

MAINE

#22*

In **Maine**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,180**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,933** monthly or **\$47,194** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$22.69
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MAINE:

STATE FACTS	
Minimum Wage	\$12.75
Average Renter Wage	\$15.68
2-Bedroom Housing Wage	\$22.69
Number of Renter Households	154,531
Percent Renters	27%

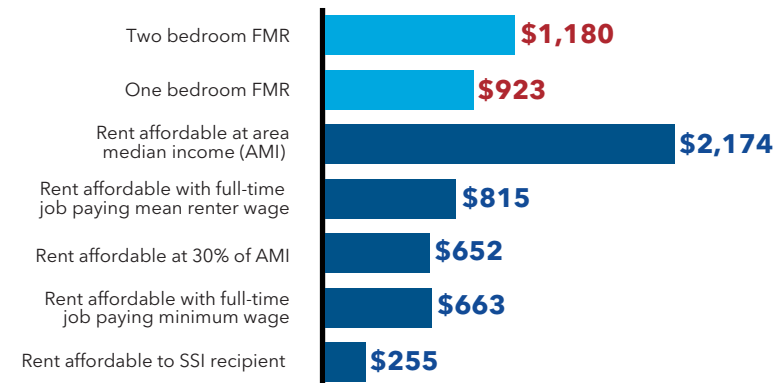
71
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

56
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	\$33.10
York-Kittery-South Berwick HMFA	\$28.56
Cumberland County (part) HMFA	\$24.63
York County (part) HMFA	\$23.38
Sagadahoc County	\$21.54



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, 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

Maine	FY22 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maine	\$22.69	\$1,180	\$47,194	1.8	\$86,950	\$2,174	\$26,085	\$652	154,531	27%	\$15.68	\$815	1.4
Combined Nonmetro Areas	\$17.21	\$895	\$35,796	1.3	\$73,364	\$1,834	\$22,009	\$550	56,373	24%	\$12.69	\$660	1.4
<u>Metropolitan Areas</u>													
Bangor HMFA	\$21.21	\$1,103	\$44,120	1.7	\$88,800	\$2,220	\$26,640	\$666	14,202	37%	\$15.18	\$789	1.4
Cumberland County (part) HMFA	\$24.63	\$1,281	\$51,240	1.9	\$89,900	\$2,248	\$26,970	\$674	4,420	22%	\$19.29	\$1,003	1.3
Lewiston-Auburn MSA	\$19.21	\$999	\$39,960	1.5	\$83,600	\$2,090	\$25,080	\$627	16,110	35%	\$14.56	\$757	1.3
Penobscot County (part) HMFA	\$18.23	\$948	\$37,920	1.4	\$64,800	\$1,620	\$19,440	\$486	4,673	19%	\$15.18	\$789	1.2
Portland HMFA	\$33.10	\$1,721	\$68,840	2.6	\$112,700	\$2,818	\$33,810	\$845	35,324	31%	\$19.07	\$992	1.7
Sagadahoc County HMFA	\$21.54	\$1,120	\$44,800	1.7	\$87,400	\$2,185	\$26,220	\$656	3,940	25%	\$15.73	\$818	1.4
York County (part) HMFA	\$23.38	\$1,216	\$48,640	1.8	\$91,700	\$2,293	\$27,510	\$688	15,322	27%	\$15.21	\$791	1.5
York-Kittery-South Berwick HMFA	\$28.56	\$1,485	\$59,400	2.2	\$115,000	\$2,875	\$34,500	\$863	4,167	22%	\$15.21	\$791	1.9
<u>Counties</u>													
Aroostook County	\$15.02	\$781	\$31,240	1.2	\$63,900	\$1,598	\$19,170	\$479	7,928	27%	\$11.07	\$576	1.4
Franklin County	\$15.88	\$826	\$33,040	1.2	\$70,700	\$1,768	\$21,210	\$530	2,794	22%	\$12.44	\$647	1.3
Hancock County	\$18.44	\$959	\$38,360	1.4	\$80,800	\$2,020	\$24,240	\$606	5,611	23%	\$13.27	\$690	1.4
Kennebec County	\$17.08	\$888	\$35,520	1.3	\$85,500	\$2,138	\$25,650	\$641	15,362	29%	\$12.67	\$659	1.3
Knox County	\$19.33	\$1,005	\$40,200	1.5	\$79,400	\$1,985	\$23,820	\$596	3,738	21%	\$13.83	\$719	1.4
Lincoln County	\$20.42	\$1,062	\$42,480	1.6	\$80,700	\$2,018	\$24,210	\$605	3,346	21%	\$12.11	\$630	1.7
Oxford County	\$17.12	\$890	\$35,600	1.3	\$67,400	\$1,685	\$20,220	\$506	4,352	19%	\$11.71	\$609	1.5
Piscataquis County	\$14.75	\$767	\$30,680	1.2	\$58,200	\$1,455	\$17,460	\$437	1,651	23%	\$11.99	\$624	1.2
Somerset County	\$16.35	\$850	\$34,000	1.3	\$61,300	\$1,533	\$18,390	\$460	5,081	23%	\$15.19	\$790	1.1
Waldo County	\$20.02	\$1,041	\$41,640	1.6	\$72,100	\$1,803	\$21,630	\$541	3,415	20%	\$13.77	\$716	1.5
Washington County	\$16.17	\$841	\$33,640	1.3	\$59,000	\$1,475	\$17,700	\$443	3,095	22%	\$11.01	\$573	1.5

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

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

4: AMI = Fiscal Year 2022 Area Median Income

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