



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

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- I. 2012 Income Eligibility Limits and Maximum Rent Limits for Rent Restricted Programs and Low-Income Housing Tax Credit (LIHTC) Properties

INTRODUCTION:

Attached please find the MaineHousing **Income Eligibility Limits and Maximum Rent Limits**.

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. The new income limits were issued by HUD effective December 1, 2011 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. MaineHousing applied the HERA methodology to its 30% and 40% limits and is allowing properties with units at the set-aside to benefit from the slightly higher calculations. MaineHousing has labeled these HERA 30% and HERA 40% even though HERA does not technically cover these limits.

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, 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 December 1, 2011 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 HERA 30%, HERA 40%, HERA 50%, HERA 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 2012.

Properties Placed-In-Service On or After January 1, 2009

- 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.

II. Upcoming Section 8 Subsidy Processing Changes

Effective March 1, 2012, MaineHousing will be processing the monthly subsidy vouchers in house, therefore Paulhus & Associates will no longer be the contact for this process. Direct contact at MaineHousing will be Kathy Abbondanzio, kabbondanzio@mainehousing.org (207-624-5716), Melissa Lizotte, mlizotte@mainehousing.org (207-624-5749) and Mary Young, myoung@mainehousing.org (207-626-4636).

The process will remain unchanged except for the following:

1. Monthly hard copy vouchers will be faxed to 207-624-0804.
2. Completed and approved monthly vouchers will be emailed to owner/managers’ TRACS contacts via secure email. Directions for retrieving secure emails will accompany the notification that a secure email has been sent.
3. Special Claims requests will be mailed to Maine State Housing Authority, 353 Water Street, Augusta, ME 04330 attention Kathy Abbondanzio.
4. Repayment Agreements can be mailed to the above address, faxed to 207-624-0804 or emailed to tprocessing@mainehousing.org.
5. To ensure that our records are current please submit an updated Property Profile Update Form (See Attached) and forward to MaineHousing at tprocessing@mainehousing.org. If at any time there are changes to the site contact personnel, please complete a Property Profile Update Form and forward to MaineHousing at the above address.

Any pending work that is in process with Paulhus & Associates will be transferred to MaineHousing and completed by the above personnel.

If you have any questions please contact Kathy, Melissa or Mary.

III. RHIP Listserv Posting #268 – 2012 PAC Renewal Instructions Announced

HUD has just released the instructions for renewing Project Assistance Contracts (PACs) for 2012. The instructions provide guidance to the field for processing PAC renewals for FY 2012. Please note that the contract for FY 2012 renewals contains changes (dates and authorizing legislative section). Please do not use the FY 2011 contract. Headquarters sent the instructions to the field on February 1, 2012.

The memorandum and the FY 2012 contract are also available on the HUD website at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/mfhsec8

Attachments:

- **2012 Income Eligibility Limits and Maximum Rent Levels**
- **Property Profile Update Form – Revised to include updated contact e-mail address**

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 1-800-452-4668 (voice in state only), (207) 626-4600-(voice), 1-800-452-4603 (TTY in state only), or (207) 623-2985 (TTY).



MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-1-2011

FedHOME Rents Effective 2-9-2012

	% 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 2012	20,200	23,050	25,950	28,800	31,150	33,450	35,750	38,050	505	540	648	749	836
60% AMI 2012	24,240	27,660	31,140	34,560	37,380	40,140	42,900	45,660	606	648	778	899	1,003
80% AMI 2012	32,300	36,900	41,500	46,100	49,800	53,500	57,200	60,900	807	865	1,037	1,198	1,337
Low HOME	20,200	23,050	25,950	28,800	31,150	33,450	35,750	38,050	475	540	648	749	836
High HOME	24,240	27,660	31,140	34,560	37,380	40,140	42,900	45,660	475	595	727	921	1,020
Aroostook County													
HERA 30%	11,580	13,230	14,880	16,530	17,880	19,200	20,520	21,840	289	310	372	430	480
HERA 40%	15,440	17,640	19,840	22,040	23,840	25,600	27,360	29,120	386	413	496	573	640
HERA 50%	19,300	22,050	24,800	27,550	29,800	32,000	34,200	36,400	482	516	620	716	800
HERA 60%	23,160	26,460	29,760	33,060	35,760	38,400	41,040	43,680	579	620	744	860	960
50% AMI 2012	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
60% AMI 2012	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
80% AMI 2012	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	768	823	988	1,141	1,273
Low HOME	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	426	515	618	713	796
High HOME	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	426	525	629	821	905
Cumberland HMFA													
HERA 30%	14,130	16,140	18,150	20,160	21,780	23,400	25,020	26,640	353	378	453	524	585
HERA 40%	18,840	21,520	24,200	26,880	29,040	31,200	33,360	35,520	471	504	605	699	780
HERA 50%	23,550	26,900	30,250	33,600	36,300	39,000	41,700	44,400	588	630	756	873	975
HERA 60%	28,260	32,280	36,300	40,320	43,560	46,800	50,040	53,280	706	756	907	1,048	1,170
50% AMI 2012	23,500	26,850	30,200	33,550	36,250	38,950	41,650	44,300	587	629	755	872	973
60% AMI 2012	28,200	32,220	36,240	40,260	43,500	46,740	49,980	53,160	705	755	906	1,047	1,168
80% AMI 2012	37,600	43,000	48,350	53,700	58,000	62,300	66,600	70,900	940	1,007	1,208	1,396	1,557
Low HOME	23,500	26,850	30,200	33,550	36,250	38,950	41,650	44,300	587	629	755	872	973
High HOME	28,200	32,220	36,240	40,260	43,500	46,740	49,980	53,160	597	713	919	1,059	1,208

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-1-2011

FedHOME Rents Effective 2-9-2012

	% 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%	15,540	17,760	19,980	22,200	24,000	25,770	27,540	29,310	388	416	499	577	644
HERA 40%	20,720	23,680	26,640	29,600	32,000	34,360	36,720	39,080	518	555	666	770	859
HERA 50%	25,900	29,600	33,300	37,000	40,000	42,950	45,900	48,850	647	693	832	962	1,073
HERA 60%	31,080	35,520	39,960	44,400	48,000	51,540	55,080	58,620	777	832	999	1,155	1,288
50% AMI 2012	25,700	29,350	33,000	36,650	39,600	42,550	45,450	48,400	642	688	825	953	1,063
60% AMI 2012	30,840	35,220	39,600	43,980	47,520	51,060	54,540	58,080	771	825	990	1,143	1,276
80% AMI 2012	41,100	46,950	52,800	58,650	63,350	68,050	72,750	77,450	1,027	1,100	1,320	1,525	1,701
Low HOME	25,700	29,350	33,000	36,650	39,600	42,550	45,450	48,400	642	688	825	953	1,063
High HOME	30,840	35,220	39,600	43,980	47,520	51,060	54,540	58,080	729	861	1,043	1,205	1,325
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 2012	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
60% AMI 2012	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
80% AMI 2012	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	768	823	988	1,141	1,273
Low HOME	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
High HOME	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	528	570	694	829	965
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 2012	22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	557	597	717	828	923
60% AMI 2012	26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	669	717	861	993	1,108
80% AMI 2012	35,700	40,800	45,900	50,950	55,050	59,150	63,200	67,300	892	956	1,147	1,325	1,478
Low HOME	22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	557	597	717	828	923
High HOME	26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	577	665	774	1,035	1,088

