MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Income and Rents Effective 5-1-2026
FedHOME Rents Effective 6-1-2026
Housing Trust Fund Income and Rents Effective 6-1-2026

	% 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%	20,880	23,850	26,820	29,790	32,190	34,560	36,960	39,330	522	559	670	774	864
HERA 40%	27,840	31,800	35,760	39,720	42,920	46,080	49,280	52,440	696	745	894	1,033	1,152
HERA 50%	34,800	39,750	44,700	49,650	53,650	57,600	61,600	65,550	870	931	1,117	1,291	1,440
HERA 60%	41,760	47,700	53,640	59,580	64,380	69,120	73,920	78,660	1,044	1,118	1,341	1,549	1,728
30% AMI	19,710	22,560	25,350	28,170	30,450	32,700	34,920	37,200	492	528	633	732	817
40% AMI	26,280	30,080	33,800	37,560	40,600	43,600	46,560	49,600	657	704	845	977	1,090
50% AMI	32,850	37,600	42,250	46,950	50,750	54,500	58,200	62,000	821	880	1,056	1,221	1,362
60% AMI	39,420	45,120	50,700	56,340	60,900	65,400	69,840	74,400	985	1,056	1,267	1,465	1,635
80% AMI	52,560	60,160	67,600	75,120	81,200	87,200	93,120	99,200	1,314	1,409	1,690	1,954	2,180
Low HOME	32,850	37,600	42,250	46,950	50,750	54,500	58,200	62,000	821	880	1,056	1,221	1,362
High HOME	39,420	45,120	50,700	56,340	60,900	65,400	69,840	74,400	1,048	1,124	1,351	1,553	1,713
HTF	19,750	22,550	27,320	33,000	38,680	44,360	50,040	55,720	493	528	683	896	1,109
FMR Effective 10-1-2026									1,210	1,282	1,677	2,119	2,459
Aroostook County													
30% AMI	19,320	22,080	24,840	27,570	29,790	32,010	34,200	36,420	483	517	621	717	800
40% AMI	25,760	29,440	33,120	36,760	39,720	42,680	45,600	48,560	644	690	828	956	1,067
50% AMI	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
60% AMI	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	966	1,035	1,242	1,434	1,600
80% AMI	51,520	58,880	66,240	73,520	79,440	85,360	91,200	97,120	1,288	1,380	1,656	1,912	2,134
Low HOME	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
High HOME	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	942	949	1,224	1,520	1,676
HTF	19,300	22,050	27,320	33,000	38,680	44,360	50,040	55,720	482	516	683	896	1,109
FMR Effective 10-1-2026									892	898	1,175	1,581	1,642
Cumberland HMFA													
HERA 30%	23,310	26,640	29,970	33,300	35,970	38,640	41,310	43,980	582	624	749	865	966
HERA 40%	31,080	35,520	39,960	44,400	47,960	51,520	55,080	58,640	777	832	999	1,154	1,288
HERA 50%	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
HERA 60%	46,620	53,280	59,940	66,600	71,940	77,280	82,620	87,960	1,165	1,248	1,498	1,731	1,932
30% AMI	23,280	26,610	29,940	33,240	35,910	38,580	41,220	43,890	582	623	748	864	964
40% AMI	31,040	35,480	39,920	44,320	47,880	51,440	54,960	58,520	776	831	998	1,152	1,286
50% AMI	38,800	44,350	49,900	55,400	59,850	64,300	68,700	73,150	970	1,039	1,247	1,440	1,607
60% AMI	46,560	53,220	59,880	66,480	71,820	77,160	82,440	87,780	1,164	1,247	1,497	1,728	1,929
80% AMI	62,080	70,960	79,840	88,640	95,760	102,880	109,920	117,040	1,552	1,663	1,996	2,305	2,572
Low HOME	38,800	44,350	49,900	55,400	59,850	64,300	68,700	73,150	970	1,039	1,247	1,440	1,607
High HOME	46,560	53,220	59,880	66,480	71,820	77,160	82,440	87,780	1,240	1,330	1,598	1,839	2,031
HTF	23,300	26,600	29,950	33,250	38,680	44,360	50,040	55,720	582	623	748	896	1,109
FMR Effective 10-1-2026									1,545	1,561	1,941	2,425	3,244

