

# 2021 MAINE HOUSING PROFILE

Across Maine, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

**SENATORS:** Susan Collins and Angus King, Jr.

KEY FACTS

## 41,454 OR 27%

Renter Households that are extremely low income

## \$25,750

Maximum income of 4-person extremely low income households (state level)

## -19,031

Shortage of rental homes affordable and available for extremely low income renters

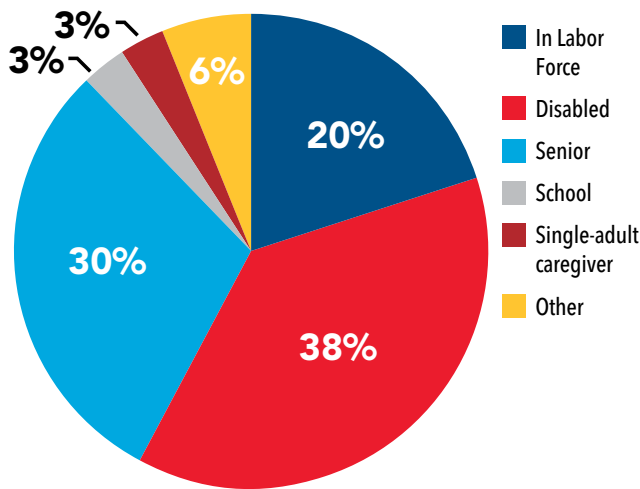
## \$41,156

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

## 58%

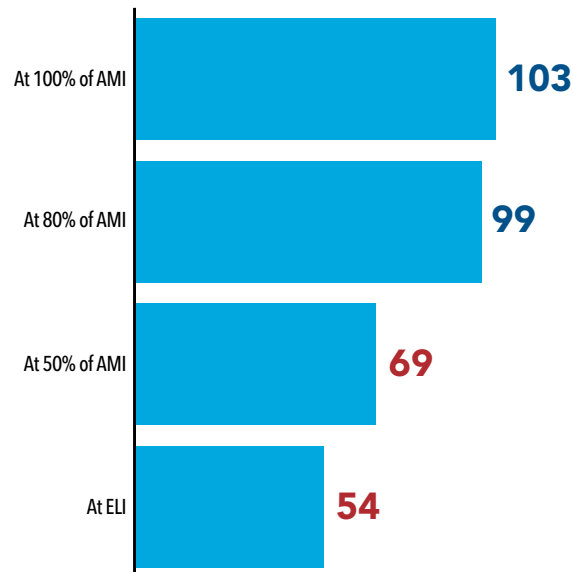
Percent of extremely low income renter households with severe cost burden

**EXTREMELY LOW INCOME RENTER HOUSEHOLDS**



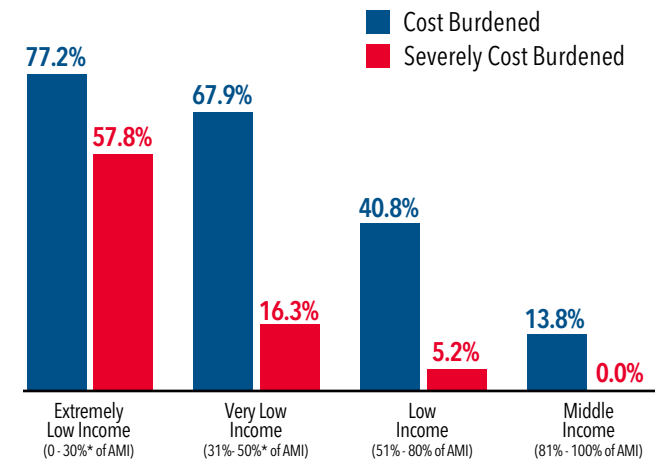
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 14% of extremely low-income renter households are single adult caregivers, more than half of whom usually work more than 20 hours per week. Source: 2019 ACS PUMS.

**AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS**



Source: NLIHC tabulations of 2019 ACS PUMS.

**HOUSING COST BURDEN BY INCOME GROUP**



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: NLIHC tabulations of 2019 ACS PUMS.

