



Asset Management Notice
2019-08
Issued: June 28, 2019

To: All Owners and Managers

From: Bob Conroy, Director of Asset Management

In this issue:

I. 2019 HOME Income and Rent Limits

I. 2019 HOME Income and Rent Limits

The U.S. Department of Housing and Urban Development has published the 2019 Income and Rent Limits for the HOME Program. These limits are applicable to all HOME-assisted units that are currently operating within the HOME compliance periods. The new Income and Rent Limits are effective as of June 28, 2019.

Per the 2013 HOME Final Rule, MaineHousing is responsible for reviewing and approving all rents and utility allowances for HOME-assisted units.

Rent Increase Review Process:

Owner/managers have two options for requesting rent increases in Home-assisted units.

Option 1:

At the time of the annual submission of the Owner Tenant Certifications (OTC), owner/managers may submit rent schedules that reflect rent increases in accordance with the new HOME limits. MaineHousing will review the proposed rent increases co-terminus with the review of the OTCs. MaineHousing will notify owner/managers in writing of the approval/non-approval of the proposed rent increases.

Option 2:

If the submission of the OTC preceded the publication of the new HOME limits, owner/managers may request a rent increase by completing the MaineHousing HOME Rent Approval Form which is located on the MaineHousing web-site.

Rent Increase Implementation:

Upon receipt of MaineHousing written approval of a proposed rent increase, owner/managers may implement rent increases in accordance with the lease agreement and Maine, law which requires a 45 day notification period.

Attachments:

- 2019 HOME Rent and Income Limits Charts

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.

Maine State Housing Authority (“MaineHousing”) does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, marital status, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances:

*Louise Patenaude, Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330-4633,
Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.*



Maine Housing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 4-24-2019

FedHOME Rents Effective 6-28-2019

Housing Trust Fund Income and Rents Effective 6-28-2019

	% 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%	14,070	16,080	18,090	20,070	21,690	23,310	24,900	26,520	351	376	452	522	582
HERA 40%	18,760	21,440	24,120	26,760	28,920	31,080	33,200	35,360	469	502	603	696	777
HERA 50%	23,450	26,800	30,150	33,450	36,150	38,850	41,500	44,200	586	628	753	870	971
HERA 60%	28,140	32,160	36,180	40,140	43,380	46,620	49,800	53,040	703	753	904	1,044	1,165
50% AMI	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
60% AMI	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	681	729	876	1,011	1,128
80% AMI	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	907	972	1,167	1,348	1,503
Low HOME	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
High HOME	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	659	712	915	1,092	1,199
HTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864
FMR Effective 10-1-2018									659	712	915	1,150	1,460
Aroostook County													
30% AMI	13,650	15,600	17,550	19,450	21,050	22,600	24,150	25,700	341	365	438	506	565
40% AMI	18,175	20,775	23,375	25,925	28,025	30,100	32,175	34,250	454	486	584	674	752
50% AMI	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
60% AMI	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	681	729	876	1,011	1,128
80% AMI	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	907	972	1,167	1,348	1,503
Low HOME	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	563	608	730	842	940
High HOME	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	563	633	742	1,000	1,073
HTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864
FMR Effective 10-1-2018									563	633	742	1,000	1,073
Cumberland HMFA													
HERA 30%	15,570	17,790	20,010	22,230	24,030	25,800	27,570	29,370	389	417	500	578	645
HERA 40%	20,760	23,720	26,680	29,640	32,040	34,400	36,760	39,160	519	556	667	771	860
HERA 50%	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950	648	695	833	963	1,075
HERA 60%	31,140	35,580	40,020	44,460	48,060	51,600	55,140	58,740	778	834	1,000	1,156	1,290
50% AMI	25,900	29,600	33,300	37,000	40,000	42,950	45,900	48,850	647	693	832	962	1,073
60% AMI	31,080	35,520	39,960	44,400	48,000	51,540	55,080	58,620	777	832	999	1,155	1,288
80% AMI	41,450	47,400	53,300	59,200	63,950	68,700	73,450	78,150	1,036	1,110	1,332	1,539	1,717
Low HOME	25,900	29,600	33,300	37,000	40,000	42,950	45,900	48,850	647	693	832	962	1,073
High HOME	31,080	35,520	39,960	44,400	48,000	51,540	55,080	58,620	786	826	1,069	1,340	1,445
HTF	15,550	17,800	21,330	25,750	30,170	34,590	39,010	43,430	388	416	533	699	864
FMR Effective 10-1-2018									786	826	1,069	1,416	1,445

