

Cumberland Housing Authority Meeting Agenda
Tuesday, October 20, 2025, 2025 at 3:00 pm
Town of Cumberland, 290 Tuttle Rd., Council Chambers

A. Call to Order

B. Roll Call

C. Director's report

D. New Business

1. To establish a means test for new tenants.

2. To approve rental rates for new tenants.

E. Public Comment

F. Adjourn

Housing Authority Members:

Cara Biddings

Connie Bingham

Stacie Daigle

Bill Hansen

Norman Maze

Sally Pierce

Bill Stiles

Denise Thorsson (Council Liaison)

Bob Vail (Council Liaison)

Staff Support:

Chris Bolduc, Housing Authority Director: #207-829-2220

Matthew Sturgis, Town Manager: #207-829-2205

Christina Silberman, Administrative Assistant: #207-558-9114

**CUMBERLAND HOUSING AUTHORITY
PROPOSED RATES FOR CONSIDERATION FOR 2026 FOR ALL NEW TENANTS**

TYPE	MUNIS CODE	UNIT TYPE	# OF UNITS	RENT AMOUNT	New Year	Proposed Rent	Maine Housing PHMFA	
GF1-SUB	SHSUGR	grandfathered subsidized 1 bed	1	\$600.00				
SUB-1BED	SHSUB	subsidized 1 bed	2	\$731.00	2026 Rate	\$ 1,217	50% AMI	
SUB-1BED-22		subsidized 1 bed 2022 new	0	\$783.00	2026 Rate	\$ 1,217	50% AMI	
GF-1 BED	SHBGR	grandfathered 1 bed	1	\$903.00				
1-BED	SHB	1 bed current rate	11	\$985.00				
GF2-BED	SHBBGR	grandfathered 2 bedroom	1	\$1,041.00				
2-BED	SHBB	2 bedroom	5	\$1,188.00				
2BED-16	SHBB16	2 bed 2016 rate	5	\$1,308.00				
1-BED-22	SHB22	1 bed 2022 new tenants	3	\$1,037.00	2026 Rate	\$ 1,461	60% AMI	\$ 1,948 80% AMI
2-BED-22	SHBB22	2 bed 2022 new tenants	1	\$1,412.00	2026 Rate	\$ 1,753	60% AMI	\$ 2,038 80% AMI
TOTAL # OF UNITS			30					



FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Portland, ME HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$1,379	\$1,563	\$2,011	\$2,464	\$2,763
FY 2024 FMR	\$1,319	\$1,512	\$1,946	\$2,418	\$2,742

The Portland, ME HUD Metro FMR Area consists of the following towns: Cape Elizabeth town (Cumberland County), ME; Casco town (Cumberland County), ME; Chebeague Island town (Cumberland County), ME; Cumberland town (Cumberland County), ME; Falmouth town (Cumberland County), ME; Freeport town (Cumberland County), ME; Frye Island town (Cumberland County), ME; Gorham town (Cumberland County), ME; Gray town (Cumberland County), ME; Long Island town (Cumberland County), ME; North Yarmouth town (Cumberland County), ME; Portland city (Cumberland County), ME; Raymond town (Cumberland County), ME; Scarborough town (Cumberland County), ME; South Portland city (Cumberland County), ME; Standish town (Cumberland County), ME; Westbrook city (Cumberland County), ME; Windham town (Cumberland County), ME; Yarmouth town (Cumberland County), ME; Buxton town (York County), ME; Hollis town (York County), ME; Limington town (York County), ME; and Old Orchard Beach town (York County), ME. All information here applies to the entirety of the Portland, ME HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

— [Show/Hide Methodology Narrative](#) —

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **[Calculate the Base Rent](#)**: HUD uses 2018-2022 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2025, provided the estimate is statistically reliable. For FY2025, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2018-2022 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or



