



To: Owners of Low-Income Housing Tax Credit Properties

From: Bob Conroy, Director of Asset Management

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I. 2013 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. New income limits were issued by HUD effective December 11, 2012 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 11, 2012 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.
- Please note that this year’s HOME rents include adjustment made by HUD to correct the misapplication of the hold harmless provision previously applied to HOME rents. The result is that over the next three years HOME rents may decrease in order to align with FMR. Until then and for the last several years (including 2013) some areas are allowed to charge a HOME rent that exceeds FMR. Therefore, it is not necessary to compare HOME rents to FMR as this has been taken into account on the attached 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.

Attachments:

- **2013 Income Eligibility Limits and Maximum Rent Levels**

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, 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 12-11-2012

FedHOME Rents Effective 6-1-2013

	% 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	19,200	21,950	24,700	27,400	29,600	31,800	34,000	36,200	480	514	617	712	795
60% AMI 2012	23,040	26,340	29,640	32,880	35,520	38,160	40,800	43,440	576	617	741	855	954
80% AMI 2012	30,700	35,100	39,500	43,850	47,400	50,900	54,400	57,900	767	822	987	1,140	1,272
Low HOME	19,200	21,950	24,700	27,400	29,600	31,800	34,000	36,200	505	540	648	749	836
High HOME	23,040	26,340	29,640	32,880	35,520	38,160	40,800	43,440	534	632	822	940	1,029
Aroostook County													
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 2012	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	466	499	598	691	772
60% AMI 2012	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	559	599	718	830	927
80% AMI 2012	29,800	34,050	38,300	42,550	46,000	49,400	52,800	56,200	745	798	957	1,106	1,235
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	511	525	632	811	895
Cumberland HMFA													
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 2012	24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900	608	651	782	903	1,008
60% AMI 2012	29,220	33,360	37,560	41,700	45,060	48,420	51,720	55,080	730	782	939	1,084	1,210
80% AMI 2012	38,950	44,500	50,050	55,600	60,050	64,500	68,950	73,400	973	1,043	1,251	1,445	1,612
Low HOME	24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900	574	651	782	903	1,008
High HOME	29,220	33,360	37,560	41,700	45,060	48,420	51,720	55,080	574	696	906	1,142	1,254

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-11-2012

FedHOME Rents Effective 6-1-2013

	% 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%	16,200	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	26,750	30,600	34,400	38,200	41,300	44,350	47,400	50,450	668	716	860	993	1,108
60% AMI 2012	32,100	36,720	41,280	45,840	49,560	53,220	56,880	60,540	802	860	1,032	1,192	1,330
80% AMI 2012	42,800	48,900	55,000	61,100	66,000	70,900	75,800	80,700	1,070	1,146	1,375	1,588	1,772
Low HOME	26,750	30,600	34,400	38,200	41,300	44,350	47,400	50,450	668	716	860	993	1,108
High HOME	32,100	36,720	41,280	45,840	49,560	53,220	56,880	60,540	685	816	1,008	1,257	1,383
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	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	466	499	598	691	772
60% AMI 2012	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	559	599	718	830	927
80% AMI 2012	29,800	34,050	38,300	42,550	46,000	49,400	52,800	56,200	745	798	957	1,106	1,235
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	561	585	694	865	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 2012	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	560	600	720	831	927
60% AMI 2012	26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640	672	720	864	997	1,113
80% AMI 2012	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	591	668	851	1,047	1,137

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-11-2012

FedHOME Rents Effective 6-1-2013

	% 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	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	508	545	653	755	842
60% AMI 2012	24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	610	654	784	906	1,011
80% AMI 2012	32,550	37,200	41,850	46,500	50,250	53,950	57,700	61,400	813	871	1,046	1,209	1,348
Low HOME	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	512	573	687	794	886
High HOME	24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	512	593	758	951	1,013
Knox County													
HERA 30%	12,600	14,400	16,200	17,970	19,410	20,850	22,290	23,730	315	337	405	467	521
HERA 40%	16,800	19,200	21,600	23,960	25,880	27,800	29,720	31,640	420	450	540	623	695
HERA 50%	21,000	24,000	27,000	29,950	32,350	34,750	37,150	39,550	525	562	675	778	868
HERA 60%	25,200	28,800	32,400	35,940	38,820	41,700	44,580	47,460	630	675	810	934	1,042
50% AMI 2012	20,800	23,750	26,700	29,650	32,050	34,400	36,800	39,150	520	556	667	771	860
60% AMI 2012	24,960	28,500	32,040	35,580	38,460	41,280	44,160	46,980	624	668	801	925	1,032
80% AMI 2012	33,250	38,000	42,750	47,450	51,250	55,050	58,850	62,650	831	890	1,068	1,233	1,376
Low HOME	20,800	23,750	26,700	29,650	32,050	34,400	36,800	39,150	520	556	667	771	860
High HOME	24,960	28,500	32,040	35,580	38,460	41,280	44,160	46,980	655	703	846	969	1,061
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	21,600	24,700	27,800	30,850	33,350	35,800	38,300	40,750	540	578	695	802	895
60% AMI 2012	25,920	29,640	33,360	37,020	40,020	42,960	45,960	48,900	648	694	834	963	1,074
80% AMI 2012	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	21,600	24,700	27,800	30,850	33,350	35,800	38,300	40,750	553	593	711	821	917
High HOME	25,920	29,640	33,360	37,020	40,020	42,960	45,960	48,900	602	724	903	1,035	1,135