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 4-24-2019

FedHOME Rents Effective 6-28-2019

Housing Trust Fund Income and Rents Effective 6-28-2019

	% 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%	19,710	22,530	25,350	28,140	30,420	32,670	34,920	37,170	492	528	633	732	816
HERA 40%	26,280	30,040	33,800	37,520	40,560	43,560	46,560	49,560	657	704	845	976	1,089
HERA 50%	32,850	37,550	42,250	46,900	50,700	54,450	58,200	61,950	821	880	1,056	1,220	1,361
HERA 60%	39,420	45,060	50,700	56,280	60,840	65,340	69,840	74,340	985	1,056	1,267	1,464	1,633
50% AMI	32,550	37,200	41,850	46,500	50,250	53,950	57,700	61,400	813	871	1,046	1,209	1,348
60% AMI	39,060	44,640	50,220	55,800	60,300	64,740	69,240	73,680	976	1,046	1,255	1,451	1,618
80% AMI	52,100	59,550	67,000	74,400	80,400	86,350	92,300	98,250	1,302	1,395	1,675	1,935	2,158
Low HOME	32,550	37,200	41,850	46,500	50,250	53,950	57,700	61,400	813	871	1,046	1,209	1,348
High HOME	39,060	44,640	50,220	55,800	60,300	64,740	69,240	73,680	989	1,071	1,339	1,538	1,696
HTF	19,550	22,350	25,150	27,900	30,170	34,590	39,010	43,430	488	523	628	725	864
FMR Effective 10-1-2018									989	1,071	1,387	1,829	2,198
Franklin County													
30% AMI	13,650	15,600	17,550	19,450	21,050	22,600	24,150	25,700	341	365	438	506	565
40% AMI	18,175	20,775	23,375	25,925	28,025	30,100	32,175	34,250	454	486	584	674	752
50% AMI	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
60% AMI	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	681	729	876	1,011	1,128
80% AMI	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	907	972	1,167	1,348	1,503
Low HOME	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
High HOME	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	608	650	744	985	1,006
HTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864
FMR Effective 10-1-2018									608	650	744	985	1,006
Hancock County													
HERA 30%	14,430	16,500	18,570	20,610	22,260	23,910	25,560	27,210	360	386	464	535	597
HERA 40%	19,240	22,000	24,760	27,480	29,680	31,880	34,080	36,280	481	515	619	714	797
HERA 50%	24,050	27,500	30,950	34,350	37,100	39,850	42,600	45,350	601	644	773	893	996
HERA 60%	28,860	33,000	37,140	41,220	44,520	47,820	51,120	54,420	721	773	928	1,071	1,195
50% AMI	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	598	641	770	889	992
60% AMI	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	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	598	641	770	889	992
High HOME	28,740	32,880	36,960	41,040	44,340	47,640	50,940	54,180	744	777	931	1,122	1,233
HTF	14,350	16,910	21,330	25,750	30,170	34,590	39,010	43,430	358	384	533	699	864
FMR Effective 10-1-2018									744	777	931	1,170	1,258