# 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>

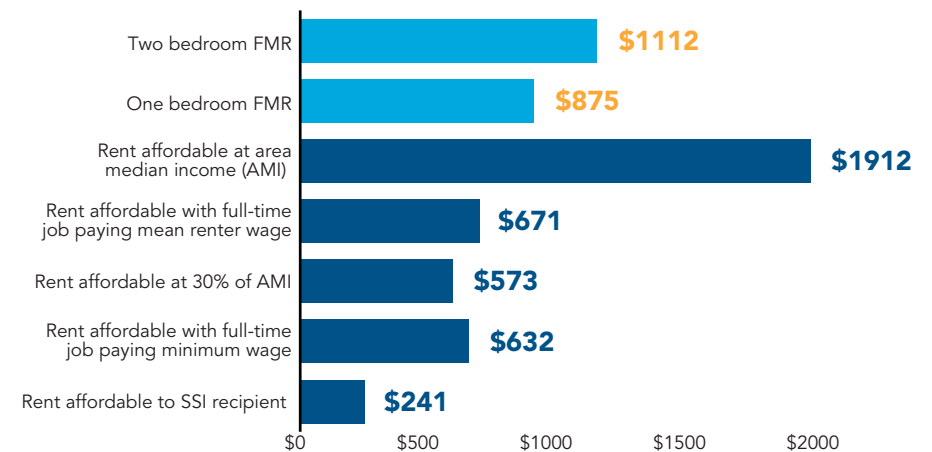
**70**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**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.

**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

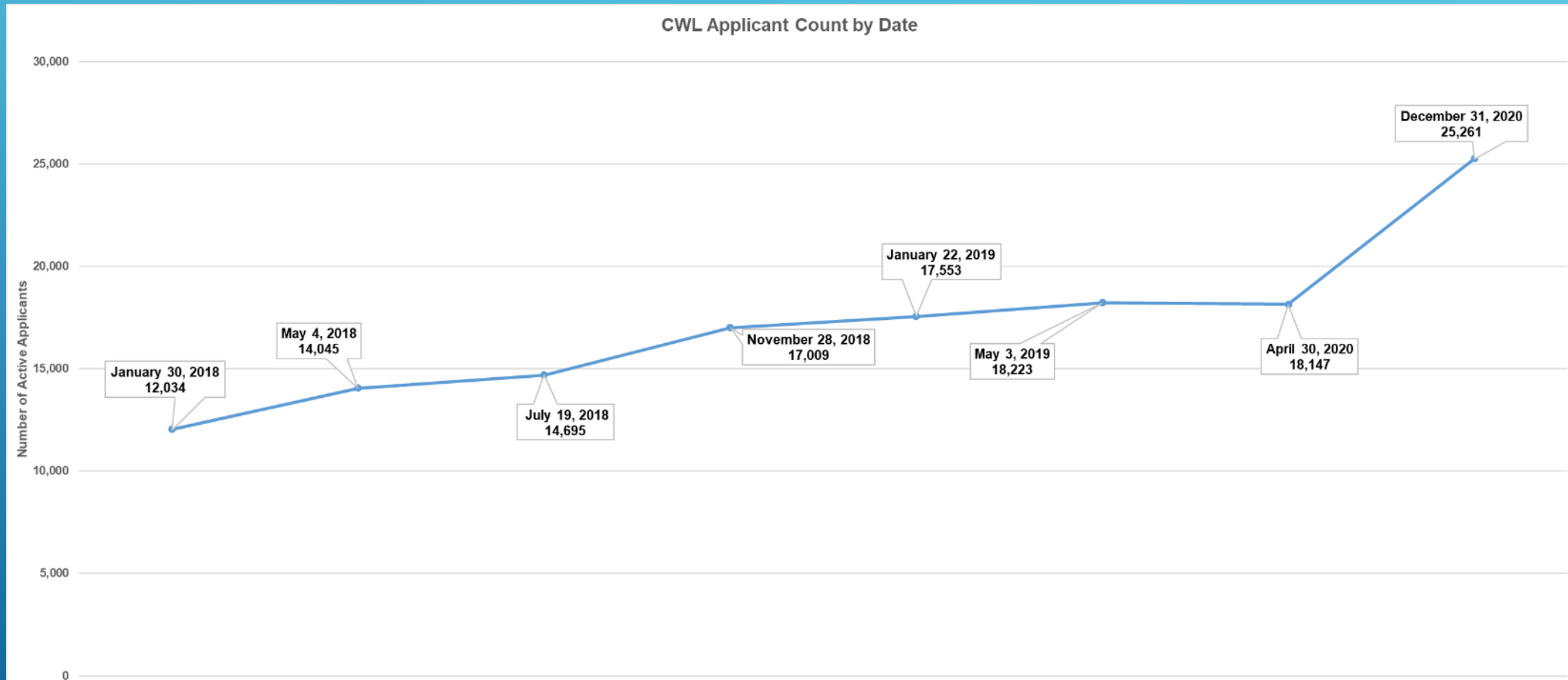
2: FMR = Fiscal Year 2021 Fair Market Rent.

