

# MAINE

STATE RANKING **#21\***

In **Maine**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,035**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,451** monthly or **\$41,416** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$19.91**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT MAINE:

STATE FACTS	
Minimum Wage	<b>\$11.00</b>
Average Renter Wage	<b>\$11.82</b>
2-Bedroom Housing Wage	<b>\$19.91</b>
Number of Renter Households	<b>154892</b>
Percent Renters	<b>28%</b>

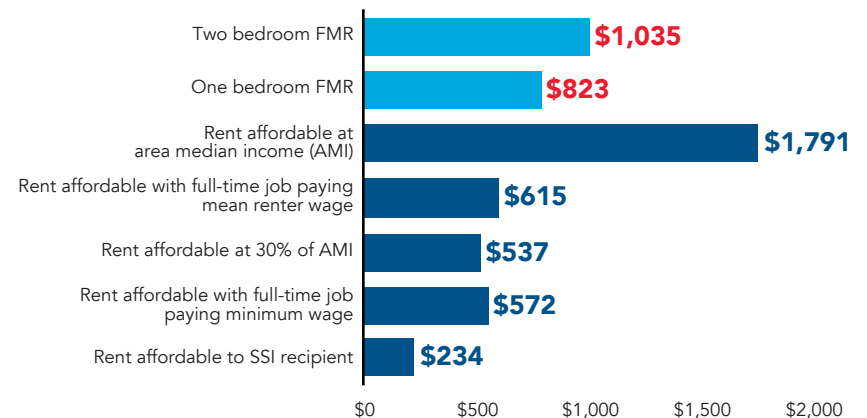
**72**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**58**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**1.8**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.4**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Portland, ME HUD Metro FMR Area	<b>\$26.67</b>
York-Kittery-South Berwick, ME HUD Metro FMR Area	<b>\$26.42</b>
York County, ME (part) HUD Metro FMR Area	<b>\$20.81</b>
Cumberland County, ME (part) HUD Metro FMR Area	<b>\$20.56</b>
Bangor, ME HUD Metro FMR Area	<b>\$19.15</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

# Maine

## FY19 HOUSING WAGE

## HOUSING COSTS

## AREA MEDIAN INCOME (AMI)

## RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maine	\$19.91	\$1,035	\$41,416	1.8	\$71,648	\$1,791	\$21,494	\$537	154,892	28%	\$11.82	\$615	1.7
Combined Nonmetro Areas	\$16.24	\$845	\$33,787	1.5	\$61,883	\$1,547	\$18,565	\$464	57,561	25%	\$10.07	\$523	1.6
<u>Metropolitan Areas</u>													
Bangor HMFA	\$19.15	\$996	\$39,840	1.7	\$74,000	\$1,850	\$22,200	\$555	13,980	37%	\$11.02	\$573	1.7
Cumberland County (part) HMFA	\$20.56	\$1,069	\$42,760	1.9	\$74,000	\$1,850	\$22,200	\$555	4,614	24%	\$14.09	\$732	1.5
Lewiston-Auburn MSA	\$17.60	\$915	\$36,600	1.6	\$62,600	\$1,565	\$18,780	\$470	16,310	36%	\$11.28	\$587	1.6
Penobscot County (part) HMFA	\$16.85	\$876	\$35,040	1.5	\$55,500	\$1,388	\$16,650	\$416	4,736	19%	\$11.02	\$573	1.5
Portland HMFA	\$26.67	\$1,387	\$55,480	2.4	\$93,000	\$2,325	\$27,900	\$698	35,137	32%	\$13.96	\$726	1.9
Sagadahoc County HMFA	\$18.81	\$978	\$39,120	1.7	\$73,900	\$1,848	\$22,170	\$554	3,830	24%	\$11.88	\$618	1.6
York County (part) HMFA	\$20.81	\$1,082	\$43,280	1.9	\$73,300	\$1,833	\$21,990	\$550	15,008	28%	\$11.67	\$607	1.8
York-Kittery-South Berwick HMFA	\$26.42	\$1,374	\$54,960	2.4	\$95,300	\$2,383	\$28,590	\$715	3,716	21%	\$11.67	\$607	2.3
<u>Counties</u>													
Aroostook County	\$14.27	\$742	\$29,680	1.3	\$54,700	\$1,368	\$16,410	\$410	8,450	28%	\$8.80	\$457	1.6
Franklin County	\$14.31	\$744	\$29,760	1.3	\$58,900	\$1,473	\$17,670	\$442	2,340	20%	\$9.22	\$480	1.6
Hancock County	\$17.90	\$931	\$37,240	1.6	\$68,400	\$1,710	\$20,520	\$513	6,219	26%	\$10.64	\$554	1.7
Kennebec County	\$16.31	\$848	\$33,920	1.5	\$69,900	\$1,748	\$20,970	\$524	15,228	30%	\$10.58	\$550	1.5
Knox County	\$17.65	\$918	\$36,720	1.6	\$65,500	\$1,638	\$19,650	\$491	4,039	24%	\$11.20	\$582	1.6
Lincoln County	\$18.15	\$944	\$37,760	1.7	\$69,400	\$1,735	\$20,820	\$521	3,300	22%	\$8.85	\$460	2.1
Oxford County	\$16.08	\$836	\$33,440	1.5	\$56,700	\$1,418	\$17,010	\$425	4,163	20%	\$8.67	\$451	1.9
Fiscataquis County	\$13.77	\$716	\$28,640	1.3	\$52,200	\$1,305	\$15,660	\$392	1,778	24%	\$8.79	\$457	1.6
Somerset County	\$16.46	\$856	\$34,240	1.5	\$56,100	\$1,403	\$16,830	\$421	5,104	24%	\$10.41	\$542	1.6
Waldo County	\$17.12	\$890	\$35,600	1.6	\$59,600	\$1,490	\$17,880	\$447	3,527	21%	\$11.86	\$617	1.4
Washington County	\$15.90	\$827	\$33,080	1.4	\$51,300	\$1,283	\$15,390	\$385	3,413	24%	\$9.60	\$499	1.7