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Income and Rents Effective 5-1-2026
FedHOME Rents Effective 6-1-2026
Housing Trust Fund Income and Rents Effective 6-1-2026

	% 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, Chebeague Island, 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%	29,490	33,690	37,890	42,090	45,480	48,840	52,200	55,560	737	789	947	1,094	1,221
HERA 40%	39,320	44,920	50,520	56,120	60,640	65,120	69,600	74,080	983	1,053	1,263	1,459	1,628
HERA 50%	49,150	56,150	63,150	70,150	75,800	81,400	87,000	92,600	1,228	1,316	1,578	1,824	2,035
HERA 60%	58,980	67,380	75,780	84,180	90,960	97,680	104,400	111,120	1,474	1,579	1,894	2,189	2,442
30% AMI	29,220	33,390	37,560	41,730	45,090	48,420	51,750	55,110	730	782	939	1,085	1,210
40% AMI	38,960	44,520	50,080	55,640	60,120	64,560	69,000	73,480	974	1,043	1,252	1,447	1,614
50% AMI	48,700	55,650	62,600	69,550	75,150	80,700	86,250	91,850	1,217	1,304	1,565	1,808	2,017
60% AMI	58,440	66,780	75,120	83,460	90,180	96,840	103,500	110,220	1,461	1,565	1,878	2,170	2,421
80% AMI	77,920	89,040	100,160	111,280	120,240	129,120	138,000	146,960	1,948	2,087	2,504	2,894	3,228
Low HOME	48,700	55,650	62,600	69,550	75,150	80,700	86,250	91,850	1,217	1,304	1,565	1,808	2,017
High HOME	58,440	66,780	75,120	83,460	90,180	96,840	103,500	110,220	1,469	1,658	2,013	2,317	2,565
HTF	29,250	33,400	37,600	41,750	45,100	48,450	51,800	55,720	731	783	940	1,085	1,211
FMR Effective 10-1-2026									1,639	1,864	2,353	2,902	3,092
Franklin County													
HERA 30%	19,320	22,080	24,840	27,600	29,820	32,040	34,230	36,450	483	517	621	717	801
HERA 40%	25,760	29,440	33,120	36,800	39,760	42,720	45,640	48,600	644	690	828	957	1,068
HERA 50%	32,200	36,800	41,400	46,000	49,700	53,400	57,050	60,750	805	862	1,035	1,196	1,335
HERA 60%	38,640	44,160	49,680	55,200	59,640	64,080	68,460	72,900	966	1,035	1,242	1,435	1,602
30% AMI	19,320	22,080	24,840	27,570	29,790	32,010	34,200	36,420	483	517	621	717	800
40% AMI	25,760	29,440	33,120	36,760	39,720	42,680	45,600	48,560	644	690	828	956	1,067
50% AMI	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
60% AMI	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	966	1,035	1,242	1,434	1,600
80% AMI	51,520	58,880	66,240	73,520	79,440	85,360	91,200	97,120	1,288	1,380	1,656	1,912	2,134
Low HOME	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
High HOME	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	911	1,008	1,322	1,520	1,676
HTF	19,300	22,050	27,320	33,000	38,680	44,360	50,040	55,720	482	516	683	896	1,109
FMR Effective 10-1-2026									880	966	1,264	1,750	2,113
Hancock County													
HERA 30%	21,360	24,390	27,450	30,480	32,940	35,370	37,800	40,260	534	571	686	792	884
HERA 40%	28,480	32,520	36,600	40,640	43,920	47,160	50,400	53,680	712	762	915	1,057	1,179
HERA 50%	35,600	40,650	45,750	50,800	54,900	58,950	63,000	67,100	890	953	1,143	1,321	1,473
HERA 60%	42,720	48,780	54,900	60,960	65,880	70,740	75,600	80,520	1,068	1,143	1,372	1,585	1,768
30% AMI	21,270	24,300	27,330	30,360	32,790	35,220	37,650	40,080	531	569	683	789	880
40% AMI	28,360	32,400	36,440	40,480	43,720	46,960	50,200	53,440	709	759	911	1,052	1,174
50% AMI	35,450	40,500	45,550	50,600	54,650	58,700	62,750	66,800	886	949	1,138	1,315	1,467
60% AMI	42,540	48,600	54,660	60,720	65,580	70,440	75,300	80,160	1,063	1,139	1,366	1,578	1,761
80% AMI	56,720	64,800	72,880	80,960	87,440	93,920	100,400	106,880	1,418	1,519	1,822	2,105	2,348
Low HOME	35,450	40,500	45,550	50,600	54,650	58,700	62,750	66,800	886	949	1,138	1,315	1,467
High HOME	42,540	48,600	54,660	60,720	65,580	70,440	75,300	80,160	1,133	1,214	1,459	1,677	1,851
HTF	21,250	24,300	27,350	33,000	38,680	44,360	50,040	55,720	531	569	683	896	1,109
FMR Effective 10-1-2026									1,163	1,171	1,484	2,050	2,198