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-11-2012

FedHOME Rents Effective 6-1-2013

	% 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	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	466	499	598	691	772
60% AMI 2012	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	559	599	718	830	927
80% AMI 2012	29,800	34,050	38,300	42,550	46,000	49,400	52,800	56,200	745	798	957	1,106	1,235
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	548	582	733	895	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	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	466	499	598	691	772
60% AMI 2012	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	559	599	718	830	927
80% AMI 2012	29,800	34,050	38,300	42,550	46,000	49,400	52,800	56,200	745	798	957	1,106	1,235
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	514	551	660	883	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 2012	23,100	26,400	29,700	32,950	35,600	38,250	40,900	43,500	577	618	742	856	956
60% AMI 2012	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 2012	36,900	42,200	47,450	52,700	56,950	61,150	63,350	69,600	922	988	1,186	1,370	1,528
Low HOME	23,100	26,400	29,700	32,950	35,600	38,250	40,900	43,500	577	618	742	856	956
High HOME	27,720	31,680	35,640	39,540	42,720	45,900	49,080	52,200	585	676	854	1,064	1,184

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-11-2012

FedHOME Rents Effective 6-1-2013

	% 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	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	466	499	598	691	772
60% AMI 2012	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	559	599	718	830	927
80% AMI 2012	29,800	34,050	38,300	42,550	46,000	49,400	52,800	56,200	745	798	957	1,106	1,235
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	535	608	741	880	954
Sagadahoc HMFA													
HERA 30%	15,060	17,190	19,350	21,480	23,220	24,930	26,640	28,380	376	403	483	558	623
HERA 40%	20,080	22,920	25,800	28,640	30,960	33,240	35,520	37,840	502	537	645	745	831
HERA 50%	25,100	28,650	32,250	35,800	38,700	41,550	44,400	47,300	627	671	806	931	1,038
HERA 60%	30,120	34,380	38,700	42,960	46,440	49,860	53,280	56,760	753	806	967	1,117	1,246
50% AMI 2012	24,800	28,350	31,900	35,400	38,250	41,100	43,900	46,750	620	664	797	920	1,027
60% AMI 2012	29,760	34,020	38,280	42,480	45,900	49,320	52,680	56,100	744	797	957	1,104	1,233
80% AMI 2012	39,700	45,350	51,000	56,650	61,200	65,750	70,250	74,800	992	1,063	1,275	1,473	1,643
Low HOME	24,800	28,350	31,900	35,400	38,250	41,100	43,900	46,750	620	664	797	920	1,027
High HOME	29,760	34,020	38,280	42,480	45,900	49,320	52,680	56,100	699	712	852	1,068	1,278
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 2012	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	466	499	598	691	772
60% AMI 2012	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	559	599	718	830	927
80% AMI 2012	29,800	34,050	38,300	42,550	46,000	49,400	52,800	56,200	745	798	957	1,106	1,235
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	579	606	722	895	979

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-11-2012

FedHOME Rents Effective 6-1-2013

	% 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	18,700	21,400	24,050	26,700	28,850	31,000	33,150	35,250	467	501	601	694	775
60% AMI 2012	22,440	25,680	28,860	32,040	34,620	37,200	39,780	42,300	561	601	721	833	930
80% AMI 2012	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400	747	801	961	1,110	1,238
Low HOME	18,700	21,400	24,050	26,700	28,850	31,000	33,150	35,250	481	515	618	713	796
High HOME	22,440	25,680	28,860	32,040	34,620	37,200	39,780	42,300	575	634	762	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 2012	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	466	499	598	691	772
60% AMI 2012	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	559	599	718	830	927
80% AMI 2012	29,800	34,050	38,300	42,550	46,000	49,400	52,800	56,200	745	798	957	1,106	1,235
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	573	683	871	979
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	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	572	613	736	850	948
60% AMI 2012	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	687	736	883	1,020	1,138
80% AMI 2012	36,650	41,850	47,100	52,300	56,500	60,700	64,900	69,050	916	981	1,177	1,360	1,517
Low HOME	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	595	637	765	883	985
High HOME	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	641	699	886	1,114	1,224

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 12-11-2012

FedHOME Rents Effective 6-1-2013

	% 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%	16,410	18,750	21,090	23,430	25,320	27,180	29,070	30,930	410	439	527	609	679
HERA 40%	21,880	25,000	28,120	31,240	33,760	36,240	38,760	41,240	547	586	703	812	906
HERA 50%	27,350	31,250	35,150	39,050	42,200	45,300	48,450	51,550	683	732	878	1,015	1,132
HERA 60%	32,820	37,500	42,180	46,860	50,640	54,360	58,140	61,860	820	879	1,054	1,218	1,359
50% AMI 2012	27,300	31,200	35,100	39,000	42,150	45,250	48,400	51,500	682	731	877	1,014	1,131
60% AMI 2012	32,760	37,440	42,120	46,800	50,580	54,300	58,080	61,800	819	877	1,053	1,217	1,357
80% AMI 2012	43,700	49,950	56,200	62,400	67,400	72,400	77,400	82,400	1,092	1,170	1,405	1,622	1,810
Low HOME	27,300	31,200	35,100	39,000	42,150	45,250	48,400	51,500	682	731	877	1,014	1,131
High HOME	32,760	37,440	42,120	46,800	50,580	54,300	58,080	61,800	800	828	1,025	1,285	1,388
<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>													