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-1-2011

FedHOME Rents Effective 2-9-2012

	% 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 2012	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	535	573	687	794	886
60% AMI 2012	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	642	687	825	953	1,063
80% AMI 2012	34,250	39,150	44,050	48,900	52,850	56,750	60,650	64,550	856	917	1,101	1,271	1,418
Low HOME	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	457	548	682	794	886
High HOME	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	457	548	682	931	994
Knox County													
HERA 30%	12,360	14,130	15,900	17,640	19,080	20,490	21,900	23,310	309	331	397	459	512
HERA 40%	16,480	18,840	21,200	23,520	25,440	27,320	29,200	31,080	412	441	530	612	683
HERA 50%	20,600	23,550	26,500	29,400	31,800	34,150	36,500	38,850	515	551	662	765	853
HERA 60%	24,720	28,260	31,800	35,280	38,160	40,980	43,800	46,620	618	662	795	918	1,024
50% AMI 2012	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	511	547	656	758	846
60% AMI 2012	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	613	657	787	909	1,015
80% AMI 2012	32,700	37,350	42,000	46,650	50,400	54,150	57,850	61,600	817	875	1,050	1,213	1,353
Low HOME	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	511	547	656	758	846
High HOME	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	523	682	789	952	1,043
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 2012	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750	553	593	711	821	917
60% AMI 2012	26,580	30,360	34,140	37,920	40,980	44,040	47,040	50,100	664	711	853	986	1,101
80% AMI 2012	35,400	40,450	45,500	50,550	54,600	58,650	62,700	66,750	885	948	1,137	1,314	1,466
Low HOME	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750	553	593	711	821	917
High HOME	26,580	30,360	34,140	37,920	40,980	44,040	47,040	50,100	631	678	818	988	1,018

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-1-2011

FedHOME Rents Effective 2-9-2012

	% 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%	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 2012	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
60% AMI 2012	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
80% AMI 2012	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	768	823	988	1,141	1,273
Low HOME	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	441	515	618	713	796
High HOME	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	441	586	675	884	979
Penobscot HMFA													
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 2012	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
60% AMI 2012	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
80% AMI 2012	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	768	823	988	1,141	1,273
Low HOME	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
High HOME	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	559	561	674	843	965
Bangor HMFA: Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie													
HERA 30%	13,410	15,330	17,250	19,140	20,700	22,230	23,760	25,290	335	359	431	498	555
HERA 40%	17,880	20,440	23,000	25,520	27,600	29,640	31,680	33,720	447	479	575	664	741
HERA 50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	558	598	718	830	926
HERA 60%	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580	670	718	862	996	1,111
50% AMI 2012	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450	550	589	707	816	911
60% AMI 2012	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740	660	707	849	980	1,093
80% AMI 2012	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	548	589	707	816	911
High HOME	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740	548	639	815	1,013	1,114

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-1-2011

FedHOME Rents Effective 2-9-2012

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
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 2012	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
60% AMI 2012	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
80% AMI 2012	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	768	823	988	1,141	1,273
Low HOME	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
High HOME	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	548	625	772	883	965
Sagadahoc HMFA													
HERA 30%	14,850	16,980	19,110	21,210	22,920	24,630	26,310	28,020	371	397	477	551	615
HERA 40%	19,800	22,640	25,480	28,280	30,560	32,840	35,080	37,360	495	530	637	735	821
HERA 50%	24,750	28,300	31,850	35,350	38,200	41,050	43,850	46,700	618	663	796	919	1,026
HERA 60%	29,700	33,960	38,220	42,420	45,840	49,260	52,620	56,040	742	795	955	1,103	1,231
50% AMI 2012	24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150	612	656	787	908	1,013
60% AMI 2012	29,400	33,600	37,800	41,490	45,300	48,660	52,020	55,380	735	787	945	1,084	1,216
80% AMI 2012	39,150	44,750	50,350	55,900	60,400	64,850	69,350	73,800	978	1,048	1,258	1,453	1,621
Low HOME	24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150	612	656	787	908	1,013
High HOME	29,400	33,600	37,800	41,490	45,300	48,660	52,020	55,380	721	722	866	1,045	1,261
Somerset 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 2012	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
60% AMI 2012	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
80% AMI 2012	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	768	823	988	1,141	1,273
Low HOME	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	439	515	618	713	796
High HOME	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	439	545	646	883	965