VOUCHER PAYMENT STANDARD SCHEDULE

**EFFECTIVE
January 1, 2025**

	SRO	0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR
METROPOLITAN FMR AREAS									
Bangor HMFA	790	1054	1136	1452	1861	1927	2216	2506	2794
Cumberland HMFA	933	1244	1383	1814	2278	2773	3189	3605	4021
Lewiston-Auburn MSA	726	969	1073	1369	1796	1992	2290	2589	2889
Penobscot HMFA	666	889	932	1224	1542	1826	2099	2373	2647
Portland HMFA	1137	1516	1719	2212	2710	3039	3494	3950	4406
Sagadahoc HMFA	792	1057	1191	1463	2051	2458	2826	3195	3563
York HMFA	923	1231	1390	1712	2262	2492	2865	3239	3612
York-Kittery-South Berwick HMFA	1054	1406	1589	2049	2654	3442	3958	4475	4990
NONMETROPOLITAN COUNTIES									
Aroostook	579	773	833	1045	1432	1491	1715	1938	2162
Franklin	619	826	919	1205	1591	1598	1838	2077	2317
Hancock	834	1112	1118	1322	1746	1753	2016	2279	2542
Kennebec	724	966	973	1252	1570	1878	2158	2440	2722
Knox	666	888	1096	1295	1618	1977	2273	2570	2867
Lincoln	892	1190	1213	1368	1807	1813	2085	2357	2630
Oxford	678	904	910	1194	1564	2005	2306	2607	2908
Piscataquis	612	817	908	1191	1435	1588	1826	2064	2303
Somerset	693	925	1002	1158	1485	1661	1909	2159	2407
Waldo	780	1040	1047	1340	1733	1863	2142	2422	2701
Washington	580	774	860	1128	1581	1695	1949	2203	2457

Amounts include the cost of utilities

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and

Maximum Rent Levels

Income and Rents Effective 4-1-2025

FedHOME Rents Effective 6-1-2025

Housing Trust Fund Income and Rents Effective 6-1-2025

	% 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%	18,990	21,690	24,390	27,090	29,280	31,440	33,600	35,760	474	508	609	704	786
HERA 40%	25,320	28,920	32,520	36,120	39,040	41,920	44,800	47,680	633	678	813	939	1,048
HERA 50%	31,650	36,150	40,650	45,150	48,800	52,400	56,000	59,600	791	847	1,016	1,174	1,310
HERA 60%	37,980	43,380	48,780	54,180	58,560	62,880	67,200	71,520	949	1,017	1,219	1,409	1,572
30% AMI	17,940	20,520	23,070	25,620	27,690	29,730	31,770	33,840	448	480	576	666	743
50% AMI	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400	747	801	961	1,110	1,238
60% AMI	35,880	41,040	46,140	51,240	55,380	59,460	63,540	67,680	897	961	1,153	1,332	1,486
80% AMI	47,840	54,720	61,520	68,320	73,840	79,280	84,720	90,240	1,196	1,282	1,538	1,777	1,982
Low HOME	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400	747	801	961	1,110	1,238
High HOME	35,880	41,040	46,140	51,240	55,380	59,460	63,540	67,680	898	994	1,227	1,409	1,553
HTF	17,950	21,150	26,650	32,150	37,650	43,150	48,650	54,150	448	480	666	872	1,078
FMR Effective 10-1-2024									898	994	1,268	1,663	1,845
Aroostook County													
HERA 30%	19,290	22,050	24,810	27,540	29,760	31,950	34,170	36,360	482	516	620	716	798
HERA 40%	25,720	29,400	33,080	36,720	39,680	42,600	45,560	48,480	643	689	827	955	1,065
HERA 50%	32,150	36,750	41,350	45,900	49,600	53,250	56,950	60,600	803	861	1,033	1,193	1,331
HERA 60%	38,580	44,100	49,620	55,080	59,520	63,900	68,340	72,720	964	1,033	1,240	1,432	1,597
30% AMI	17,850	20,400	22,950	25,500	27,540	29,580	31,620	33,660	446	478	573	663	739
50% AMI	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
60% AMI	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	892	956	1,147	1,326	1,479
80% AMI	47,600	54,400	61,200	68,000	73,440	78,880	84,320	89,760	1,190	1,275	1,530	1,768	1,972
Low HOME	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	730	786	956	1,105	1,232
High HOME	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	730	786	986	1,351	1,407
HTF	17,850	21,150	26,650	32,150	37,650	43,150	48,650	54,150	446	478	666	872	1,078
FMR Effective 10-1-2024									730	786	986	1,351	1,407
Cumberland HMFA													
HERA 30%	23,040	26,340	29,640	32,910	35,550	38,190	40,830	43,470	576	617	741	855	954
HERA 40%	30,720	35,120	39,520	43,880	47,400	50,920	54,440	57,960	768	823	988	1,141	1,273
HERA 50%	38,400	43,900	49,400	54,850	59,250	63,650	68,050	72,450	960	1,028	1,235	1,426	1,591
HERA 60%	46,080	52,680	59,280	65,820	71,100	76,380	81,660	86,940	1,152	1,234	1,482	1,711	1,909
30% AMI	23,010	26,280	29,580	32,850	35,490	38,130	40,740	43,380	575	616	739	854	953
50% AMI	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300	958	1,026	1,232	1,423	1,588
60% AMI	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760	1,150	1,232	1,479	1,708	1,906
80% AMI	61,360	70,080	78,880	87,600	94,640	101,680	108,640	115,680	1,534	1,643	1,972	2,278	2,542
Low HOME	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300	958	1,026	1,232	1,423	1,588
High HOME	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760	1,197	1,316	1,581	1,817	2,008
HTF	23,000	26,300	29,600	32,850	37,650	43,150	48,650	54,150	575	616	740	872	1,078
FMR Effective 10-1-2024									1,197	1,330	1,745	2,191	2,667