Maine Housing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 4-24-2019

FedHOME Rents Effective 6-28-2019

Housing Trust Fund Income and Rents Effective 6-28-2019

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Kennebec County													
30% AMI	14,700	16,800	18,900	20,950	22,650	24,350	26,000	27,700	367	393	472	545	608
40% AMI	19,600	22,400	25,200	27,950	30,200	32,450	34,675	36,925	490	525	630	726	811
50% AMI	24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150	612	656	787	908	1,013
60% AMI	29,400	33,600	37,800	41,940	45,300	48,660	52,020	55,380	735	787	945	1,090	1,216
80% AMI	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	41,940	45,300	48,660	52,020	55,380	684	689	848	1,104	1,146
HTF	14,700	16,910	21,330	25,750	30,170	34,590	39,010	43,430	367	393	533	699	864
FMR Effective 10-1-2018									684	689	848	1,104	1,146
Knox County													
HERA 30%	13,890	15,870	17,850	19,830	21,420	23,010	24,600	26,190	347	372	446	515	575
HERA 40%	18,520	21,160	23,800	26,440	28,560	30,680	32,800	34,920	463	496	595	687	767
HERA 50%	23,150	26,450	29,750	33,050	35,700	38,350	41,000	43,650	578	620	743	859	958
HERA 60%	27,780	31,740	35,700	39,660	42,840	46,020	49,200	52,380	694	744	892	1,031	1,150
50% AMI	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	573	614	737	851	950
60% AMI	27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	688	737	885	1,022	1,140
80% AMI	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200	917	983	1,180	1,362	1,520
Low HOME	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	573	614	737	851	950
High HOME	27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	731	763	918	1,178	1,295
HTF	13,800	16,910	21,330	25,750	30,170	34,590	39,010	43,430	345	369	533	699	864
FMR Effective 10-1-2018									731	763	918	1,282	1,379
Lincoln County													
HERA 30%	14,700	16,800	18,900	20,970	22,650	24,330	26,010	27,690	367	393	472	545	608
HERA 40%	19,600	22,400	25,200	27,960	30,200	32,440	34,680	36,920	490	525	630	727	811
HERA 50%	24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150	612	656	787	908	1,013
HERA 60%	29,400	33,600	37,800	41,940	45,300	48,660	52,020	55,380	735	787	945	1,090	1,216
50% AMI	24,300	27,800	31,250	34,700	37,500	40,300	43,050	45,850	607	651	781	902	1,007
60% AMI	29,160	33,360	37,500	41,640	45,000	48,360	51,660	55,020	729	781	937	1,083	1,209
80% AMI	38,850	44,400	49,950	55,500	59,950	64,400	68,850	73,300	971	1,040	1,248	1,443	1,610
Low HOME	24,300	27,800	31,250	34,700	37,500	40,300	43,050	45,850	607	651	781	902	1,007
High HOME	29,160	33,360	37,500	41,640	45,000	48,360	51,660	55,020	770	790	944	1,139	1,251
HTF	14,600	16,910	21,330	25,750	30,170	34,590	39,010	43,430	365	390	533	699	864
FMR Effective 10-1-2018									772	790	944	1,205	1,371

