



Office of Community Development
59 Statehouse Station
Augusta, Maine 04333

POLICY STATEMENT #10

Subject: ***HUD Revised Section 8 Income Guidelines***
Effective: 12/18/13

Revised: 02/14

Enclosed are the HUD income guidelines for lower and very low-income families, (the words “low and very low” are equivalents for the terms low and moderate income that are typically used by the CDBG program) pursuant to Section 8 of the U.S. Housing and Community Development Act of 1974, as amended. These amounts are set forth by dollar amount and family size. They are based on estimates of State and county median incomes.

These income guidelines must be used to determine the income eligibility of individual applicants for assistance from all CDBG funded programs.

The income limits are listed by dollar amount and family size, and are provided for each Metropolitan Statistical Area (MSA), Primary Metropolitan Statistical Area (PMSA), and Nonmetropolitan County in the attached list.

Section 8 income limits are used to determine if an applicant for the Public Housing, Section 8, or other program (CDBG) subject to Section 3(b)(2) meets the relevant income eligibility requirement for admission. The revised income limits are based on HUD estimates of median family income for the most current fiscal year, which are in turn based on, updated 2000 Census estimates.

The use of the new metropolitan area definitions leads to both increases and decreases in median family income estimates and income limits. Use of FMRs rebenchmarked with 1990 Census data also produces some changes in income limits. No further rebenchmarking of income limits is anticipated until after the next Census, except due to occasional changes in metropolitan area definitions. The eligibility for continued program participation by those already receiving HUD assistance is not affected by decreases in income limits.

By statute, the definition of “very low-income” is tied to ‘50 per centum of median family income” for an area, and the definition of “low-income” is tied to ‘80 per centum of the median family income” for the area. As required by statute, the meaning of the term “area” is affected by whether the local median family income is less than the respective State’s nonmetropolitan median family income. In addition, the statute provides for adjustments to income limits for areas which unusually high or low incomes in relation to housing costs.

Income limits are calculated using formula relationships. The first step is to calculate what they would be if no adjustments are needed for unusually high or low incomes or housing costs. Adjustments are then made only if the resulting income limits are outside of formula constraints. More specifically, the very low-income limit for a four-person family is set as the higher of:

- 50 percent of the area median family income; or,
- 50 percent of the State nonmetropolitan median family income for the State in which all or most of the area is located; or,
- The income at which 35 percent of income would pay for a unit renting at 85 percent of the typical rent for an existing two-bedroom unit in the area, as measured by the Section 8 Fair Market Rent (FMR) standard.

The purpose of the last calculation is to adjust for areas where rental-housing costs are unusually high in relation to the median income level. A parallel adjustment to constrain income limits is made for a small number of areas where rental-housing costs are unusually low relative to income levels. The guideline used is that the maximum income limit for a four-person very low-income family is set such that 30 percent of that amount will permit a family to afford a unit renting at 120 percent of the FMR. In no instance, however, are income limits set below those based on the State nonmetropolitan median income level.

Most low-income limits are based on 80 percent of the appropriate area median family income estimate. For areas where very low-income limits were adjusted because of unusually high or low income-to-housing-cost ratios, the low-income limits also were proportionately adjusted. As in previous years, the U.S. Median family income estimate is used as a “cap” on the four-person limit.

The family size adjustment factors required by statute are intended to provide higher income limits for larger families and lowers income limits for smaller families. The factors used are as follows:

Number of Persons in Family and Percentage Adjustments

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
70%	80%	90%	Base	108%	116%	124%	132%

Income limits for families with more than eight persons are not included in the printed lists because of space limitations. For each person in excess of eight, 8 percent of the four-person base should be added to the eight-person income limit. All income limits are rounded to the nearest \$50 to reduce administrative burden.

For purposes of HUD programs, income limits approved for Indian Trust Lands remain in effect unless superseded by higher income limits.

HUD field offices with assisted housing program responsibilities are responsible for maintaining complete and up-to-date records of all current income limits established for areas within their jurisdiction. Notice of all income limit revisions should be promptly distributed to program participants, and Field Offices should be prepared to make income limits available to the public upon request.

Requests from the public for sets of national or regional income limits may be referred to HUD USER, whose toll-free number is 1-800-245-2691. Questions related to how these income limits apply to the programs of State and other Federal agencies should be referred to those agencies. Questions concerning the methodology used to develop these income limits are addressed in the briefing material supplied to all HUD field economists and also available through HUD USER.

