

2018 MAXIMUM RENTS BASED ON BEDROOM SIZE

HUD = Section 8

HERA = Housing and Economic Recovery Act

Effective: April 1, 2018

Tax Credit and Tax-Exempt Bond projects placed in service prior to 12/31/08 are impacted projects and are eligible to use the HERA limits.

Rev. 4/2018

Projects placed in service between 12/31/2008 and 5/13/2010 are eligible for Hold Harmless and use the greater of FY2009-FY2018 HUD income limits.

Projects placed in service on or after 5/14/2010 but prior to 5/31/2011 are eligible for Hold Harmless and use the greater of FY2010-FY2018 HUD income limits.

Projects placed in service on or after 5/31/2011 but prior to 12/1/2011 are eligible for Hold Harmless and use the greater of FY2011-FY2018 HUD income limits.

Projects placed in service on or after 12/1/2011 but prior to 12/11/2012 are eligible for Hold Harmless and use the greater of FY2012-FY2018 HUD income limits.

Projects placed in service on or after 12/11/2012 but prior to 12/18/2013 are eligible for Hold Harmless and use the greater of FY2013-FY2018 HUD income limits.

Projects placed in service on or after 12/18/2013 but prior to 3/6/2015 are eligible for Hold Harmless and use the greater of FY2014-FY2018 HUD income limits.

Projects placed in service on or after 3/6/2015 but prior to 3/28/2016 are eligible for Hold Harmless and use the greater of FY2015-FY2018 HUD income limits.

Projects placed in service on or after 3/28/2016 but prior to 4/14/2017 are eligible for Hold Harmless and use the greater of FY2016-FY2018 HUD income limits.

Projects placed in service on or after 4/14/2017 but prior to 4/1/2018 are eligible for Hold Harmless and use the greater of FY2017-FY2018 HUD income limits.

Projects placed in service on or after 4/1/2018 must use the current HUD income limits.

COUNTY	2018 MEDIAN INCOME	% OF MEDIAN INCOME	MAXIMUM INCOME BY NUMBER OF PERSONS IN HOUSEHOLD								MAXIMUM RENT BY BEDROOM SIZE				
			ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON	EIGHT PERSON	STUDIO	ONE BDRM	TWO BDRM	THREE BDRM	FOUR BDRM
ADDISON	75,800	HUD 30%	15,950	18,200	20,780	25,100	29,420	33,740	38,060	42,380	398	426	519	681	843
		HUD 50%	26,550	30,350	34,150	37,900	40,950	44,000	47,000	50,050	663	711	853	985	1,100
		HUD 60%	31,860	36,420	40,980	45,480	49,140	52,800	56,400	60,060	796	853	1,024	1,182	1,320
		HUD 80%	42,500	48,550	54,600	60,650	65,550	70,400	75,250	80,100	1,062	1,138	1,365	1,577	1,760
		HUD 100%	53,100	60,700	68,300	75,800	81,900	88,000	94,000	100,100	1,327	1,422	1,707	1,971	2,200
		HUD 120%	63,720	72,840	81,960	90,960	98,280	105,600	112,800	120,120	1,593	1,707	2,049	2,365	2,640
		HERA 50%	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	675	723	867	1,002	1,118
		HERA 60%	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	810	867	1,041	1,203	1,342
		HERA 80%	43,200	49,360	55,520	61,680	66,640	71,600	76,560	81,440	1,080	1,157	1,388	1,604	1,790
		HERA 100%	54,000	61,700	69,400	77,100	83,300	89,500	95,700	101,800	1,350	1,446	1,735	2,005	2,237
HERA 120%	64,800	74,040	83,280	92,520	99,960	107,400	114,840	122,160	1,620	1,735	2,082	2,406	2,685		
BENNINGTON	64,200	HUD 30%	15,100	17,250	20,780	25,100	29,420	33,740	38,060	42,380	377	404	519	681	843
		HUD 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HUD 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HUD 80%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900	1,006	1,078	1,293	1,495	1,667
		HUD 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HUD 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
		HERA 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HERA 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HERA 80%	40,320	46,080	51,840	57,520	62,160	66,800	71,360	76,000	1,008	1,080	1,296	1,496	1,670
		HERA 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
HERA 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505		
BURLINGTON - SO BURL MSA	93,000	HUD 30%	19,300	22,050	24,800	27,550	29,800	33,740	38,060	42,380	482	516	620	716	843
		HUD 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
		HUD 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
		HUD 80%	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950	1,258	1,348	1,618	1,870	2,086
		HUD 100%	64,300	73,500	82,700	91,800	99,200	106,500	113,900	121,200	1,607	1,722	2,067	2,387	2,662
		HUD 120%	77,160	88,200	99,240	110,160	119,040	127,800	136,680	145,440	1,929	2,067	2,481	2,865	3,195
		HERA 50%	32,800	37,500	42,200	46,850	50,600	54,350	58,100	61,850	820	878	1,055	1,218	1,358
		HERA 60%	39,360	45,000	50,640	56,220	60,720	65,220	69,720	74,220	984	1,054	1,266	1,461	1,630
		HERA 80%	52,480	60,000	67,520	74,960	80,960	86,960	92,960	98,960	1,312	1,406	1,688	1,949	2,174
		HERA 100%	65,600	75,000	84,400	93,700	101,200	108,700	116,200	123,700	1,640	1,757	2,110	2,436	2,717
HERA 120%	78,720	90,000	101,280	112,440	121,440	130,440	139,440	148,440	1,968	2,109	2,532	2,923	3,261		