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Income and Rents Effective 5-1-2026
FedHOME Rents Effective 6-1-2026
Housing Trust Fund Income and Rents Effective 6-1-2026

	% 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	20,160	23,040	25,920	28,800	31,110	33,420	35,730	38,040	504	540	648	748	835
40% AMI	26,880	30,720	34,560	38,400	41,480	44,560	47,640	50,720	672	720	864	998	1,114
50% AMI	33,600	38,400	43,200	48,000	51,850	55,700	59,550	63,400	840	900	1,080	1,248	1,392
60% AMI	40,320	46,080	51,840	57,600	62,220	66,840	71,460	76,080	1,008	1,080	1,296	1,497	1,671
80% AMI	53,760	61,440	69,120	76,800	82,960	89,120	95,280	101,440	1,344	1,440	1,728	1,997	2,228
Low HOME	33,600	38,400	43,200	48,000	51,850	55,700	59,550	63,400	840	900	1,080	1,248	1,392
High HOME	40,320	46,080	51,840	57,600	62,220	66,840	71,460	76,080	1,073	1,090	1,383	1,589	1,753
HTF	20,200	23,050	27,320	33,000	38,680	44,360	50,040	55,720	505	540	683	896	1,109
FMR Effective 10-1-2026									1,043	1,050	1,374	1,767	2,167
Knox County													
HERA 30%	21,240	24,270	27,300	30,330	32,760	35,190	37,620	40,050	531	568	682	788	879
HERA 40%	28,320	32,360	36,400	40,440	43,680	46,920	50,160	53,400	708	758	910	1,051	1,173
HERA 50%	35,400	40,450	45,500	50,550	54,600	58,650	62,700	66,750	885	948	1,137	1,314	1,466
HERA 60%	42,480	48,540	54,600	60,660	65,520	70,380	75,240	80,100	1,062	1,137	1,365	1,577	1,759
30% AMI	20,670	23,610	26,550	29,490	31,860	34,230	36,570	38,940	516	553	663	766	855
40% AMI	27,560	31,480	35,400	39,320	42,480	45,640	48,760	51,920	689	738	885	1,022	1,141
50% AMI	34,450	39,350	44,250	49,150	53,100	57,050	60,950	64,900	861	922	1,106	1,278	1,426
60% AMI	41,340	47,220	53,100	58,980	63,720	68,460	73,140	77,880	1,033	1,107	1,327	1,533	1,711
80% AMI	55,120	62,960	70,800	78,640	84,960	91,280	97,520	103,840	1,378	1,476	1,770	2,045	2,282
Low HOME	34,450	39,350	44,250	49,150	53,100	57,050	60,950	64,900	875	937	1,125	1,300	1,450
High HOME	41,340	47,220	53,100	58,980	63,720	68,460	73,140	77,880	1,118	1,199	1,441	1,656	1,828
HTF	20,650	23,600	27,320	33,000	38,680	44,360	50,040	55,720	516	553	683	896	1,109
FMR Effective 10-1-2026									1,101	1,236	1,503	1,968	1,975
Lincoln County													
HERA 30%	21,660	24,750	27,840	30,930	33,420	35,880	38,370	40,830	541	580	696	804	897
HERA 40%	28,880	33,000	37,120	41,240	44,560	47,840	51,160	54,440	722	773	928	1,072	1,196
HERA 50%	36,100	41,250	46,400	51,550	55,700	59,800	63,950	68,050	902	966	1,160	1,340	1,495
HERA 60%	43,320	49,500	55,680	61,860	66,840	71,760	76,740	81,660	1,083	1,160	1,392	1,608	1,794
30% AMI	21,510	24,600	27,660	30,720	33,180	35,640	38,100	40,560	537	576	691	798	891
40% AMI	28,680	32,800	36,880	40,960	44,240	47,520	50,800	54,080	717	768	922	1,065	1,188
50% AMI	35,850	41,000	46,100	51,200	55,300	59,400	63,500	67,600	896	960	1,152	1,331	1,485
60% AMI	43,020	49,200	55,320	61,440	66,360	71,280	76,200	81,120	1,075	1,152	1,383	1,597	1,782
80% AMI	57,360	65,600	73,760	81,920	88,480	95,040	101,600	108,160	1,434	1,537	1,844	2,130	2,376
Low HOME	35,850	41,000	46,100	51,200	55,300	59,400	63,500	67,600	896	960	1,152	1,331	1,485
High HOME	43,020	49,200	55,320	61,440	66,360	71,280	76,200	81,120	1,145	1,228	1,403	1,697	1,873
HTF	21,500	24,600	27,650	33,000	38,680	44,360	50,040	55,720	537	576	691	896	1,109
FMR Effective 10-1-2026									1,153	1,201	1,307	1,810	1,954