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and
Maximum Rent Levels

Incomes and Rents Effective 4-24-2019

FedHOME Rents Effective 6-28-2019

Housing Trust Fund Income and Rents Effective 6-28-2019

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
<u>Oxford County</u>													
30% AMI	13,650	15,600	17,550	19,450	21,050	22,600	24,150	25,700	341	365	438	506	565
40% AMI	18,175	20,775	23,375	25,925	28,025	30,100	32,175	34,250	454	486	584	674	752
50% AMI	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
60% AMI	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	681	729	876	1,011	1,128
80% AMI	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	907	972	1,167	1,348	1,503
Low HOME	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
High HOME	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	680	684	836	1,061	1,164
HTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864
FMR Effective 10-1-2018									680	684	836	1,181	1,374
<u>Penobscot HMFA</u>													
30% AMI	13,650	15,600	17,550	19,450	21,050	22,600	24,150	25,700	341	365	438	506	565
40% AMI	18,175	20,775	23,375	25,925	28,025	30,100	32,175	34,250	454	486	584	674	752
50% AMI	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
60% AMI	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	681	729	876	1,011	1,128
80% AMI	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	907	972	1,167	1,348	1,503
Low HOME	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
High HOME	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	659	662	876	1,061	1,164
HTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864
FMR Effective 10-1-2018									659	662	876	1,098	1,184
<u>Bangor HMFA:</u> Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie													
HERA 30%	15,810	18,060	20,310	22,560	24,390	26,190	27,990	29,790	395	423	507	586	654
HERA 40%	21,080	24,080	27,080	30,080	32,520	34,920	37,320	39,720	527	564	677	782	873
HERA 50%	26,350	30,100	33,850	37,600	40,650	43,650	46,650	49,650	658	705	846	978	1,091
HERA 60%	31,620	36,120	40,620	45,120	48,780	52,380	55,980	59,580	790	846	1,015	1,173	1,309
50% AMI	25,900	29,600	33,300	37,000	40,000	42,950	45,900	48,850	647	693	832	962	1,073
60% AMI	31,080	35,520	39,960	44,400	48,000	51,540	55,080	58,620	777	832	999	1,155	1,288
80% AMI	41,450	47,400	53,300	59,200	63,950	68,700	73,450	78,150	1,036	1,110	1,332	1,539	1,717
Low HOME	25,900	29,600	33,300	37,000	40,000	42,950	45,900	48,850	647	693	832	962	1,073
High HOME	31,080	35,520	39,960	44,400	48,000	51,540	55,080	58,620	690	784	996	1,217	1,338
HTF	15,550	17,800	21,330	25,750	30,170	34,590	39,010	43,430	388	416	533	699	864
FMR Effective 10-1-2018									690	784	996	1,248	1,749

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 4-24-2019

FedHOME Rents Effective 6-28-2019

Housing Trust Fund Income and Rents Effective 6-28-2019

	% 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>													
30% AMI	13,650	15,600	17,550	19,450	21,050	22,600	24,150	25,700	341	365	438	506	565
40% AMI	18,175	20,775	23,375	25,925	28,025	30,100	32,175	34,250	454	486	584	674	752
50% AMI	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
60% AMI	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	681	729	876	1,011	1,128
80% AMI	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	907	972	1,167	1,348	1,503
Low HOME	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	716	842	940
High HOME	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	586	625	716	1,035	1,164
HTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864
FMR Effective 10-1-2018									586	625	716	1,035	1,248
<u>Sagadahoc HMFA</u>													
HERA 30%	15,720	17,970	20,220	22,440	24,240	26,040	27,840	29,640	393	421	505	583	651
HERA 40%	20,960	23,960	26,960	29,920	32,320	34,720	37,120	39,520	524	561	674	778	868
HERA 50%	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400	655	701	842	972	1,085
HERA 60%	31,440	35,940	40,440	44,880	48,480	52,080	55,680	59,280	786	842	1,011	1,167	1,302
50% AMI	25,900	29,600	33,300	36,950	39,950	42,900	45,850	48,800	647	693	832	961	1,072
60% AMI	31,080	35,520	39,960	44,340	47,940	51,480	55,020	58,560	777	832	999	1,153	1,287
80% AMI	41,400	47,300	53,200	59,100	63,850	68,600	73,300	78,050	1,035	1,108	1,330	1,536	1,715
Low HOME	25,900	29,600	33,300	36,950	39,950	42,900	45,850	48,800	647	693	832	961	1,072
High HOME	31,080	35,520	39,960	44,340	47,940	51,480	55,020	58,560	719	832	978	1,264	1,322
HTF	15,550	17,750	21,330	25,750	30,170	34,590	39,010	43,430	388	416	533	699	864
FMR Effective 10-1-2018									719	832	978	1,295	1,322
<u>Somerset County</u>													
30% AMI	13,650	15,600	17,550	19,450	21,050	22,600	24,150	25,700	341	365	438	506	565
40% AMI	18,175	20,775	23,375	25,925	28,025	30,100	32,175	34,250	454	486	584	674	752
50% AMI	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
60% AMI	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	681	729	876	1,011	1,128
80% AMI	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	907	972	1,167	1,348	1,503
Low HOME	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
High HOME	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	580	663	856	1,061	1,164
HTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864
FMR Effective 10-1-2018									580	663	856	1,116	1,196

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Incomes and Rents Effective 4-24-2019