CALEDONIA	60,400	HUD 30%	15,100	17,250	20,780	25,100	29,420	33,740	38,060	42,380	377	404	519	681	843
		HUD 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HUD 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HUD 80%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900	1,006	1,078	1,293	1,495	1,667
		HUD 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HUD 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
		HERA 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HERA 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HERA 80%	40,320	46,080	51,840	57,520	62,160	66,800	71,360	76,000	1,008	1,080	1,296	1,496	1,670
		HERA 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HERA 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
ESSEX	48,400	HUD 30%	15,100	17,250	20,780	25,100	29,420	33,740	38,060	42,380	377	404	519	681	843
		HUD 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HUD 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HUD 80%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900	1,006	1,078	1,293	1,495	1,667
		HUD 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HUD 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
		HERA 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HERA 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HERA 80%	40,320	46,080	51,840	57,520	62,160	66,800	71,360	76,000	1,008	1,080	1,296	1,496	1,670
		HERA 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HERA 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
LAMOILLE	68,300	HUD 30%	15,100	17,250	20,780	25,100	29,420	33,740	38,060	42,380	377	404	519	681	843
		HUD 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HUD 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HUD 80%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900	1,006	1,078	1,293	1,495	1,667
		HUD 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HUD 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
		HERA 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HERA 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HERA 80%	40,320	46,080	51,840	57,520	62,160	66,800	71,360	76,000	1,008	1,080	1,296	1,496	1,670
		HERA 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HERA 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505

ORANGE	68,800	HUD 30%	15,100	17,250	20,780	25,100	29,420	33,740	38,060	42,380	377	404	519	681	843
		HUD 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HUD 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HUD 80%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900	1,006	1,078	1,293	1,495	1,667
		HUD 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HUD 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
		HERA 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HERA 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HERA 80%	40,320	46,080	51,840	57,520	62,160	66,800	71,360	76,000	1,008	1,080	1,296	1,496	1,670
		HERA 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HERA 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
ORLEANS	57,600	HUD 30%	15,100	17,250	20,780	25,100	29,420	33,740	38,060	42,380	377	404	519	681	843
		HUD 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HUD 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HUD 80%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900	1,006	1,078	1,293	1,495	1,667
		HUD 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HUD 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
		HERA 50%	25,900	29,600	33,300	36,950	39,950	42,900	45,850	48,800	647	693	832	961	1,072
		HERA 60%	31,080	35,520	39,960	44,340	47,940	51,480	55,020	58,560	777	832	999	1,153	1,287
		HERA 80%	41,440	47,360	53,280	59,120	63,920	68,640	73,360	78,080	1,036	1,110	1,332	1,538	1,716
		HERA 100%	51,800	59,200	66,600	73,900	79,900	85,800	91,700	97,600	1,295	1,387	1,665	1,922	2,145
		HERA 120%	62,160	71,040	79,920	88,680	95,880	102,960	110,040	117,120	1,554	1,665	1,998	2,307	2,574
RUTLAND	66,400	HUD 30%	15,100	17,250	20,780	25,100	29,420	33,740	38,060	42,380	377	404	519	681	843
		HUD 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HUD 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HUD 80%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900	1,006	1,078	1,293	1,495	1,667
		HUD 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HUD 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
		HERA 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HERA 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HERA 80%	40,320	46,080	51,840	57,520	62,160	66,800	71,360	76,000	1,008	1,080	1,296	1,496	1,670
		HERA 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HERA 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505

