Maine

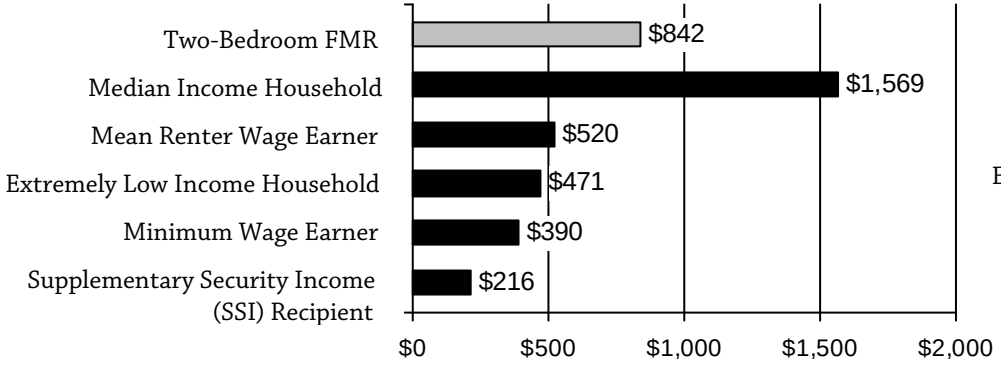
In Maine, the Fair Market Rent (FMR) for a two-bedroom apartment is $842. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn $2,806 monthly or $33,671 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

$16.19

In Maine, a minimum wage worker earns an hourly wage of $7.50. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 86 hours per week, 52 weeks per year. Or a household must include 2.2 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Maine, the estimated mean (average) wage for a renter is $9.99. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 65 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.6 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Rent Affordable to Selected Income Levels Compared with Two-Bedroom FMR



	Gap between Affordable Rent and FMR
Mean Renter Wage Earner	$322
Extremely Low Income Household	$371
Minimum Wage Earner	$452
SSI Recipient	$626

Maine

	FY14 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR FMR [1][2]	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI [3]	Monthly rent affordable at AMI [4]	30% of AMI [5]	Monthly rent affordable at 30% of AMI	Renter Housholds (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maine	$16.19	$842	$33,671	2.2	$62,761	$1,569	$18,828	$471	154,463	28%	$9.99	$520	1.6
Combined Nonmetro Areas	$14.22	$740	$29,584	1.9	$55,137	$1,378	$16,541	$414	56,348	24%	$9.00	$468	1.6
Metropolitan Areas													
Bangor HMFA	$16.56	$861	$34,440	2.2	$60,800	$1,520	$18,240	$456	15,253	40%	$9.47	$492	1.7
Cumberland County HMFA	$16.85	$876	$35,040	2.2	$68,400	$1,710	$20,520	$513	5,082	23%	$11.50	$598	1.5
Lewiston-Auburn MSA	$14.46	$752	$30,080	1.9	$56,100	$1,403	$16,830	$421	14,989	34%	$9.58	$498	1.5
Penobscot County HMFA	$13.08	$680	$27,200	1.7	$51,200	$1,280	$15,360	$384	5,067	21%	$9.47	$492	1.4
Portland HMFA	$19.46	$1,012	$40,480	2.6	$77,300	$1,933	$23,190	$580	35,155	34%	$11.40	$593	1.7
Sagadahoc County HMFA	$16.58	$862	$34,480	2.2	$71,300	$1,783	$21,390	$535	3,559	24%	$9.59	$499	1.7
York County HMFA	$16.85	$876	$35,040	2.2	$68,900	$1,723	$20,670	$517	14,717	28%	$9.66	$502	1.7
York-Kittery-South Berwick HMFA	$20.19	$1,050	$42,000	2.7	$81,000	$2,025	$24,300	$608	4,293	24%	$9.66	$502	2.1
Counties													
Aroostook County	$12.25	$637	$25,480	1.6	$50,600	$1,265	$15,180	$380	8,636	28%	$8.28	$431	1.5
Franklin County	$12.75	$663	$26,520	1.7	$51,100	$1,278	$15,330	$383	2,886	24%	$8.63	$449	1.5
Hancock County	$15.83	$823	$32,920	2.1	$62,800	$1,570	$18,840	$471	5,996	25%	$8.92	$464	1.8
Kennebec County	$14.85	$772	$30,880	2.0	$60,400	$1,510	$18,120	$453	14,832	29%	$9.42	$490	1.6
Knox County	$17.00	$884	$35,360	2.3	$60,300	$1,508	$18,090	$452	3,438	21%	$8.13	$423	2.1
Lincoln County	$17.65	$918	$36,720	2.4	$60,800	$1,520	$18,240	$456	2,315	15%	$10.78	$561	1.6
Oxford County	$13.40	$697	$27,880	1.8	$51,000	$1,275	$15,300	$383	4,920	21%	$7.94	$413	1.7
Piscataquis County †	$12.50	$650	$26,000	1.7	$47,100	$1,178	$14,130	$353	1,669	21%			
Somerset County	$13.58	$706	$28,240	1.8	$49,500	$1,238	$14,850	$371	4,808	22%	$9.92	$516	1.4
Waldo County	$14.15	$736	$29,440	1.9	$53,900	$1,348	$16,170	$404	3,550	22%	$9.03	$469	1.6
Washington County	$12.77	$664	$26,560	1.7	$45,700	$1,143	$13,710	$343	3,298	23%	$8.75	$455	1.5

† Wage data not available (See Appendix A).

1: BR = Bedroom
2: FMR = Fiscal Year 2014 Fair Market Rent (HUD, 2013).
3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).
4: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on rent and utilities.
5: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

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, 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

This information is provided for New England states only, because only in these states do FMR and metropolitan areas include portions of counties, rather than entire counties.