MSA Towns in Maine

Bangor MSA	In Penobscot County:	Bangor Brewer Eddington Glenburn Hampden Hermon Holden	Kenduskeag Milford Old Town Orono Orrington Penobscot Indian Nat. Veazie
Lewiston Auburn MSA	In Androscoggin County:	Auburn Durham Greene Lewiston Lisbon Mechanic Falls Livermore	Poland Leeds Sabattus Turner Wales Livermore Falls Poland
Portland MSA	In Cumberland County:	Cape Elizabeth Casco Cumberland Falmouth Freeport Gorham Gray Long Island North Yarmouth	Portland Raymond Scarborough South Portland Standish Westbrook Windham Yarmouth Frye Island
	In York County	Buxton Limington	Hollis Old Orchard Beach
York – Kittery - South Berwick HMFA:		Berwick Elliot Kittery	South York

STATE:MAINE

-----I N C O M E L I M I T S-----

PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Bangor, ME MSA									
Bangor, ME HMFA									
FY 2014 MFI: 60800	30% OF MEDIAN	13200	15050	16950	18800	20350	21850	23350	24850
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	LOW-INCOME	35150	40150	45150	50150	54200	58200	62200	66200
Penobscot County, ME (part) HMFA									
FY 2014 MFI: 51200	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
	LOW-INCOME	28950	33100	37250	41350	44700	48000	51300	54600
Lewiston-Auburn, ME MSA									
FY 2014 MFI: 56100	30% OF MEDIAN	11800	13500	15200	16850	18200	19550	20900	22250
	VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
	LOW-INCOME	31450	35950	40450	44900	48500	52100	55700	59300
Portland-South Portland-Biddeford, ME MSA									
Cumberland County, ME (part) HMFA									
FY 2014 MFI: 68400	30% OF MEDIAN	14350	16400	18450	20500	22150	23800	25450	27100
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW-INCOME	38300	43800	49250	54700	59100	63500	67850	72250
Portland, ME HMFA									
FY 2014 MFI: 77300	30% OF MEDIAN	16250	18600	20900	23200	25100	26950	28800	30650
	VERY LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
	LOW-INCOME	43300	49500	55700	61850	66800	71750	76700	81650
Sagadahoc County, ME HMFA									
FY 2014 MFI: 71300	30% OF MEDIAN	15000	17150	19300	21400	23150	24850	26550	28250
	VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
	LOW-INCOME	39950	45650	51350	57050	61650	66200	70750	75350
York County, ME (part) HMFA									
FY 2014 MFI: 68900	30% OF MEDIAN	14450	16500	18550	20600	22250	23900	25550	27200
	VERY LOW INCOME	24050	27450	30900	34300	37050	39800	42550	45300
	LOW-INCOME	38450	43950	49450	54900	59300	63700	68100	72500
York-Kittery-South Berwick, ME HMFA									
FY 2014 MFI: 81000	30% OF MEDIAN	17050	19450	21900	24300	26250	28200	30150	32100
	VERY LOW INCOME	28350	32400	36450	40500	43750	47000	50250	53500
	LOW-INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Aroostook County, ME									
FY 2014 MFI: 50600	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
	LOW-INCOME	28950	33100	37250	41350	44700	48000	51300	54600
Franklin County, ME									
FY 2014 MFI: 51100	30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
	VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
	LOW-INCOME	28950	33100	37250	41350	44700	48000	51300	54600
Hancock County, ME									
FY 2014 MFI: 62800	30% OF MEDIAN	13200	15100	17000	18850	20400	21900	23400	24900
	VERY LOW INCOME	22000	25150	28300	31400	33950	36450	38950	41450
	LOW-INCOME	35200	40200	45250	50250	54300	58300	62350	66350

STATE:MAINE

-----I N C O M E L I M I T S-----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Kennebec County, ME								
FY 2014 MFI: 60400								
30% OF MEDIAN	12700	14500	16300	18100	19550	21000	22450	23900
VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
LOW-INCOME	33850	38650	43500	48300	52200	56050	59900	63800
Knox County, ME								
FY 2014 MFI: 60300								
30% OF MEDIAN	12700	14500	16300	18100	19550	21000	22450	23900
VERY LOW INCOME	21150	24150	27150	30150	32600	35000	37400	39800
LOW-INCOME	33800	38600	43450	48250	52150	56000	59850	63700
Lincoln County, ME								
FY 2014 MFI: 60800								
30% OF MEDIAN	12800	14600	16450	18250	19750	21200	22650	24100
VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
LOW-INCOME	34100	38950	43800	48650	52550	56450	60350	64250
Oxford County, ME								
FY 2014 MFI: 51000								
30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
LOW-INCOME	28950	33100	37250	41350	44700	48000	51300	54600
Piscataquis County, ME								
FY 2014 MFI: 47100								
30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
LOW-INCOME	28950	33100	37250	41350	44700	48000	51300	54600
Somerset County, ME								
FY 2014 MFI: 49500								
30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
LOW-INCOME	28950	33100	37250	41350	44700	48000	51300	54600
Waldo County, ME								
FY 2014 MFI: 53900								
30% OF MEDIAN	11350	12950	14550	16150	17450	18750	20050	21350
VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
LOW-INCOME	30200	34500	38800	43100	46550	50000	53450	56900
Washington County, ME								
FY 2014 MFI: 45700								
30% OF MEDIAN	10850	12400	13950	15500	16750	18000	19250	20500
VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
LOW-INCOME	28950	33100	37250	41350	44700	48000	51300	54600