

Maine Housing - Rent Restricted Programs

Income Eligibility Limits and

Maximum Rent Levels

Incomes and Rents Effective 12-18-2013

FedHOME Rents Effective 5-1-2014

	% 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%	12,450	14,220	15,990	17,760	19,200	20,610	22,050	23,460	311	333	399	462	515
HERA 40%	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	415	444	533	616	687
HERA 50%	20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	518	555	666	770	858
HERA 60%	24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	622	666	799	924	1,030
50% AMI 2013	19,650	22,450	25,250	28,050	30,300	32,550	34,800	37,050	491	526	631	729	813
60% AMI 2013	23,580	26,940	30,300	33,660	36,360	39,060	41,760	44,460	589	631	757	875	976
80% AMI 2013	31,450	35,950	40,450	44,900	48,500	52,100	55,700	59,300	786	842	1,011	1,167	1,302
Low HOME	19,650	22,450	25,250	28,050	30,300	32,550	34,800	37,050	486	540	648	749	836
High HOME	23,580	26,940	30,300	33,660	36,360	39,060	41,760	44,460	486	575	752	940	1,006
Aroostook County													
HERA 30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710	301	322	387	447	498
HERA 40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280	402	430	516	596	665
HERA 50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	502	538	645	745	831
HERA 60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	603	645	774	894	997
50% AMI 2013	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	452	485	582	672	750
60% AMI 2013	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	543	582	699	807	900
80% AMI 2013	28,950	33,100	37,250	41,350	44,700	48,000	51,300	54,600	723	775	931	1,075	1,200
Low HOME	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	481	515	618	713	796
High HOME	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	515	530	637	807	885
Cumberland HMEA													
HERA 30%	14,640	16,710	18,810	20,880	22,560	24,240	25,920	27,570	366	391	470	543	606
HERA 40%	19,520	22,280	25,080	27,840	30,080	32,320	34,560	36,760	488	522	627	724	808
HERA 50%	24,400	27,850	31,350	34,800	37,600	40,400	43,200	45,950	610	653	783	905	1,010
HERA 60%	29,280	33,420	37,620	41,760	45,120	48,480	51,840	55,140	732	783	940	1,086	1,212
50% AMI 2013	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	598	641	770	889	992
60% AMI 2013	28,740	32,880	36,960	41,040	44,340	47,640	50,940	54,180	718	770	924	1,067	1,191
80% AMI 2013	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250	957	1,026	1,231	1,422	1,587
Low HOME	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	550	651	782	903	1,008
High HOME	28,740	32,880	36,960	41,040	44,340	47,640	50,940	54,180	550	679	892	1,142	1,254

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Income Eligibility Limits and

Maximum Rent Levels

Incomes and Rents Effective 12-18-2013

FedHOME Rents Effective 5-1-2014

	% 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%	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 2013	27,100	30,950	34,800	38,650	41,750	44,850	47,950	51,050	677	725	870	1,005	1,121
60% AMI 2013	32,520	37,140	41,760	46,380	50,100	53,820	57,540	61,260	813	870	1,044	1,206	1,345
80% AMI 2013	43,300	49,500	55,700	61,850	66,800	71,750	76,700	81,650	1,082	1,160	1,392	1,608	1,793
Low HOME	27,100	30,950	34,800	38,650	41,750	44,850	47,950	51,050	677	725	870	1,005	1,121
High HOME	32,520	37,140	41,760	46,380	50,100	53,820	57,540	61,260	699	831	1,019	1,273	1,400
Franklin County													
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 2013	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	452	485	582	672	750
60% AMI 2013	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	543	582	699	807	900
80% AMI 2013	28,950	33,100	37,250	41,350	44,700	48,000	51,300	54,600	723	775	931	1,075	1,200
Low HOME	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	481	515	618	713	796
High HOME	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	536	559	663	826	979
Hancock County													
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 2013	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450	550	589	707	816	911
60% AMI 2013	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740	660	707	849	980	1,093
80% AMI 2013	35,200	40,200	45,250	50,250	54,300	58,300	62,350	66,350	880	942	1,131	1,306	1,457
Low HOME	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450	560	600	720	831	927
High HOME	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740	571	646	823	1,047	1,100

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FedHOME Rents Effective 5-1-2014

