

# MAINE

# #24\*

In **Maine**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,112**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,707** monthly or **\$44,488** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$21.39**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT MAINE:

STATE FACTS	
Minimum Wage	<b>\$12.15</b>
Average Renter Wage	<b>\$12.90</b>
2-Bedroom Housing Wage	<b>\$21.39</b>
Number of Renter Households	<b>155,126</b>
Percent Renters	<b>28%</b>

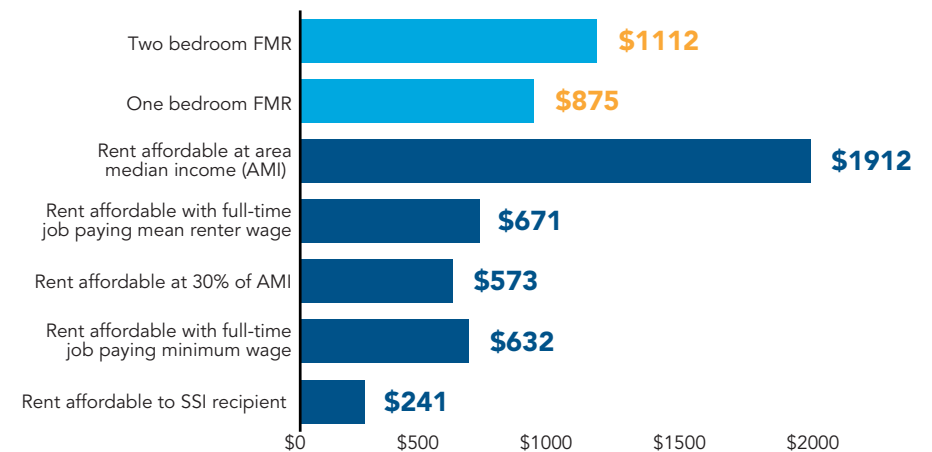
**70**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**55**  
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 HMFA	<b>\$30.62</b>
York-Kittery-South Berwick HMFA	<b>\$28.33</b>
Cumberland County (part) HMFA	<b>\$23.27</b>
York County (part) HMFA	<b>\$22.60</b>
Sagadahoc County HMFA	<b>\$20.88</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.

# 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 city, 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

**FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maine	\$21.39	\$1,112	\$44,488	1.8	\$76,460	\$1,912	\$22,938	\$573	155,126	28%	\$12.90	\$671	1.7
Combined Nonmetro Areas	\$16.32	\$849	\$33,947	1.3	\$64,050	\$1,601	\$19,215	\$480	56,433	25%	\$10.57	\$550	1.5
<b>Metropolitan Areas</b>													
Bangor HMFA	\$20.33	\$1,057	\$42,280	1.7	\$72,700	\$1,818	\$21,810	\$545	14,019	37%	\$12.13	\$631	1.7
Cumberland County (part) HMFA	\$23.27	\$1,210	\$48,400	1.9	\$78,500	\$1,963	\$23,550	\$589	4,703	23%	\$15.61	\$812	1.5
Lewiston-Auburn MSA	\$18.21	\$947	\$37,880	1.5	\$71,200	\$1,780	\$21,360	\$534	16,271	36%	\$13.19	\$686	1.4
Penobscot County (part) HMFA	\$16.67	\$867	\$34,680	1.4	\$59,200	\$1,480	\$17,760	\$444	5,014	20%	\$12.13	\$631	1.4
Portland HMFA	\$30.62	\$1,592	\$63,680	2.5	\$99,900	\$2,498	\$29,970	\$749	34,948	31%	\$15.43	\$802	2.0
Sagadahoc County HMFA	\$20.88	\$1,086	\$43,440	1.7	\$78,300	\$1,958	\$23,490	\$587	4,071	25%	\$13.68	\$711	1.5
York County (part) HMFA	\$22.60	\$1,175	\$47,000	1.9	\$84,200	\$2,105	\$25,260	\$632	15,614	28%	\$12.16	\$632	1.9
York-Kittery-South Berwick HMFA	\$28.33	\$1,473	\$58,920	2.3	\$105,300	\$2,633	\$31,590	\$790	4,053	21%	\$12.16	\$632	2.3
<b>Counties</b>													
Aroostook County	\$14.12	\$734	\$29,360	1.2	\$54,900	\$1,373	\$16,470	\$412	8,270	28%	\$9.56	\$497	1.5
Franklin County	\$14.48	\$753	\$30,120	1.2	\$62,500	\$1,563	\$18,750	\$469	2,438	21%	\$9.20	\$478	1.6
Hancock County	\$17.69	\$920	\$36,800	1.5	\$71,800	\$1,795	\$21,540	\$539	5,605	24%	\$10.86	\$565	1.6
Kennebec County	\$16.19	\$842	\$33,680	1.3	\$68,700	\$1,718	\$20,610	\$515	15,353	29%	\$10.95	\$570	1.5
Knox County	\$18.60	\$967	\$38,680	1.5	\$70,400	\$1,760	\$21,120	\$528	3,874	23%	\$11.70	\$609	1.6
Lincoln County	\$19.63	\$1,021	\$40,840	1.6	\$72,000	\$1,800	\$21,600	\$540	3,188	21%	\$9.75	\$507	2.0
Oxford County	\$16.12	\$838	\$33,520	1.3	\$60,400	\$1,510	\$18,120	\$453	4,096	19%	\$9.83	\$511	1.6
Piscataquis County	\$14.12	\$734	\$29,360	1.2	\$53,900	\$1,348	\$16,170	\$404	1,693	24%	\$9.14	\$475	1.5
Somerset County	\$15.35	\$798	\$31,920	1.3	\$57,200	\$1,430	\$17,160	\$429	5,091	24%	\$10.73	\$558	1.4
Waldo County	\$19.25	\$1,001	\$40,040	1.6	\$66,000	\$1,650	\$19,800	\$495	3,587	21%	\$12.50	\$650	1.5
Washington County	\$15.29	\$795	\$31,800	1.3	\$56,400	\$1,410	\$16,920	\$423	3,238	23%	\$10.03	\$522	1.5

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2021 Area Median Income

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