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and

Maximum Rent Levels

Income and Rents Effective 4-1-2025

FedHOME Rents Effective 6-1-2025

Housing Trust Fund Income and Rents Effective 6-1-2025

	% 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%	27,510	31,440	35,370	39,300	42,450	45,600	48,750	51,900	687	736	884	1,021	1,140
HERA 40%	36,680	41,920	47,160	52,400	56,600	60,800	65,000	69,200	917	982	1,179	1,362	1,520
HERA 50%	45,850	52,400	58,950	65,500	70,750	76,000	81,250	86,500	1,146	1,228	1,473	1,703	1,900
HERA 60%	55,020	62,880	70,740	78,600	84,900	91,200	97,500	103,800	1,375	1,473	1,768	2,043	2,280
30% AMI	27,270	31,170	35,070	38,940	42,060	45,180	48,300	51,420	681	730	876	1,012	1,129
50% AMI	45,450	51,950	58,450	64,900	70,100	75,300	80,500	85,700	1,136	1,217	1,461	1,687	1,882
60% AMI	54,540	62,340	70,140	77,880	84,120	90,360	96,600	102,840	1,363	1,461	1,753	2,025	2,259
80% AMI	72,720	83,120	93,520	103,840	112,160	120,480	128,800	137,120	1,818	1,948	2,338	2,700	3,012
Low HOME	45,450	51,950	58,450	64,900	70,100	75,300	80,500	85,700	1,136	1,217	1,461	1,687	1,882
High HOME	54,540	62,340	70,140	77,880	84,120	90,360	96,600	102,840	1,379	1,562	1,877	2,159	2,389
HTF	27,300	31,200	35,100	38,950	42,100	45,200	48,650	54,150	682	731	877	1,013	1,130
FMR Effective 10-1-2024									1,379	1,563	2,011	2,464	2,763
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	18,150	20,760	23,340	25,920	28,020	30,090	32,160	34,230	453	486	583	674	752
50% AMI	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050	756	810	972	1,123	1,253
60% AMI	36,300	41,520	46,680	51,840	56,040	60,180	64,320	68,460	907	972	1,167	1,348	1,504
80% AMI	48,400	55,360	62,240	69,120	74,720	80,240	85,760	91,280	1,210	1,297	1,556	1,798	2,006
Low HOME	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050	756	810	972	1,123	1,253
High HOME	36,300	41,520	46,680	51,840	56,040	60,180	64,320	68,460	765	851	1,116	1,426	1,480
HTF	18,150	21,150	26,650	32,150	37,650	43,150	48,650	54,150	453	486	666	872	1,078
FMR Effective 10-1-2024									765	851	1,116	1,474	1,480
Hancock County													
HERA 30%	20,370	23,280	26,190	29,100	31,440	33,780	36,090	38,430	509	545	654	756	844
HERA 40%	27,160	31,040	34,920	38,800	41,920	45,040	48,120	51,240	679	727	873	1,009	1,126
HERA 50%	33,950	38,800	43,650	48,500	52,400	56,300	60,150	64,050	848	909	1,091	1,261	1,407
HERA 60%	40,740	46,560	52,380	58,200	62,880	67,560	72,180	76,860	1,018	1,091	1,309	1,513	1,689
30% AMI	20,250	23,160	26,040	28,920	31,260	33,570	35,880	38,190	506	542	651	752	839
50% AMI	33,750	38,600	43,400	48,200	52,100	55,950	59,800	63,650	843	904	1,085	1,253	1,398
60% AMI	40,500	46,320	52,080	57,840	62,520	67,140	71,760	76,380	1,012	1,085	1,302	1,504	1,678
80% AMI	54,000	61,760	69,440	77,120	83,360	89,520	95,680	101,840	1,350	1,447	1,736	2,006	2,238
Low HOME	33,750	38,600	43,400	48,200	52,100	55,950	59,800	63,650	843	904	1,085	1,253	1,398
High HOME	40,500	46,320	52,080	57,840	62,520	67,140	71,760	76,380	1,011	1,017	1,202	1,588	1,594
HTF	20,250	23,150	26,650	32,150	37,650	43,150	48,650	54,150	506	542	666	872	1,078
FMR Effective 10-1-2024									1,011	1,017	1,202	1,588	1,594

