

Appendix B

**Income Guidelines 2021-22**

**April, 2021** (HUD Median Family Income for Lewiston-Auburn Maine)

\*Family size includes everyone that lives in the home. All Adults are screened for income.

<b>*Family Size</b>	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>Very Low Income Limits @ 50%</b>	\$24,950 or Less	\$28,500 or Less	\$32,050 or Less	\$35,600 or Less	\$38,450 or Less	\$41,300 or Less	\$44,150 or Less	\$47,000 or Less
<b>Low Income Limits @ 80%</b>	\$24,951 - \$39,900	\$28,501 - \$45,600	\$32,051 - \$51,300	\$35,601 - \$56,950	\$38,451 - \$61,550	\$41,301 - \$66,100	\$44,151 - \$70,650	\$47,001 - \$75,200
<b>Program Over Income</b>	\$39,901 or More	\$45,601 or More	\$51,301 or More	\$56,951 or More	\$61,551 or More	\$66,101 or More	\$70,651 or More	\$75,201 or More

**HUD Data published 2021**

This was published by the U.S. Department of Housing and Urban Development and will be in effect until updated figures are released in 2021.

\*Updated Data from HUD has been entered for the 2021 Guidelines.

<https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn>

\*Fair Market Rent reference

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021\\_code/2021summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/2021summary.odn)

\*Current Utility Allowances are provided by the local Housing Authorities (January 1, 2016)

Appendix C: **Rent Guidelines 2021-22**

Fair Market Rents (FMR)

<b>Bedroom size</b>	<b>FMR</b>	<b>120% Exception</b>
Zero Bedroom	\$ 685.00	\$ 822.00
One Bedroom	\$ 737.00	\$ 884.00
Two Bedroom	\$ 947.00	\$ 1,136.00
Three Bedroom	\$ 1,214.00	\$ 1,456.00
Four Bedroom	\$ 1,484.00	\$ 1,780.00

Owners of properties' improved utilizing CDBG funding must keep their rents affordable for a period of three years. **Calculate the rent by taking the maximum rent for the bedroom size and subtracting the utility allowance for utilities that a tenant pays from the maximum rent.**

NOTE: The City will accept the negotiated rent between an owner and a Section 8 assisted tenant as affordable for as long as the tenant remains on the program.

**Housing Utility Allowances**

<b><u>Utility</u></b>	<b><u>0 bedroom</u></b>	<b><u>1 bedroom</u></b>	<b><u>2 Bedroom</u></b>	<b><u>3 Bedroom</u></b>	<b><u>4 Bedroom</u></b>	<b><u>5 Bedroom</u></b>
<b>Heating</b>						
Natural Gas	\$52	\$60	\$75	\$92	\$105	\$126
Bottle Gas	73	101	108	134	172	191
Oil	74	104	110	137	176	196
Electric	50	75	100	125	150	175
Kerosene	38	48	58	73	89	99
<b>Cooking</b>						
Natural gas	\$22	\$24	\$26	\$27	\$29	\$32
Bottle Gas	20	24	26	29	33	37
Electric	8	11	13	15	20	23
<b>Other Electric</b>	<b>\$22</b>	<b>\$30</b>	<b>\$39</b>	<b>\$57</b>	<b>\$64</b>	<b>\$77</b>
<b>Water Heating</b>						
Natural Gas	\$13	\$21	\$25	\$34	\$51	\$64
Bottle Gas	11	13	18	22	26	31
Oil	11	14	18	23	27	32
Electric	19	21	27	44	67	80
<b>Water</b>	<b>\$25</b>	<b>\$25</b>	<b>\$23</b>	<b>\$36</b>	<b>\$46</b>	<b>\$59</b>
<b>Sewer</b>	<b>\$8</b>	<b>\$28</b>	<b>\$28</b>	<b>\$44</b>	<b>\$56</b>	<b>\$72</b>
<b>Range/Microwave</b>	<b>\$9</b>	<b>\$9</b>	<b>\$9</b>	<b>\$9</b>	<b>\$9</b>	<b>\$9</b>
<b>Refrigerator</b>	<b>\$11</b>	<b>\$11</b>	<b>\$11</b>	<b>\$11</b>	<b>\$11</b>	<b>\$11</b>

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