	34,700	36,900	490	525	630	726	811
60% AMI 2010	23,520	26,880	30,240	33,540	36,240	38,940	41,640	44,280	588	630	756	872	973
80% AMI 2010	31,300	35,800	40,250	44,700	48,300	51,900	55,450	59,050	782	838	1,006	1,162	1,297
Low HOME Rent									447	525	630	726	811
High HOME Rent									447	560	684	867	960
FMR									447	560	684	867	960
Aroostook County													
HERA 30%	11,250	12,870	14,460	16,080	17,370	18,660	19,950	21,240	281	301	361	418	466
HERA 40%	15,000	17,160	19,280	21,440	23,160	24,880	26,600	28,320	375	402	482	557	622
HERA 50%	18,750	21,450	24,100	26,800	28,950	31,100	33,250	35,400	468	502	602	696	777
HERA 60%	22,500	25,740	28,920	32,160	34,740	37,320	39,900	42,480	562	603	723	836	933
50% AMI 2010	18,200	20,800	23,400	26,000	28,100	30,200	32,250	34,350	455	487	585	676	755
60% AMI 2010	21,840	24,960	28,080	31,200	33,720	36,240	38,700	41,220	546	585	702	811	906
80% AMI 2010	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	728	780	936	1,081	1,207
Low HOME Rent									422	487	585	676	755
High HOME Rent									422	520	623	813	896
FMR									422	520	623	813	896
Cumberland HMFA													
HERA 30%	13,230	15,120	17,010	18,900	20,400	21,930	23,430	24,960	330	354	425	491	548
HERA 40%	17,640	20,160	22,680	25,200	27,200	29,240	31,240	33,280	441	472	567	655	731
HERA 50%	22,050	25,200	28,350	31,500	34,000	36,550	39,050	41,600	551	590	708	818	913
HERA 60%	26,460	30,240	34,020	37,800	40,800	43,860	46,860	49,920	661	708	850	982	1,096
50% AMI 2010	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	540	578	693	801	893
60% AMI 2010	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	648	693	832	961	1,072
80% AMI 2010	34,550	39,450	44,400	49,300	53,250	57,200	61,150	65,100	863	925	1,110	1,281	1,430
Low HOME Rent									550	589	707	817	912
High HOME Rent									591	705	879	1,020	1,129
FMR									591	705	909	1,085	1,391

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Fair Market Rents Effective 10-1-2009

Incomes and Rents Effective 5-14-2010

FedHOME Rents Effective 6-26-2010

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Portland HMFA : 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%	15,420	17,610	19,830	22,020	23,790	25,530	27,300	29,070	385	412	495	572	638
HERA 40%	20,560	23,480	26,440	29,360	31,720	34,040	36,400	38,760	514	550	661	763	851
HERA 50%	25,700	29,350	33,050	36,700	39,650	42,550	45,500	48,450	642	688	826	954	1,063
HERA 60%	30,840	35,220	39,660	44,040	47,580	51,060	54,600	58,140	771	825	991	1,145	1,276
50% AMI 2010	25,500	29,150	32,800	36,400	39,350	42,250	45,150	48,050	637	683	820	946	1,056
60% AMI 2010	30,600	34,980	39,360	43,680	47,220	50,700	54,180	57,660	765	819	984	1,136	1,267
80% AMI 2010	40,800	46,600	52,450	58,250	62,950	67,600	72,250	76,900	1,020	1,092	1,311	1,515	1,690
Low HOME Rent									637	683	820	946	1,056
High HOME Rent									721	856	1,043	1,196	1,315
FMR									721	856	1,109	1,397	1,497
Franklin County													
HERA 30%	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	275	294	354	408	456
HERA 40%	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	367	393	472	545	608
HERA 50%	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	458	491	590	681	760
HERA 60%	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	550	589	708	817	912
50% AMI 2010	18,200	20,800	23,400	26,000	28,100	30,200	32,250	34,350	455	487	585	676	755
60% AMI 2010	21,840	24,960	28,080	31,200	33,720	36,240	38,700	41,220	546	585	702	811	906
80% AMI 2010	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	728	780	936	1,081	1,207
Low HOME Rent									455	487	585	676	755
High HOME Rent									523	564	687	820	924
FMR									523	564	687	820	1,065
Hancock County													
HERA 30%	12,210	13,950	15,690	17,430	18,810	20,220	21,600	23,010	305	327	392	453	505
HERA 40%	16,280	18,600	20,920	23,240	25,080	26,960	28,800	30,680	407	436	523	604	674
HERA 50%	20,350	23,250	26,150	29,050	31,350	33,700	36,000	38,350	508	545	653	755	842
HERA 60%	24,420	27,900	31,380	34,860	37,620	40,440	43,200	46,020	610	654	784	906	1,011
50% AMI 2010	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	507	543	652	753	840
60% AMI 2010	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	609	652	783	903	1,008
80% AMI 2010	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150	811	868	1,042	1,204	1,343
Low HOME Rent									507	543	652	753	840
High HOME Rent									571	658	766	945	1,035
FMR									571	658	766	1,079	1,110