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Kennebec County													
HERA 30%	12,840	14,670	16,500	18,330	19,800	21,270	22,740	24,210	321	343	412	476	531
HERA 40%	17,120	19,560	22,000	24,440	26,400	28,360	30,320	32,280	428	458	550	635	709
HERA 50%	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	535	573	687	794	886
HERA 60%	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	642	687	825	953	1,063
50% AMI 2013	21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	528	566	680	785	876
60% AMI 2013	25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	634	680	816	942	1,051
80% AMI 2013	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800	846	906	1,087	1,256	1,401
Low HOME	21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	522	573	687	794	886
High HOME	25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	522	604	772	968	1,032
Knox County													
HERA 30%	12,810	14,640	16,470	18,270	19,740	21,210	22,680	24,120	320	343	411	475	530
HERA 40%	17,080	19,520	21,960	24,360	26,320	28,280	30,240	32,160	427	457	549	633	707
HERA 50%	21,350	24,400	27,450	30,450	32,900	35,350	37,800	40,200	533	571	686	791	883
HERA 60%	25,620	29,280	32,940	36,540	39,480	42,420	45,360	48,240	640	686	823	950	1,060
50% AMI 2013	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	528	566	678	784	875
60% AMI 2013	25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760	634	679	814	941	1,050
80% AMI 2013	33,800	38,600	43,450	48,250	52,150	56,000	59,850	63,700	845	905	1,086	1,255	1,400
Low HOME	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	528	566	678	784	875
High HOME	25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760	666	716	861	985	1,080
Lincoln County													
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 2013	21,300	24,350	27,400	30,400	32,850	35,300	37,700	40,150	532	570	685	790	882
60% AMI 2013	25,560	29,220	32,880	36,480	39,420	42,360	45,240	48,180	639	684	822	948	1,059
80% AMI 2013	34,100	38,950	43,800	48,650	52,550	56,450	60,350	64,250	852	913	1,095	1,265	1,411
Low HOME	21,300	24,350	27,400	30,400	32,850	35,300	37,700	40,150	553	593	711	821	917
High HOME	25,560	29,220	32,880	36,480	39,420	42,360	45,240	48,180	572	728	903	1,035	1,135

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	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Oxford County													
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 2013	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	452	485	582	672	750
60% AMI 2013	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	543	582	699	807	900
80% AMI 2013	28,950	33,100	37,250	41,350	44,700	48,000	51,300	54,600	723	775	931	1,075	1,200
Low HOME	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	481	515	618	713	796
High HOME	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	521	554	697	895	979
Penobscot HMFA													
HERA 30%	11,610	13,260	14,910	16,560	17,910	19,230	20,550	21,870	290	310	372	430	480
HERA 40%	15,480	17,680	19,880	22,080	23,880	25,640	27,400	29,160	387	414	497	574	641
HERA 50%	19,350	22,100	24,850	27,600	29,850	32,050	34,250	36,450	483	518	621	718	801
HERA 60%	23,220	26,520	29,820	33,120	35,820	38,460	41,100	43,740	580	621	745	861	961
50% AMI 2013	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	452	485	582	672	750
60% AMI 2013	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	543	582	699	807	900
80% AMI 2013	28,950	33,100	37,250	41,350	44,700	48,000	51,300	54,600	723	775	931	1,075	1,200
Low HOME	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	469	515	618	713	796
High HOME	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	469	574	680	895	979
Bangor HMFA: 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 2013	21,950	25,100	28,250	31,350	33,900	36,400	38,900	41,400	548	588	706	815	910
60% AMI 2013	26,340	30,120	33,900	37,620	40,680	43,680	46,680	49,680	658	705	847	978	1,092
80% AMI 2013	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	577	618	742	856	956
High HOME	26,340	30,120	33,900	37,620	40,680	43,680	46,680	49,680	590	682	861	1,072	1,184

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Piscataquis County													
HERA 30%	11,670	13,320	15,000	16,650	18,000	19,320	20,670	21,990	291	312	375	433	483
HERA 40%	15,560	17,760	20,000	22,200	24,000	25,760	27,560	29,320	389	416	500	577	644
HERA 50%	19,450	22,200	25,000	27,750	30,000	32,200	34,450	36,650	486	520	625	721	805
HERA 60%	23,340	26,640	30,000	33,300	36,000	38,640	41,340	43,980	583	624	750	866	966
50% AMI 2013	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	452	485	582	672	750
60% AMI 2013	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	543	582	699	807	900
80% AMI 2013	28,950	33,100	37,250	41,350	44,700	48,000	51,300	54,600	723	775	931	1,075	1,200
Low HOME	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	481	515	618	713	796
High HOME	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	521	590	710	843	942
Sagadahoc HMFA													
HERA 30%	15,150	17,310	19,470	21,630	23,370	25,110	26,850	28,560	378	405	486	562	627
HERA 40%	20,200	23,080	25,960	28,840	31,160	33,480	35,800	38,080	505	541	649	750	837
HERA 50%	25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600	631	676	811	937	1,046
HERA 60%	30,300	34,620	38,940	43,260	46,740	50,220	53,700	57,120	757	811	973	1,125	1,255
50% AMI 2013	25,000	28,550	32,100	35,650	38,550	41,400	44,250	47,100	625	669	802	927	1,035
60% AMI 2013	30,000	34,260	38,520	42,780	46,260	49,680	53,100	56,520	750	803	963	1,113	1,242
80% AMI 2013	39,950	45,650	51,350	57,050	61,650	66,200	70,750	75,350	998	1,070	1,283	1,483	1,655
Low HOME	25,000	28,550	32,100	35,650	38,550	41,400	44,250	47,100	625	669	802	927	1,035
High HOME	30,000	34,260	38,520	42,780	46,260	49,680	53,100	56,520	685	727	862	1,118	1,288
Somerset County													
HERA 30%	11,550	13,200	14,850	16,500	17,820	19,140	20,460	21,780	288	309	371	429	478
HERA 40%	15,400	17,600	19,800	22,000	23,760	25,520	27,280	29,040	385	412	495	572	638
HERA 50%	19,250	22,000	24,750	27,500	29,700	31,900	34,100	36,300	481	515	618	715	797
HERA 60%	23,100	26,400	29,700	33,000	35,640	38,280	40,920	43,560	577	618	742	858	957
50% AMI 2013	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	452	485	582	672	750
60% AMI 2013	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	543	582	699	807	900
80% AMI 2013	28,950	33,100	37,250	41,350	44,700	48,000	51,300	54,600	723	775	931	1,075	1,200
Low HOME	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	481	515	618	713	796
High HOME	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	566	593	706	895	964