Maine Housing - Rent Restricted Programs

Income Eligibility Limits and

Maximum Rent Levels

Income and Rents Effective 4-1-2025

FedHOME Rents Effective 6-1-2025

Housing Trust Fund Income and Rents Effective 6-1-2025

	% 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	18,360	20,970	23,580	26,190	28,290	30,390	32,490	34,590	459	491	589	681	759
40% AMI	24,480	27,960	31,440	34,920	37,720	40,520	43,320	46,120	612	655	786	908	1,013
50% AMI	30,600	34,950	39,300	43,650	47,150	50,650	54,150	57,650	765	819	982	1,135	1,266
60% AMI	36,720	41,940	47,160	52,380	56,580	60,780	64,980	69,180	918	983	1,179	1,362	1,519
80% AMI	48,960	55,920	62,880	69,840	75,440	81,040	86,640	92,240	1,224	1,311	1,572	1,816	2,026
Low HOME	30,600	34,950	39,300	43,650	47,150	50,650	54,150	57,650	765	819	982	1,135	1,266
High HOME	36,720	41,940	47,160	52,380	56,580	60,780	64,980	69,180	895	901	1,160	1,442	1,589
HTF	18,350	21,150	26,650	32,150	37,650	43,150	48,650	54,150	458	491	666	872	1,078
FMR Effective 10-1-2024									895	901	1,160	1,454	1,739
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	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	525	562	675	780	870
50% AMI	35,000	40,000	45,000	50,000	54,000	58,000	62,000	66,000	875	937	1,125	1,300	1,450
60% AMI	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200	1,050	1,125	1,350	1,560	1,740
80% AMI	56,000	64,000	72,000	80,000	86,400	92,800	99,200	105,600	1,400	1,500	1,800	2,080	2,320
Low HOME	35,000	40,000	45,000	50,000	54,000	58,000	62,000	66,000	808	937	1,125	1,300	1,450
High HOME	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200	808	997	1,178	1,471	1,798
HTF	21,000	24,000	27,000	32,150	37,650	43,150	48,650	54,150	525	562	675	872	1,078
FMR Effective 10-1-2024									808	997	1,178	1,471	1,798
Lincoln County													
HERA 30%	20,880	23,880	26,850	29,820	32,220	34,620	36,990	39,390	522	559	671	775	865
HERA 40%	27,840	31,840	35,800	39,760	42,960	46,160	49,320	52,520	696	746	895	1,034	1,154
HERA 50%	34,800	39,800	44,750	49,700	53,700	57,700	61,650	65,650	870	932	1,118	1,292	1,442
HERA 60%	41,760	47,760	53,700	59,640	64,440	69,240	73,980	78,780	1,044	1,119	1,342	1,551	1,731
30% AMI	20,730	23,700	26,670	29,610	31,980	34,350	36,720	39,090	518	555	666	769	858
50% AMI	34,550	39,500	44,450	49,350	53,300	57,250	61,200	65,150	863	925	1,111	1,283	1,431
60% AMI	41,460	47,400	53,340	59,220	63,960	68,700	73,440	78,180	1,036	1,110	1,333	1,539	1,717
80% AMI	55,280	63,200	71,120	78,960	85,280	91,600	97,920	104,240	1,382	1,481	1,778	2,053	2,290
Low HOME	34,550	39,500	44,450	49,350	53,300	57,250	61,200	65,150	863	925	1,111	1,283	1,431
High HOME	41,460	47,400	53,340	59,220	63,960	68,700	73,440	78,180	1,082	1,103	1,244	1,634	1,649
HTF	20,750	23,700	26,650	32,150	37,650	43,150	48,650	54,150	518	555	666	872	1,078
FMR Effective 10-1-2024									1,082	1,103	1,244	1,643	1,649