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Fair Market Rents Effective 10-1-2009

Incomes and Rents Effective 5-14-2010

FedHOME Rents Effective 6-26-2010

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<u>Kennebec County</u>													
HERA 30%	12,030	13,740	15,450	17,160	18,540	19,920	21,300	22,680	300	322	386	446	498
HERA 40%	16,040	18,320	20,600	22,880	24,720	26,560	28,400	30,240	401	429	515	595	664
HERA 50%	20,050	22,900	25,750	28,600	30,900	33,200	35,500	37,800	501	536	643	743	830
HERA 60%	24,060	27,480	30,900	34,320	37,080	39,840	42,600	45,360	601	644	772	892	996
50% AMI 2010	20,050	22,900	25,750	28,600	30,900	33,200	35,500	37,800	501	536	643	743	830
60% AMI 2010	24,060	27,480	30,900	34,320	37,080	39,840	42,600	45,360	601	644	772	892	996
80% AMI 2010	32,050	36,600	41,200	45,750	49,450	53,100	56,750	60,400	801	858	1,030	1,190	1,327
Low HOME Rent									452	536	643	753	841
High HOME Rent									452	542	675	921	984
FMR									452	542	675	921	984
<u>Knox County</u>													
HERA 30%	11,970	13,680	15,390	17,100	18,480	19,830	21,210	22,560	299	320	384	444	495
HERA 40%	15,960	18,240	20,520	22,800	24,640	26,440	28,280	30,080	399	427	513	593	661
HERA 50%	19,950	22,800	25,650	28,500	30,800	33,050	35,350	37,600	498	534	641	741	826
HERA 60%	23,940	27,360	30,780	34,200	36,960	39,660	42,420	45,120	598	641	769	889	991
50% AMI 2010	19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	492	527	632	730	815
60% AMI 2010	23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	591	633	759	876	978
80% AMI 2010	31,500	36,000	40,500	44,950	48,550	52,150	55,750	59,350	787	843	1,012	1,168	1,303
Low HOME Rent									492	530	636	734	818
High HOME Rent									517	666	780	922	1,009
FMR									517	683	780	1,056	1,218
<u>Lincoln County</u>													
HERA 30%	12,630	14,460	16,260	18,060	19,500	20,940	22,380	23,850	315	338	406	469	523
HERA 40%	16,840	19,280	21,680	24,080	26,000	27,920	29,840	31,800	421	451	542	626	698
HERA 50%	21,050	24,100	27,100	30,100	32,500	34,900	37,300	39,750	526	564	677	782	872
HERA 60%	25,260	28,920	32,520	36,120	39,000	41,880	44,760	47,700	631	677	813	939	1,047
50% AMI 2010	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	523	561	673	777	867
60% AMI 2010	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	628	673	808	933	1,041
80% AMI 2010	33,500	38,300	43,100	47,850	51,700	55,500	59,350	63,200	837	897	1,077	1,244	1,387
Low HOME Rent									523	561	673	777	867
High HOME Rent									625	671	809	977	1,007
FMR									625	671	809	977	1,007

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Fair Market Rents Effective 10-1-2009