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Income and Rents Effective 5-1-2026
FedHOME Rents Effective 6-1-2026
Housing Trust Fund Income and Rents Effective 6-1-2026

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Oxford County													
30% AMI	19,320	22,080	24,840	27,570	29,790	32,010	34,200	36,420	483	517	621	717	800
40% AMI	25,760	29,440	33,120	36,760	39,720	42,680	45,600	48,560	644	690	828	956	1,067
50% AMI	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
60% AMI	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	966	1,035	1,242	1,434	1,600
80% AMI	51,520	58,880	66,240	73,520	79,440	85,360	91,200	97,120	1,288	1,380	1,656	1,912	2,134
Low HOME	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
High HOME	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	893	989	1,295	1,520	1,676
HTF	19,300	22,050	27,320	33,000	38,680	44,360	50,040	55,720	482	516	683	896	1,109
FMR Effective 10-1-2026									852	949	1,224	1,695	2,046
Penobscot HMFA													
30% AMI	19,320	22,080	24,840	27,570	29,790	32,010	34,200	36,420	483	517	621	717	800
40% AMI	25,760	29,440	33,120	36,760	39,720	42,680	45,600	48,560	644	690	828	956	1,067
50% AMI	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
60% AMI	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	966	1,035	1,242	1,434	1,600
80% AMI	51,520	58,880	66,240	73,520	79,440	85,360	91,200	97,120	1,288	1,380	1,656	1,912	2,134
Low HOME	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
High HOME	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	982	1,061	1,323	1,520	1,676
HTF	19,300	22,050	27,320	33,000	38,680	44,360	50,040	55,720	482	516	683	896	1,109
FMR Effective 10-1-2026									1,042	1,144	1,496	2,039	2,096
Bangor HMFA: Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie													
HERA 30%	24,240	27,720	31,170	34,620	37,410	40,170	42,930	45,720	606	649	779	900	1,004
HERA 40%	32,320	36,960	41,560	46,160	49,880	53,560	57,240	60,960	808	866	1,039	1,200	1,339
HERA 50%	40,400	46,200	51,950	57,700	62,350	66,950	71,550	76,200	1,010	1,082	1,298	1,500	1,673
HERA 60%	48,480	55,440	62,340	69,240	74,820	80,340	85,860	91,440	1,212	1,299	1,558	1,800	2,008
30% AMI	22,380	25,560	28,770	31,950	34,530	37,080	39,630	42,180	559	599	719	831	927
40% AMI	29,840	34,080	38,360	42,600	46,040	49,440	52,840	56,240	746	799	959	1,108	1,236
50% AMI	37,300	42,600	47,950	53,250	57,550	61,800	66,050	70,300	932	998	1,198	1,385	1,545
60% AMI	44,760	51,120	57,540	63,900	69,060	74,160	79,260	84,360	1,119	1,198	1,438	1,662	1,854
80% AMI	59,680	68,160	76,720	85,200	92,080	98,880	105,680	112,480	1,492	1,598	1,918	2,216	2,472
Low HOME	37,300	42,600	47,950	53,250	57,550	61,800	66,050	70,300	932	998	1,198	1,385	1,545
High HOME	44,760	51,120	57,540	63,900	69,060	74,160	79,260	84,360	1,193	1,279	1,537	1,767	1,951
HTF	22,400	25,600	28,800	33,000	38,680	44,360	50,040	55,720	560	600	720	896	1,109
FMR Effective 10-1-2026									1,305	1,380	1,722	2,203	2,495