FedHOME Rents Effective 6-28-2019

Housing Trust Fund Income and Rents Effective 6-28-2019

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Waldo County													
30% AMI	13,650	15,600	17,550	19,450	21,050	22,600	24,150	25,700	341	365	438	506	565
40% AMI	18,175	20,775	23,375	25,925	28,025	30,100	32,175	34,250	454	486	584	674	752
50% AMI	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
60% AMI	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	681	729	876	1,011	1,128
80% AMI	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	907	972	1,167	1,348	1,503
Low HOME	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
High HOME	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	718	770	890	1,061	1,164
HTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864
FMR Effective 10-1-2018									728	777	890	1,196	1,524
Washington County													
HERA 30%	13,710	15,660	17,610	19,560	21,150	22,710	24,270	25,830	342	367	440	508	567
HERA 40%	18,280	20,880	23,480	26,080	28,200	30,280	32,360	34,440	457	489	587	678	757
HERA 50%	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	571	611	733	848	946
HERA 60%	27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660	685	734	880	1,017	1,135
50% AMI	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
60% AMI	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	681	729	876	1,011	1,128
80% AMI	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	907	972	1,167	1,348	1,503
Low HOME	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	567	608	730	842	940
High HOME	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	632	636	827	1,036	1,118
HTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864
FMR Effective 10-1-2018									632	636	827	1,036	1,118
York HMFA													
HERA 30%	15,690	17,910	20,160	22,380	24,180	25,980	27,780	29,550	392	420	504	582	649
HERA 40%	20,920	23,880	26,880	29,840	32,240	34,640	37,040	39,400	523	560	672	776	866
HERA 50%	26,150	29,850	33,600	37,300	40,300	43,300	46,300	49,250	653	700	840	970	1,082
HERA 60%	31,380	35,820	40,320	44,760	48,360	51,960	55,560	59,100	784	840	1,008	1,164	1,299
50% AMI	25,700	29,350	33,000	36,650	39,600	42,550	45,450	48,400	642	688	825	953	1,063
60% AMI	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	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	817	874	1,058	1,214	1,335
HTF	15,400	17,600	21,330	25,750	30,170	34,590	39,010	43,430	385	412	533	699	864
FMR Effective 10-1-2018									817	874	1,082	1,365	1,538

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and
Maximum Rent Levels

Incomes and Rents Effective 4-24-2019

FedHOME Rents Effective 6-28-2019

Housing Trust Fund Income and Rents Effective 6-28-2019

	% 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%	20,040	22,920	25,770	28,620	30,930	33,210	35,490	37,800	501	537	644	744	830
HERA 40%	26,720	30,560	34,360	38,160	41,240	44,280	47,320	50,400	668	716	859	992	1,107
HERA 50%	33,400	38,200	42,950	47,700	51,550	55,350	59,150	63,000	835	895	1,073	1,240	1,383
HERA 60%	40,080	45,840	51,540	57,240	61,860	66,420	70,980	75,600	1,002	1,074	1,288	1,488	1,660
50% AMI	33,400	38,150	42,900	47,650	51,500	55,300	59,100	62,900	835	894	1,072	1,239	1,382
60% AMI	40,080	45,780	51,480	57,180	61,800	66,360	70,920	75,480	1,002	1,073	1,287	1,487	1,659
80% AMI	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700	1,321	1,415	1,698	1,963	2,190
Low HOME	33,400	38,150	42,900	47,650	51,500	55,300	59,100	62,900	835	894	1,072	1,239	1,382
High HOME	40,080	45,780	51,480	57,180	61,800	66,360	70,920	75,480	1,011	1,039	1,374	1,593	1,758
HTF	20,050	22,900	25,750	28,600	30,900	34,590	39,010	43,430	501	536	643	743	864
FMR Effective 10-1-2018									1,011	1,039	1,374	1,721	2,413

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

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

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

HERA does not apply to the following Counties: Aroostook, Franklin, Kennebec, Oxford, Penobscot,

Piscataquis, Somerset and Waldo. For Aroostook County - HERA limits exceeded in 2019. Regular income limits now apply.