



FY 2025 Income Limits Documentation System

HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Cumberland County, ME (part) HUD Metro FMR Area	\$109,500	Very Low (50%) Income Limits (\$)	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300
			23,000	26,300	29,600	32,850	37,650	43,150	48,650	54,150
			61,350	70,100	78,850	87,600	94,650	101,650	108,650	115,650

NOTE: Pownal town is part of the **Cumberland County, ME (part) HUD Metro FMR Area**, so all information presented here applies to all of the Cumberland County, ME (part) HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Cumberland County, ME (part) HUD Metro FMR Area.

The **Cumberland County, ME (part) HUD Metro FMR Area** contains the following areas: Baldwin town, ME; Bridgton town, ME; Brunswick town, ME; Harpswell town, ME; Harrison town, ME; Naples town, ME; New Gloucester town, ME; Pownal town, ME; and Sebago town, ME.

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York County, ME (part) HUD Metro FMR Area	\$114,000	Very Low (50%) Income Limits (\$)	37,450	42,800	48,150	53,450	57,750	62,000	66,300	70,600
		Extremely Low Income Limits (\$)*	22,450	25,650	28,850	32,150	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$)	59,850	68,400	76,950	85,500	92,350	99,200	106,050	112,900

NOTE: **Dayton town** is part of the **York County, ME (part) HUD Metro FMR Area**, so all information presented here applies to all of the York County, ME (part) HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the York County, ME (part) HUD Metro FMR Area.

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The **York County, ME (part) HUD Metro FMR Area** contains the following areas: Acton town, ME; Alfred town, ME; Arundel town, ME; Biddeford city, ME; Cornish town, ME; Dayton town, ME; Kennebunk town, ME; Kennebunkport town, ME; Lebanon town, ME; Limerick town, ME; Lyman town, ME; Newfield town, ME; North Berwick town, ME; Ogunquit town, ME; Parsonsfield town, ME; Saco city, ME; Sanford city, ME; Shapleigh town, ME; Waterboro town, ME; and Wells town, ME.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

Select a different county or county equivalent in
Maine:

Select any FY2025 HUD Metropolitan FMR Area's
Income Limits:

Or press below to start over and select a different
state:

Prepared by the [Program Parameters and Research Division](#), HUD.




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Portland, ME HUD Metro FMR area	\$129, 800	Very Low (50%) Income Limits (\$)	45, 450	51, 950	58, 450	64, 900	70, 100	75, 300	80, 500	85, 700
		Extremely Low Income Limits (\$)*	27, 300	31, 200	35, 100	38, 950	42, 100	45, 200	48, 650	54, 150
		Low (80%) Income Limits (\$)	72, 700	83, 100	93, 500	103, 850	112, 200	120, 500	128, 800	137, 100

NOTE: HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Portland, ME HUD Metro FMR Area.**

The **Portland, ME HUD Metro FMR Area** contains the following areas: Cape Elizabeth town, ME; Casco town, ME; Chebeague Island town, ME; Cumberland town, ME; Falmouth town, ME; Frye Island town, ME; Gorham town, ME; Gray town, ME; Long Island town, ME; North Yarmouth town, ME; Portland City, ME; Raymond town, ME; Scarborough town, ME; South Portland city, ME; Standish town, ME; Westbrook city, ME; Windham town, ME; Yarmouth town, ME; Buxton town, ME; Hollis town, ME; Limington town, ME; and Old Orchard Beach town, ME.

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