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-1-2011

FedHOME Rents Effective 2-9-2012

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	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 2012	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
60% AMI 2012	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
80% AMI 2012	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	768	823	988	1,141	1,273
Low HOME	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
High HOME	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	598	641	772	883	965
Washington County													
HERA 30%	12,360	14,130	15,900	17,640	19,080	20,490	21,900	23,310	309	331	397	459	512
HERA 40%	16,480	18,840	21,200	23,520	25,440	27,320	29,200	31,080	412	441	530	612	683
HERA 50%	20,600	23,550	26,500	29,400	31,800	34,150	36,500	38,850	515	551	662	765	853
HERA 60%	24,720	28,260	31,800	35,280	38,160	40,980	43,800	46,620	618	662	795	918	1,024
50% AMI 2012	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
60% AMI 2012	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	577	618	742	856	955
80% AMI 2012	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	768	823	988	1,141	1,273
Low HOME	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	481	515	618	713	796
High HOME	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	528	571	681	844	920
York HMFA													
HERA 30%	14,520	16,590	18,660	20,730	22,410	24,060	25,710	27,390	363	388	466	539	601
HERA 40%	19,360	22,120	24,880	27,640	29,880	32,080	34,280	36,520	484	518	622	719	802
HERA 50%	24,200	27,650	31,100	34,550	37,350	40,100	42,850	45,650	605	648	777	898	1,002
HERA 60%	29,040	33,180	37,320	41,460	44,820	48,120	51,420	54,780	726	777	933	1,078	1,203
50% AMI 2012	23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850	595	637	765	883	985
60% AMI 2012	28,560	32,640	36,720	40,740	44,040	47,280	50,520	53,820	714	765	918	1,059	1,182
80% AMI 2012	38,050	43,450	48,900	54,300	58,650	63,000	67,350	71,700	951	1,018	1,222	1,411	1,575
Low HOME	23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850	595	637	765	883	985
High HOME	28,560	32,640	36,720	40,740	44,040	47,280	50,520	53,820	659	685	871	1,042	1,138

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-1-2011

FedHOME Rents Effective 2-9-2012

	% 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%	16,200	18,510	20,820	23,130	24,990	26,850	28,710	30,540	405	433	520	601	671
HERA 40%	21,600	24,680	27,760	30,840	33,320	35,800	38,280	40,720	540	578	694	802	895
HERA 50%	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	675	723	867	1,002	1,118
HERA 60%	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	810	867	1,041	1,203	1,342
50% AMI 2012	26,950	30,800	34,650	38,500	41,600	44,700	47,750	50,850	673	721	866	1,001	1,117
60% AMI 2012	32,340	36,960	41,580	46,200	49,920	53,640	57,300	61,020	808	866	1,039	1,201	1,341
80% AMI 2012	43,150	49,300	55,450	61,600	66,550	71,500	76,400	81,350	1,078	1,155	1,386	1,601	1,787
Low HOME	26,950	30,800	34,650	38,500	41,600	44,700	47,750	50,850	673	721	866	1,001	1,117
High HOME	32,340	36,960	41,580	46,200	49,920	53,640	57,300	61,020	844	852	1,022	1,268	1,395
<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>FedHOME designated units should use the lower of the applicable rent or the appropriate HOME rent.</p> <p>Please note that FedHOME rents have been held at last year's level in areas where the FMR has decreased.</p>													

MaineHousing

Property Profile Update Form

Property Name _____
Property Number _____
Management Company _____
Property Location _____
Software Vendor _____

Primary Contact - The monthly voucher will be sent to this address:

Name _____
Address 1 _____
Address 2 _____
City _____ State _____ Zip _____
Telephone (Ext.) _____
Fax _____
Email _____

TRACS Contact - If there is an inquiry about your TRACS, we will contact:

Name _____
Telephone (Ext.) _____
Fax _____
Email _____

Special Claims Contact - Claim letters will be faxed to:

Name _____
Address 1 _____
Address 2 _____
City _____ State _____ Zip _____
Telephone (Ext.) _____
Fax _____
Email _____

Please complete when a contact changes and return this form to MaineHousing at tprocessing@mainehousing.org.