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	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Waldo County													
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 2013	18,900	21,600	24,300	26,950	29,150	31,300	33,450	35,600	472	506	607	701	782
60% AMI 2013	22,680	25,920	29,160	32,340	34,980	37,560	40,140	42,720	567	607	729	841	939
80% AMI 2013	30,200	34,500	38,800	43,100	46,550	50,000	53,450	56,900	755	808	970	1,120	1,250
Low HOME	18,900	21,600	24,300	26,950	29,150	31,300	33,450	35,600	481	515	618	713	796
High HOME	22,680	25,920	29,160	32,340	34,980	37,560	40,140	42,720	552	621	752	895	979
Washington County													
HERA 30%	12,390	14,160	15,930	17,700	19,140	20,550	21,960	23,370	309	331	398	460	513
HERA 40%	16,520	18,880	21,240	23,600	25,520	27,400	29,280	31,160	413	442	531	614	685
HERA 50%	20,650	23,600	26,550	29,500	31,900	34,250	36,600	38,950	516	553	663	767	856
HERA 60%	24,780	28,320	31,860	35,400	38,280	41,100	43,920	46,740	619	663	796	921	1,027
50% AMI 2013	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	452	485	582	672	750
60% AMI 2013	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	543	582	699	807	900
80% AMI 2013	28,950	33,100	37,250	41,350	44,700	48,000	51,300	54,600	723	775	931	1,075	1,200
Low HOME	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	481	515	618	713	796
High HOME	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	507	557	664	846	979
York HMFA													
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 2013	24,050	27,450	30,900	34,300	37,050	39,800	42,550	45,300	601	643	772	891	995
60% AMI 2013	28,860	32,940	37,080	41,160	44,460	47,760	51,060	54,360	721	772	927	1,070	1,194
80% AMI 2013	38,450	43,950	49,450	54,900	59,300	63,700	68,100	72,500	961	1,030	1,236	1,427	1,592
Low HOME	24,050	27,450	30,900	34,300	37,050	39,800	42,550	45,300	601	643	772	891	995
High HOME	28,860	32,940	37,080	41,160	44,460	47,760	51,060	54,360	623	691	876	1,126	1,231

Maine Housing - Rent Restricted Programs

Income Eligibility Limits and

Maximum Rent Levels

Incomes and Rents Effective 12-18-2013

FedHOME Rents Effective 5-1-2014

	% 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%	17,040	19,470	21,900	24,330	26,280	28,230	30,180	32,130	426	456	547	632	705
HERA 40%	22,720	25,960	29,200	32,440	35,040	37,640	40,240	42,840	568	608	730	843	941
HERA 50%	28,400	32,450	36,500	40,550	43,800	47,050	50,300	53,550	710	760	912	1,054	1,176
HERA 60%	34,080	38,940	43,800	48,660	52,560	56,460	60,360	64,260	852	912	1,095	1,265	1,411
50% AMI 2013	28,350	32,400	36,450	40,500	43,750	47,000	50,250	53,500	708	759	911	1,053	1,175
60% AMI 2013	34,020	38,880	43,740	48,600	52,500	56,400	60,300	64,200	850	911	1,093	1,263	1,410
80% AMI 2013	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350	1,118	1,198	1,438	1,661	1,853
Low HOME	28,350	32,400	36,450	40,500	43,750	47,000	50,250	53,500	708	759	911	1,053	1,175
High HOME	34,020	38,880	43,740	48,600	52,500	56,400	60,300	64,200	756	803	1,050	1,335	1,422
<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>													