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FedHOME Rents Effective 6-1-2025

Housing Trust Fund Income and Rents Effective 6-1-2025

	% 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	17,850	20,400	22,950	25,500	27,540	29,580	31,620	33,660	446	478	573	663	739
40% AMI	23,800	27,200	30,600	34,000	36,720	39,440	42,160	44,880	595	637	765	884	986
50% AMI	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
60% AMI	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	892	956	1,147	1,326	1,479
80% AMI	47,600	54,400	61,200	68,000	73,440	78,880	84,320	89,760	1,190	1,275	1,530	1,768	1,972
Low HOME	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
High HOME	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	830	835	1,096	1,403	1,545
HTF	17,850	21,150	26,650	32,150	37,650	43,150	48,650	54,150	446	478	666	872	1,078
FMR Effective 10-1-2024									830	835	1,096	1,435	1,840
Penobscot HMFA													
30% AMI	17,850	20,400	22,950	25,500	27,540	29,580	31,620	33,660	446	478	573	663	739
40% AMI	23,800	27,200	30,600	34,000	36,720	39,440	42,160	44,880	595	637	765	884	986
50% AMI	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
60% AMI	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	892	956	1,147	1,326	1,479
80% AMI	47,600	54,400	61,200	68,000	73,440	78,880	84,320	89,760	1,190	1,275	1,530	1,768	1,972
Low HOME	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
High HOME	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	839	880	1,155	1,403	1,545
HTF	17,850	21,150	26,650	32,150	37,650	43,150	48,650	54,150	446	478	666	872	1,078
FMR Effective 10-1-2024									839	880	1,155	1,455	1,723
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	21,720	24,810	27,900	31,020	33,510	35,970	38,460	40,950	543	581	697	806	899
50% AMI	36,200	41,350	46,500	51,700	55,850	59,950	64,100	68,250	905	969	1,162	1,344	1,498
60% AMI	43,440	49,620	55,800	62,040	67,020	71,940	76,920	81,900	1,086	1,163	1,395	1,613	1,798
80% AMI	57,920	66,160	74,400	82,720	89,360	95,920	102,560	109,200	1,448	1,551	1,860	2,151	2,398
Low HOME	36,200	41,350	46,500	51,700	55,850	59,950	64,100	68,250	905	969	1,162	1,344	1,498
High HOME	43,440	49,620	55,800	62,040	67,020	71,940	76,920	81,900	1,034	1,114	1,424	1,714	1,890
HTF	21,700	24,800	27,900	32,150	37,650	43,150	48,650	54,150	542	581	697	872	1,078
FMR Effective 10-1-2024									1,034	1,114	1,424	1,825	1,890

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Income and Rents Effective 4-1-2025