WASHINGTON	77,700	HUD 30%	16,350	18,650	21,000	25,100	29,420	33,740	38,060	42,380	408	437	525	681	843
		HUD 50%	27,200	31,100	35,000	38,850	42,000	45,100	48,200	51,300	680	728	875	1,010	1,127
		HUD 60%	32,640	37,320	42,000	46,620	50,400	54,120	57,840	61,560	816	874	1,050	1,212	1,353
		HUD 80%	43,550	49,750	55,950	62,150	67,150	72,100	77,100	82,050	1,088	1,166	1,398	1,616	1,802
		HUD 100%	54,400	62,200	70,000	77,700	84,000	90,200	96,400	102,600	1,360	1,457	1,750	2,021	2,255
		HUD 120%	65,280	74,640	84,000	93,240	100,800	108,240	115,680	123,120	1,632	1,749	2,100	2,425	2,706
		HERA 50%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300	693	743	891	1,030	1,148
		HERA 60%	33,300	38,040	42,780	47,520	51,360	55,140	58,980	62,760	832	891	1,069	1,236	1,378
		HERA 80%	44,400	50,720	57,040	63,360	68,480	73,520	78,640	83,680	1,110	1,189	1,426	1,648	1,838
		HERA 100%	55,500	63,400	71,300	79,200	85,600	91,900	98,300	104,600	1,387	1,486	1,782	2,060	2,297
		HERA 120%	66,600	76,080	85,560	95,040	102,720	110,280	117,960	125,520	1,665	1,783	2,139	2,472	2,757
WINDHAM	67,900	HUD 30%	15,100	17,250	20,780	25,100	29,420	33,740	38,060	42,380	377	404	519	681	843
		HUD 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HUD 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HUD 80%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900	1,006	1,078	1,293	1,495	1,667
		HUD 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HUD 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
		HERA 50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	630	675	810	935	1,043
		HERA 60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	756	810	972	1,122	1,252
		HERA 80%	40,320	46,080	51,840	57,520	62,160	66,800	71,360	76,000	1,008	1,080	1,296	1,496	1,670
		HERA 100%	50,400	57,600	64,800	71,900	77,700	83,500	89,200	95,000	1,260	1,350	1,620	1,870	2,087
		HERA 120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	1,512	1,620	1,944	2,244	2,505
WINDSOR	74,500	HUD 30%	15,650	17,900	20,780	25,100	29,420	33,740	38,060	42,380	391	419	519	681	843
		HUD 50%	26,100	29,800	33,550	37,250	40,250	43,250	46,200	49,200	652	698	838	968	1,081
		HUD 60%	31,320	35,760	40,260	44,700	48,300	51,900	55,440	59,040	783	838	1,006	1,162	1,297
		HUD 80%	41,750	47,700	53,650	59,600	64,400	69,150	73,950	78,700	1,043	1,118	1,341	1,550	1,728
		HUD 100%	52,200	59,600	67,100	74,500	80,500	86,500	92,400	98,400	1,305	1,397	1,677	1,937	2,162
		HUD 120%	62,640	71,520	80,520	89,400	96,600	103,800	110,880	118,080	1,566	1,677	2,013	2,325	2,595
		HERA 50%	26,500	30,300	34,100	37,850	40,900	43,950	46,950	50,000	662	710	852	984	1,098
		HERA 60%	31,800	36,360	40,920	45,420	49,080	52,740	56,340	60,000	795	852	1,023	1,181	1,318
		HERA 80%	50,880	58,176	65,472	72,672	78,528	84,384	90,144	96,000	1,272	1,363	1,636	1,890	2,109
		HERA 100%	53,000	60,600	68,200	75,700	81,800	87,900	93,900	100,000	1,325	1,420	1,705	1,968	2,197
		HERA 120%	63,600	72,720	81,840	90,840	98,160	105,480	112,680	120,000	1,590	1,704	2,046	2,362	2,637

120%	2.40	MULTIPLY BY 50% LIMIT
115%	2.30	MULTIPLY BY 50% LIMIT
110%	2.20	MULTIPLY BY 50% LIMIT
105%	2.10	MULTIPLY BY 50% LIMIT
100%	2.00	MULTIPLY BY 50% LIMIT
95%	1.90	MULTIPLY BY 50% LIMIT
90%	1.80	MULTIPLY BY 50% LIMIT
85%	1.70	MULTIPLY BY 50% LIMIT
80%	1.60	HUD SUPPLIES (ROUND UP BY NEAREST \$50)
75%	1.50	MULTIPLY BY 50% LIMIT
70%	1.40	MULTIPLY BY 50% LIMIT
65%	1.30	MULTIPLY BY 50% LIMIT
60%	1.20	MULTIPLY BY 50% LIMIT
55%	1.10	MULTIPLY BY 50% LIMIT
50%	1.00	HUD SUPPLIES
45%	0.90	MULTIPLY BY 50% LIMIT
40%	0.80	MULTIPLY BY 50% LIMIT
35%	0.70	MULTIPLY BY 50% LIMIT
30%	0.60	HUD SUPPLIES (ROUND UP BY NEAREST \$50)
25%	0.50	MULTIPLY BY 50% LIMIT
20%	0.40	MULTIPLY BY 50% LIMIT
15%	0.30	MULTIPLY BY 50% LIMIT
10%	0.20	MULTIPLY BY 50% LIMIT
5%	0.10	MULTIPLY BY 50% LIMIT