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Income and Rents Effective 5-1-2026
FedHOME Rents Effective 6-1-2026
Housing Trust Fund Income and Rents Effective 6-1-2026

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Piscataquis County													
30% AMI	19,320	22,080	24,840	27,570	29,790	32,010	34,200	36,420	483	517	621	717	800
40% AMI	25,760	29,440	33,120	36,760	39,720	42,680	45,600	48,560	644	690	828	956	1,067
50% AMI	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
60% AMI	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	966	1,035	1,242	1,434	1,600
80% AMI	51,520	58,880	66,240	73,520	79,440	85,360	91,200	97,120	1,288	1,380	1,656	1,912	2,134
Low HOME	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
High HOME	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	978	1,081	1,323	1,520	1,676
HTF	19,300	22,050	27,320	33,000	38,680	44,360	50,040	55,720	482	516	683	896	1,109
FMR Effective 10-1-2026									933	1,024	1,340	1,610	1,761
Sagadahoc HMFA													
HERA 30%	22,620	25,830	29,070	32,280	34,890	37,470	40,050	42,630	565	605	726	839	936
HERA 40%	30,160	34,440	38,760	43,040	46,520	49,960	53,400	56,840	754	807	969	1,119	1,249
HERA 50%	37,700	43,050	48,450	53,800	58,150	62,450	66,750	71,050	942	1,009	1,211	1,399	1,561
HERA 60%	45,240	51,660	58,140	64,560	69,780	74,940	80,100	85,260	1,131	1,211	1,453	1,679	1,873
30% AMI	22,350	25,560	28,740	31,920	34,500	37,050	39,600	42,150	558	598	718	830	926
40% AMI	29,800	34,080	38,320	42,560	46,000	49,400	52,800	56,200	745	798	958	1,107	1,235
50% AMI	37,250	42,600	47,900	53,200	57,500	61,750	66,000	70,250	931	998	1,197	1,383	1,543
60% AMI	44,700	51,120	57,480	63,840	69,000	74,100	79,200	84,300	1,117	1,197	1,437	1,660	1,852
80% AMI	59,600	68,160	76,640	85,120	92,000	98,800	105,600	112,400	1,490	1,597	1,916	2,214	2,470
Low HOME	37,250	42,600	47,900	53,200	57,500	61,750	66,000	70,250	931	998	1,197	1,383	1,543
High HOME	44,700	51,120	57,480	63,840	69,000	74,100	79,200	84,300	1,105	1,264	1,534	1,764	1,949
HTF	22,350	25,550	28,750	33,000	38,680	44,360	50,040	55,720	558	598	718	896	1,109
FMR Effective 10-1-2026									1,157	1,332	1,659	2,297	2,773
Somerset County													
30% AMI	19,320	22,080	24,840	27,570	29,790	32,010	34,200	36,420	483	517	621	717	800
40% AMI	25,760	29,440	33,120	36,760	39,720	42,680	45,600	48,560	644	690	828	956	1,067
50% AMI	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
60% AMI	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	966	1,035	1,242	1,434	1,600
80% AMI	51,520	58,880	66,240	73,520	79,440	85,360	91,200	97,120	1,288	1,380	1,656	1,912	2,134
Low HOME	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
High HOME	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	1,015	1,083	1,266	1,520	1,676
HTF	19,300	22,050	27,320	33,000	38,680	44,360	50,040	55,720	482	516	683	896	1,109
FMR Effective 10-1-2026									1,031	1,038	1,242	1,676	1,731