FedHOME Rents Effective 6-1-2025

Housing Trust Fund Income and Rents Effective 6-1-2025

	% 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	17,850	20,400	22,950	25,500	27,540	29,580	31,620	33,660	446	478	573	663	739
40% AMI	23,800	27,200	30,600	34,000	36,720	39,440	42,160	44,880	595	637	765	884	986
50% AMI	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
60% AMI	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	892	956	1,147	1,326	1,479
80% AMI	47,600	54,400	61,200	68,000	73,440	78,880	84,320	89,760	1,190	1,275	1,530	1,768	1,972
Low HOME	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
High HOME	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	771	857	1,124	1,354	1,499
HTF	17,850	21,150	26,650	32,150	37,650	43,150	48,650	54,150	446	478	666	872	1,078
FMR Effective 10-1-2024									771	857	1,124	1,354	1,499
Sagadahoc HMFA													
HERA 30%	21,930	25,080	28,200	31,320	33,840	36,360	38,850	41,370	548	587	705	814	909
HERA 40%	29,240	33,440	37,600	41,760	45,120	48,480	51,800	55,160	731	783	940	1,086	1,212
HERA 50%	36,550	41,800	47,000	52,200	56,400	60,600	64,750	68,950	913	979	1,175	1,357	1,515
HERA 60%	43,860	50,160	56,400	62,640	67,680	72,720	77,700	82,740	1,096	1,175	1,410	1,629	1,818
30% AMI	21,690	24,780	27,870	30,960	33,450	35,940	38,400	40,890	542	580	696	805	898
50% AMI	36,150	41,300	46,450	51,600	55,750	59,900	64,000	68,150	903	968	1,161	1,341	1,497
60% AMI	43,380	49,560	55,740	61,920	66,900	71,880	76,800	81,780	1,084	1,161	1,393	1,610	1,797
80% AMI	57,840	66,080	74,320	82,560	89,200	95,840	102,400	109,040	1,446	1,549	1,858	2,147	2,396
Low HOME	36,150	41,300	46,450	51,600	55,750	59,900	64,000	68,150	903	968	1,161	1,341	1,497
High HOME	43,380	49,560	55,740	61,920	66,900	71,880	76,800	81,780	1,037	1,168	1,435	1,711	1,889
HTF	21,700	24,800	27,900	32,150	37,650	43,150	48,650	54,150	542	581	697	872	1,078
FMR Effective 10-1-2024									1,037	1,168	1,435	2,011	2,410
Somerset County													
HERA 30%	18,000	20,550	23,130	25,680	27,750	29,790	31,860	33,900	450	481	578	667	744
HERA 40%	24,000	27,400	30,840	34,240	37,000	39,720	42,480	45,200	600	642	771	890	993
HERA 50%	30,000	34,250	38,550	42,800	46,250	49,650	53,100	56,500	750	803	963	1,113	1,241
HERA 60%	36,000	41,100	46,260	51,360	55,500	59,580	63,720	67,800	900	963	1,156	1,335	1,489
30% AMI	17,850	20,400	22,950	25,500	27,540	29,580	31,620	33,660	446	478	573	663	739
50% AMI	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
60% AMI	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	892	956	1,147	1,326	1,479
80% AMI	47,600	54,400	61,200	68,000	73,440	78,880	84,320	89,760	1,190	1,275	1,530	1,768	1,972
Low HOME	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
High HOME	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	841	911	1,053	1,350	1,510
HTF	17,850	21,150	26,650	32,150	37,650	43,150	48,650	54,150	446	478	666	872	1,078
FMR Effective 10-1-2024									841	911	1,053	1,350	1,510

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Income and Rents Effective 4-1-2025