\* 50th percentile FMR (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2019 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

# TOWNS WITHIN MAINE FMR AREAS

## BANGOR, ME HMFA

### PENOBSCOT COUNTY

Bangor city, Brewer city, Eddington town, Glenburn town, Hampden town, Hermon town, Holden town, Kenduskeag town, Milford town, Old Town city, Orono town, Orrington town, Penobscot Indian Island Reservation, Veazie town

## CUMBERLAND COUNTY, ME (PART) HMFA

### CUMBERLAND COUNTY

Baldwin town, Bridgton town, Brunswick town, Harpswell town, Harrison town, Naples town, New Gloucester town, Pownal town, Sebago town

## LEWISTON-AUBURN, ME MSA

### ANDROSCOGGIN COUNTY

Auburn city, Durham town, Greene town, Leeds town, Lewiston city, Lisbon town, Livermore Falls town, Livermore town, Mechanic Falls town, Minot town, Poland town, Sabattus town, Turner town, Wales town

## PENOBSCOT COUNTY, ME (PART) HMFA

### PENOBSCOT COUNTY

Alton town, Argyle UT, Bradford town, Bradley town, Burlington town, Carmel town, Carroll plantation, Charleston town, Chester town, Clifton town, Corinna town, Corinth town, Dexter town, Dixmont town, Drew plantation, East Central Penobscot UT, East Millinocket town, Edinburg town, Enfield town, Etna town, Exeter town, Garland town, Greenbush town, Howland town, Hudson town, Kingman UT, Lagrange town, Lakeville town, Lee town, Levant town, Lincoln town, Lowell town, Mattawamkeag town, Maxfield town, Medway town, Millinocket town, Mount Chase town, Newburgh town, Newport town, North Penobscot UT, Passadumkeag town, Patten town, Plymouth town, Prentiss UT, Seboeis plantation, Springfield town, Stacyville town, Stetson town, Twombly UT, Webster plantation, Whitney UT, Winn town, Woodville town

## PORTLAND, ME HMFA

### CUMBERLAND COUNTY

Cape Elizabeth town, Casco town, Chebeague Island town, Cumberland town, Falmouth town, Freeport town, Frye Island town, Gorham town, Gray town, Long Island town, North Yarmouth town, Portland city, Raymond town, Scarborough town, South Portland city, Standish town, Westbrook city, Windham town, Yarmouth town

### YORK COUNTY

Buxton town, Hollis town, Limington town, Old Orchard Beach town

## SAGADAHOC COUNTY, ME HMFA

### SAGADAHOC COUNTY

Arrowsic town, Bath city, Bowdoin town, Bowdoinham town, Georgetown town, Perkins UT, Phippsburg town, Richmond town, Topsham town, West Bath town, Woolwich town

## YORK COUNTY, ME (PART) HMFA

### YORK COUNTY

Acton town, Alfred town, Arundel town, Biddeford city, Cornish town, Dayton town, Kennebunk town, Kennebunkport town, Lebanon town, Limerick town, Lyman town, Newfield town, North Berwick town, Ogunquit town, Parsonsfield town, Saco city, Sanford town, Shapleigh town, Waterboro town, Wells town

## YORK-KITTERY-SOUTH BERWICK, ME HMFA

### YORK COUNTY

Berwick town, Eliot town, Kittery town, South Berwick town, York town