Incomes and Rents Effective 5-14-2010

FedHOME Rents Effective 6-26-2010

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Oxford County													
HERA 30%	10,920	12,480	14,040	15,600	16,860	18,090	19,350	20,580	273	292	351	405	452
HERA 40%	14,560	16,640	18,720	20,800	22,480	24,120	25,800	27,440	364	390	468	541	603
HERA 50%	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300	455	487	585	676	753
HERA 60%	21,840	24,960	28,080	31,200	33,720	36,180	38,700	41,160	546	585	702	811	904
50% AMI 2010	18,200	20,800	23,400	26,000	28,100	30,200	32,250	34,350	455	487	585	676	755
60% AMI 2010	21,840	24,960	28,080	31,200	33,720	36,240	38,700	41,220	546	585	702	811	906
80% AMI 2010	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	728	780	936	1,081	1,207
Low HOME Rent									436	487	585	676	755
High HOME Rent									436	580	668	845	924
FMR									436	580	668	890	1,116
Penobscot HMFA													
HERA 30%	10,920	12,480	14,040	15,600	16,860	18,090	19,350	20,580	273	292	351	405	452
HERA 40%	14,560	16,640	18,720	20,800	22,480	24,120	25,800	27,440	364	390	468	541	603
HERA 50%	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300	455	487	585	676	753
HERA 60%	21,840	24,960	28,080	31,200	33,720	36,180	38,700	41,160	546	585	702	811	904
50% AMI 2010	18,200	20,800	23,400	26,000	28,100	30,200	32,250	34,350	455	487	585	676	755
60% AMI 2010	21,840	24,960	28,080	31,200	33,720	36,240	38,700	41,220	546	585	702	811	906
80% AMI 2010	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	728	780	936	1,081	1,207
Low HOME Rent									455	487	585	676	755
High HOME Rent									554	555	667	834	924
FMR									554	555	667	834	1,023
Bangor HMFA: Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie													
HERA 30%	13,170	15,060	16,920	18,810	20,310	21,810	23,310	24,840	329	352	423	489	545
HERA 40%	17,560	20,080	22,560	25,080	27,080	29,080	31,080	33,120	439	470	564	652	727
HERA 50%	21,950	25,100	28,200	31,350	33,850	36,350	38,850	41,400	548	588	705	815	908
HERA 60%	26,340	30,120	33,840	37,620	40,620	43,620	46,620	49,680	658	705	846	978	1,090
50% AMI 2010	21,600	24,700	27,800	30,850	33,350	35,800	38,300	40,750	540	578	695	802	895
60% AMI 2010	25,920	29,640	33,360	37,020	40,020	42,960	45,960	48,900	648	694	834	963	1,074
80% AMI 2010	34,550	39,500	44,450	49,350	53,300	57,250	61,200	65,150	863	925	1,111	1,283	1,431
Low HOME Rent									540	578	695	802	895
High HOME Rent									542	632	806	1,009	1,106
FMR									542	632	806	1,024	1,157

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Fair Market Rents Effective 10-1-2009

Incomes and Rents Effective 5-14-2010

FedHOME Rents Effective 6-26-2010

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<u>Piscataquis County</u>													
HERA 30%	11,040	12,630	14,190	15,780	17,040	18,300	19,560	20,820	276	295	354	410	457
HERA 40%	14,720	16,840	18,920	21,040	22,720	24,400	26,080	27,760	368	394	473	547	610
HERA 50%	18,400	21,050	23,650	26,300	28,400	30,500	32,600	34,700	460	493	591	683	762
HERA 60%	22,080	25,260	28,380	31,560	34,080	36,600	39,120	41,640	552	591	709	820	915
50% AMI 2010	18,200	20,800	23,400	26,000	28,100	30,200	32,250	34,350	455	487	585	676	755
60% AMI 2010	21,840	24,960	28,080	31,200	33,720	36,240	38,700	41,220	546	585	702	811	906
80% AMI 2010	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	728	780	936	1,081	1,207
Low HOME Rent									455	487	585	676	755
High HOME Rent									542	614	739	845	924
FMR									542	618	765	971	1,039
<u>Sagadahoc HMFA</u>													
HERA 30%	14,010	16,020	18,000	20,010	21,600	23,220	24,810	26,400	350	375	450	520	580
HERA 40%	18,680	21,360	24,000	26,680	28,800	30,960	33,080	35,200	467	500	600	693	774
HERA 50%	23,350	26,700	30,000	33,350	36,000	38,700	41,350	44,000	583	625	750	866	967
HERA 60%	28,020	32,040	36,000	40,020	43,200	46,440	49,620	52,800	700	750	900	1,040	1,161
50% AMI 2010	23,100	26,400	29,700	32,950	35,600	38,250	40,900	43,500	577	618	742	856	956
60% AMI 2010	27,720	31,680	35,640	39,540	42,720	45,900	49,080	52,200	693	742	891	1,028	1,147
80% AMI 2010	36,900	42,200	47,450	52,700	56,950	61,150	65,350	69,600	922	988	1,186	1,370	1,528
Low HOME Rent									577	618	742	856	956
High HOME Rent									714	715	857	1,034	1,186
FMR									714	715	857	1,034	1,484
<u>Somerset County</u>													
HERA 30%	10,920	12,480	14,040	15,600	16,860	18,090	19,350	20,580	273	292	351	405	452
HERA 40%	14,560	16,640	18,720	20,800	22,480	24,120	25,800	27,440	364	390	468	541	603
HERA 50%	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300	455	487	585	676	753
HERA 60%	21,840	24,960	28,080	31,200	33,720	36,180	38,700	41,160	546	585	702	811	904
50% AMI 2010	18,200	20,800	23,400	26,000	28,100	30,200	32,250	34,350	455	487	585	676	755
60% AMI 2010	21,840	24,960	28,080	31,200	33,720	36,240	38,700	41,220	546	585	702	811	906
80% AMI 2010	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	728	780	936	1,081	1,207
Low HOME Rent									435	487	585	676	755
High HOME Rent									435	539	639	845	924
FMR									435	539	639	902	957