FedHOME Rents Effective 6-1-2025

Housing Trust Fund Income and Rents Effective 6-1-2025

	% 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%	18,750	21,420	24,090	26,760	28,920	31,050	33,210	35,340	468	502	602	696	776
HERA 40%	25,000	28,560	32,120	35,680	38,560	41,400	44,280	47,120	625	669	803	928	1,035
HERA 50%	31,250	35,700	40,150	44,600	48,200	51,750	55,350	58,900	781	836	1,003	1,160	1,293
HERA 60%	37,500	42,840	48,180	53,520	57,840	62,100	66,420	70,680	937	1,004	1,204	1,392	1,552
30% AMI	18,630	21,300	23,970	26,610	28,740	30,870	33,000	35,130	465	499	599	691	771
50% AMI	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550	776	831	998	1,153	1,286
60% AMI	37,260	42,600	47,940	53,220	57,480	61,740	66,000	70,260	931	998	1,198	1,383	1,543
80% AMI	49,680	56,800	63,920	70,960	76,640	82,320	88,000	93,680	1,242	1,331	1,598	1,845	2,058
Low HOME	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550	776	831	998	1,153	1,286
High HOME	37,260	42,600	47,940	53,220	57,480	61,740	66,000	70,260	946	952	1,219	1,465	1,615
HTF	18,650	21,300	26,650	32,150	37,650	43,150	48,650	54,150	466	499	666	872	1,078
FMR Effective 10-1-2024									946	952	1,219	1,576	1,694
Washington County													
HERA 30%	19,950	22,800	25,650	28,500	30,780	33,060	35,340	37,620	498	534	641	741	826
HERA 40%	26,600	30,400	34,200	38,000	41,040	44,080	47,120	50,160	665	712	855	988	1,102
HERA 50%	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700	831	890	1,068	1,235	1,377
HERA 60%	39,900	45,600	51,300	57,000	61,560	66,120	70,680	75,240	997	1,068	1,282	1,482	1,653
30% AMI	17,850	20,400	22,950	25,500	27,540	29,580	31,620	33,660	446	478	573	663	739
50% AMI	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	743	796	956	1,105	1,232
60% AMI	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	892	956	1,147	1,326	1,479
80% AMI	47,600	54,400	61,200	68,000	73,440	78,880	84,320	89,760	1,190	1,275	1,530	1,768	1,972
Low HOME	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	704	782	956	1,105	1,232
High HOME	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	704	782	1,026	1,403	1,541
HTF	17,850	21,150	26,650	32,150	37,650	43,150	48,650	54,150	446	478	666	872	1,078
FMR Effective 10-1-2024									704	782	1,026	1,438	1,541
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	22,470	25,680	28,890	32,070	34,650	37,200	39,780	42,360	561	601	722	834	930
50% AMI	37,450	42,800	48,150	53,450	57,750	62,000	66,300	70,600	936	1,003	1,203	1,390	1,550
60% AMI	44,940	51,360	57,780	64,140	69,300	74,400	79,560	84,720	1,123	1,203	1,444	1,668	1,860
80% AMI	59,920	68,480	77,040	85,520	92,400	99,200	106,080	112,960	1,498	1,605	1,926	2,224	2,480
Low HOME	37,450	42,800	48,150	53,450	57,750	62,000	66,300	70,600	936	1,003	1,203	1,390	1,550
High HOME	44,940	51,360	57,780	64,140	69,300	74,400	79,560	84,720	1,162	1,283	1,542	1,774	1,959
HTF	22,450	25,650	28,850	32,150	37,650	43,150	48,650	54,150	561	601	721	872	1,078

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Income and Rents Effective 4-1-2025

FedHOME Rents Effective 6-1-2025

Housing Trust Fund Income and Rents Effective 6-1-2025

% Median Income - Adjusted by Family Size									Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
FMR Effective 10-1-2024									1,162	1,312	1,616	2,134	2,351
York-Kittery-So. Berwick HMFA: Berwick, Eliot, Kittery, South Berwick, York													
HERA 30%	26,970	30,840	34,680	38,520	41,610	44,700	47,790	50,850	674	722	867	1,001	1,117
HERA 40%	35,960	41,120	46,240	51,360	55,480	59,600	63,720	67,800	899	963	1,156	1,335	1,490
HERA 50%	44,950	51,400	57,800	64,200	69,350	74,500	79,650	84,750	1,123	1,204	1,445	1,669	1,862
HERA 60%	53,940	61,680	69,360	77,040	83,220	89,400	95,580	101,700	1,348	1,445	1,734	2,003	2,235
30% AMI	26,940	30,780	34,620	38,460	41,550	44,640	47,700	50,790	673	721	865	1,000	1,116
50% AMI	44,900	51,300	57,700	64,100	69,250	74,400	79,500	84,650	1,122	1,202	1,442	1,666	1,860
60% AMI	53,880	61,560	69,240	76,920	83,100	89,280	95,400	101,580	1,347	1,443	1,731	2,000	2,232
80% AMI	71,840	82,080	92,320	102,560	110,800	119,040	127,200	135,440	1,796	1,924	2,308	2,667	2,976
Low HOME	44,900	51,300	57,700	64,100	69,250	74,400	79,500	84,650	1,122	1,202	1,442	1,666	1,860
High HOME	53,880	61,560	69,240	76,920	83,100	89,280	95,400	101,580	1,352	1,528	1,854	2,134	2,360
HTF	26,950	30,800	34,650	38,450	41,550	44,650	48,650	54,150	673	721	866	1,000	1,116
FMR Effective 10-1-2024									1,352	1,528	1,971	2,552	3,310
<p>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.</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> <p>HERA does not apply to the following Counties: Kennebec, Oxford, Penobscot, and Piscataquis</p>													