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Income and Rents Effective 5-1-2026
FedHOME Rents Effective 6-1-2026
Housing Trust Fund Income and Rents Effective 6-1-2026

	% 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%	19,620	22,410	25,200	27,990	30,240	32,490	34,710	36,960	490	525	630	727	812
HERA 40%	26,160	29,880	33,600	37,320	40,320	43,320	46,280	49,280	654	700	840	970	1,083
HERA 50%	32,700	37,350	42,000	46,650	50,400	54,150	57,850	61,600	817	875	1,050	1,213	1,353
HERA 60%	39,240	44,820	50,400	55,980	60,480	64,980	69,420	73,920	981	1,050	1,260	1,455	1,624
30% AMI	19,470	22,260	25,050	27,810	30,060	32,280	34,500	36,720	486	521	626	723	807
40% AMI	25,960	29,680	33,400	37,080	40,080	43,040	46,000	48,960	649	695	835	964	1,076
50% AMI	32,450	37,100	41,750	46,350	50,100	53,800	57,500	61,200	811	869	1,043	1,205	1,345
60% AMI	38,940	44,520	50,100	55,620	60,120	64,560	69,000	73,440	973	1,043	1,252	1,446	1,614
80% AMI	51,920	59,360	66,800	74,160	80,160	86,080	92,000	97,920	1,298	1,391	1,670	1,929	2,152
Low HOME	32,450	37,100	41,750	46,350	50,100	53,800	57,500	61,200	811	869	1,043	1,205	1,345
High HOME	38,940	44,520	50,100	55,620	60,120	64,560	69,000	73,440	1,035	1,110	1,334	1,533	1,690
HTF	19,500	22,250	27,320	33,000	38,680	44,360	50,040	55,720	487	521	683	896	1,109
FMR Effective 10-1-2026									1,132	1,148	1,367	1,766	1,981
Washington County													
HERA 30%	20,940	23,910	26,910	29,880	32,280	34,680	37,080	39,450	523	560	672	777	867
HERA 40%	27,920	31,880	35,880	39,840	43,040	46,240	49,440	52,600	698	747	897	1,036	1,156
HERA 50%	34,900	39,850	44,850	49,800	53,800	57,800	61,800	65,750	872	934	1,121	1,295	1,445
HERA 60%	41,880	47,820	53,820	59,760	64,560	69,360	74,160	78,900	1,047	1,121	1,345	1,554	1,734
30% AMI	19,320	22,080	24,840	27,570	29,790	32,010	34,200	36,420	483	517	621	717	800
40% AMI	25,760	29,440	33,120	36,760	39,720	42,680	45,600	48,560	644	690	828	956	1,067
50% AMI	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
60% AMI	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	966	1,035	1,242	1,434	1,600
80% AMI	51,520	58,880	66,240	73,520	79,440	85,360	91,200	97,120	1,288	1,380	1,656	1,912	2,134
Low HOME	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	805	862	1,035	1,195	1,333
High HOME	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	863	954	1,252	1,520	1,676
HTF	19,300	22,050	27,320	33,000	38,680	44,360	50,040	55,720	482	516	683	896	1,109
FMR Effective 10-1-2026									927	951	1,230	1,637	1,883
York HMFA													
HERA 30%	24,390	27,870	31,350	34,830	37,620	40,410	43,200	45,990	609	653	783	905	1,010
HERA 40%	32,520	37,160	41,800	46,440	50,160	53,880	57,600	61,320	813	871	1,045	1,207	1,347
HERA 50%	40,650	46,450	52,250	58,050	62,700	67,350	72,000	76,650	1,016	1,088	1,306	1,509	1,683
HERA 60%	48,780	55,740	62,700	69,660	75,240	80,820	86,400	91,980	1,219	1,306	1,567	1,811	2,020
30% AMI	22,440	25,650	28,860	32,040	34,620	37,170	39,750	42,300	561	601	721	833	929
40% AMI	29,920	34,200	38,480	42,720	46,160	49,560	53,000	56,400	748	801	962	1,111	1,239
50% AMI	37,400	42,750	48,100	53,400	57,700	61,950	66,250	70,500	935	1,001	1,202	1,388	1,548
60% AMI	44,880	51,300	57,720	64,080	69,240	74,340	79,500	84,600	1,122	1,202	1,443	1,666	1,858
80% AMI	59,840	68,400	76,960	85,440	92,320	99,120	106,000	112,800	1,496	1,603	1,924	2,222	2,478
Low HOME	37,400	42,750	48,100	53,400	57,700	61,950	66,250	70,500	936	1,003	1,203	1,390	1,550
High HOME	44,880	51,300	57,720	64,080	69,240	74,340	79,500	84,600	1,196	1,283	1,542	1,774	1,959
HTF	22,450	25,650	28,850	33,000	38,680	44,360	50,040	55,720	561	601	721	896	1,109
FMR Effective 10-1-2026									1,352	1,500	1,792	2,464	2,773