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Fair Market Rents Effective 10-1-2009

Incomes and Rents Effective 5-14-2010

FedHOME Rents Effective 6-26-2010

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	OBR	1BR	2BR	3BR	4BR
Waldo County													
HERA 30%	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	276	295	354	409	456
HERA 40%	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	368	394	473	546	609
HERA 50%	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	460	492	591	682	761
HERA 60%	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	552	591	709	819	913
50% AMI 2010	18,300	20,900	23,500	26,100	28,200	30,300	32,400	34,500	457	490	587	678	757
60% AMI 2010	21,960	25,080	28,200	31,320	33,840	36,360	38,880	41,400	549	588	705	814	909
80% AMI 2010	29,250	33,400	37,600	41,750	45,100	48,450	51,800	55,150	731	783	940	1,085	1,211
Low HOME Rent									457	490	587	678	757
High HOME Rent									575	618	743	849	928
FMR									608	652	787	965	1,026
Washington County													
HERA 30%	11,520	13,170	14,820	16,470	17,790	19,110	20,430	21,750	288	308	370	428	477
HERA 40%	15,360	17,560	19,760	21,960	23,720	25,480	27,240	29,000	384	411	494	571	637
HERA 50%	19,200	21,950	24,700	27,450	29,650	31,850	34,050	36,250	480	514	617	713	796
HERA 60%	23,040	26,340	29,640	32,940	35,580	38,220	40,860	43,500	576	617	741	856	955
50% AMI 2010	18,200	20,800	23,400	26,000	28,100	30,200	32,250	34,350	455	487	585	676	755
60% AMI 2010	21,840	24,960	28,080	31,200	33,720	36,240	38,700	41,220	546	585	702	811	906
80% AMI 2010	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	728	780	936	1,081	1,207
Low HOME Rent									455	487	585	676	755
High HOME Rent									523	565	674	835	911
FMR									523	565	674	835	911
York HMFA													
HERA 30%	13,650	15,600	17,550	19,500	21,060	22,620	24,180	25,740	341	365	438	507	565
HERA 40%	18,200	20,800	23,400	26,000	28,080	30,160	32,240	34,320	455	487	585	676	754
HERA 50%	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900	568	609	731	845	942
HERA 60%	27,300	31,200	35,100	39,000	42,120	45,240	48,360	51,480	682	731	877	1,014	1,131
50% AMI 2010	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750	553	593	711	821	917
60% AMI 2010	26,580	30,360	34,140	37,920	40,980	44,040	47,040	50,100	664	711	853	986	1,101
80% AMI 2010	35,400	40,450	45,550	50,550	54,600	58,650	62,700	66,750	885	948	1,138	1,314	1,466
Low HOME Rent									558	598	717	829	925
High HOME Rent									653	678	862	1,031	1,126
FMR									653	678	862	1,031	1,126

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and

Maximum Rent Levels

Fair Market Rents Effective 10-1-2009

Incomes and Rents Effective 5-14-2010

FedHOME Rents Effective 6-26-2010

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
York-Kittery-So. Berwick HMFA : Berwick, Eliot, Kittery, South Berwick, York													
HERA 30%	16,080	18,390	20,670	22,980	24,810	26,670	28,500	30,330	402	430	516	597	666
HERA 40%	21,440	24,520	27,560	30,640	33,080	35,560	38,000	40,440	536	574	689	796	889
HERA 50%	26,800	30,650	34,450	38,300	41,350	44,450	47,500	50,550	670	718	861	995	1,111
HERA 60%	32,160	36,780	41,340	45,960	49,620	53,340	57,000	60,660	804	861	1,033	1,194	1,333
50% AMI 2010	26,500	30,250	34,050	37,800	40,850	43,850	46,900	49,900	662	709	851	983	1,096
60% AMI 2010	31,800	36,300	40,860	45,360	49,020	52,620	56,280	59,880	795	851	1,021	1,179	1,315
80% AMI 2010	42,350	48,400	54,450	60,500	65,350	70,200	75,050	79,900	1,058	1,134	1,361	1,573	1,755
Low HOME Rent									670	717	861	994	1,108
High HOME Rent									838	843	1,011	1,260	1,385
FMR									838	843	1,011	1,472	1,604

For all NL, SHP and LIHTC and Tax Exempt Projects that were Place in Service before 1-1-2009, use the HERA Income Limits and Rents

LIHTC and Tax Exempt Projects that were Place in Service after 1-1-2009 in Cumberland County, Kennebec County, Knox County, York County and York-Kittery-So. Berwick HMFA. Projects in those areas should contact their MaineHousing Asset Manager for additional guidance.

FedHOME designated units should use the lower of the applicable rent or the appropriate HOME rent.

The 30% AMI Income Limits for the Section 8 Program are different than those included in this chart.