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and Maximum Rent Levels

Income and Rents Effective 5-1-2026
FedHOME Rents Effective 6-1-2026
Housing Trust Fund Income and Rents Effective 6-1-2026

	% 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%	27,960	31,950	35,940	39,930	43,140	46,320	49,530	52,710	699	748	898	1,038	1,158
HERA 40%	37,280	42,600	47,920	53,240	57,520	61,760	66,040	70,280	932	998	1,198	1,384	1,544
HERA 50%	46,600	53,250	59,900	66,550	71,900	77,200	82,550	87,850	1,165	1,248	1,497	1,730	1,930
HERA 60%	55,920	63,900	71,880	79,860	86,280	92,640	99,060	105,420	1,398	1,497	1,797	2,076	2,316
30% AMI	27,930	31,920	35,910	39,870	43,080	46,260	49,440	52,650	698	748	897	1,036	1,156
40% AMI	37,240	42,560	47,880	53,160	57,440	61,680	65,920	70,200	931	997	1,197	1,382	1,542
50% AMI	46,550	53,200	59,850	66,450	71,800	77,100	82,400	87,750	1,163	1,246	1,496	1,728	1,927
60% AMI	55,860	63,840	71,820	79,740	86,160	92,520	98,880	105,300	1,396	1,496	1,795	2,073	2,313
80% AMI	74,480	85,120	95,760	106,320	114,880	123,360	131,840	140,400	1,862	1,995	2,394	2,765	3,084
Low HOME	46,550	53,200	59,850	66,450	71,800	77,100	82,400	87,750	1,163	1,246	1,496	1,728	1,927
High HOME	55,860	63,840	71,820	79,740	86,160	92,520	98,880	105,300	1,493	1,601	1,923	2,213	2,449
HTF	27,900	31,900	35,900	39,850	43,050	46,250	50,040	55,720	697	747	897	1,036	1,156
FMR Effective 10-1-2026									1,655	1,816	2,376	2,831	3,383

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, Kennebec, Oxford, Penobscot, Piscataquis and Somerset