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

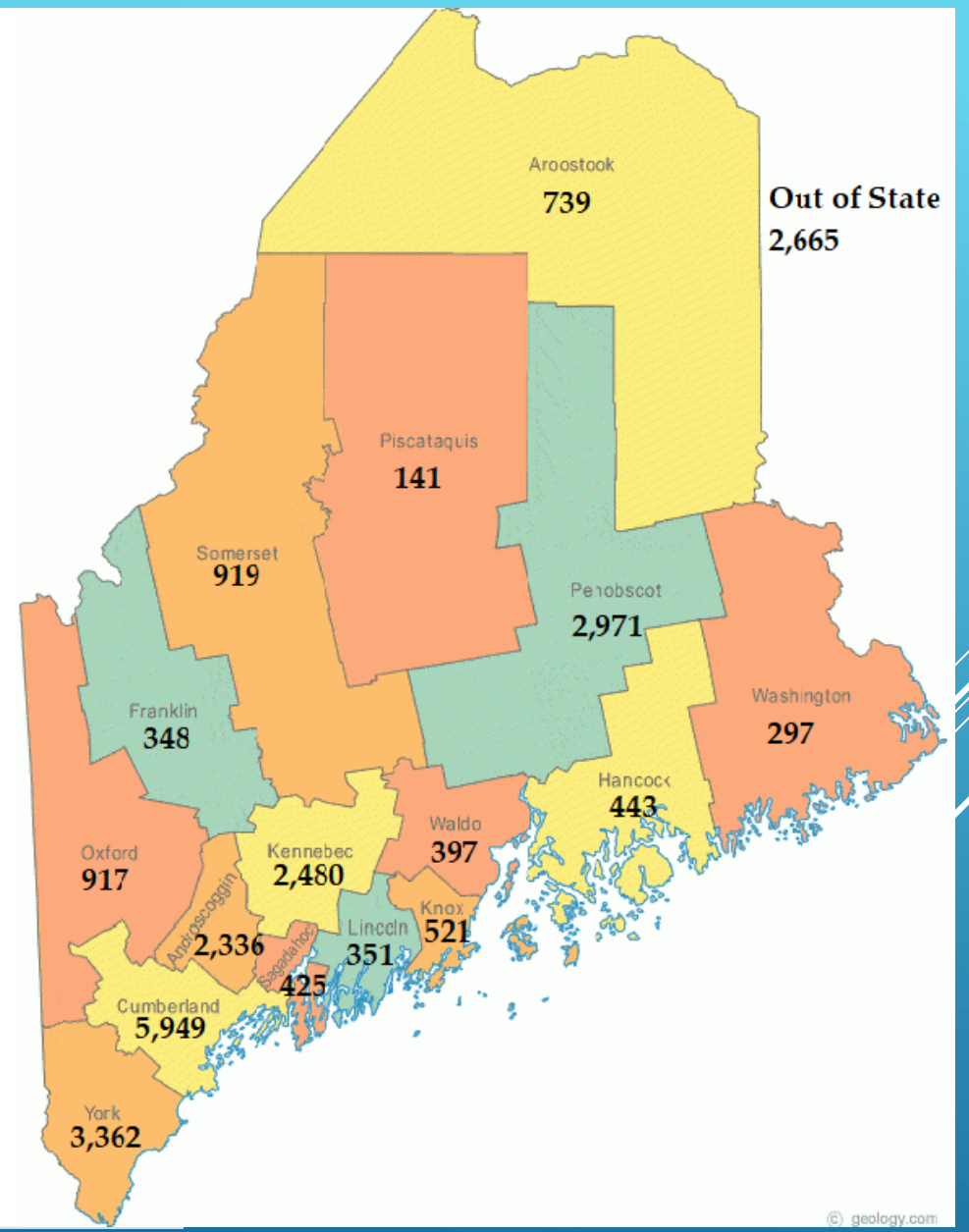
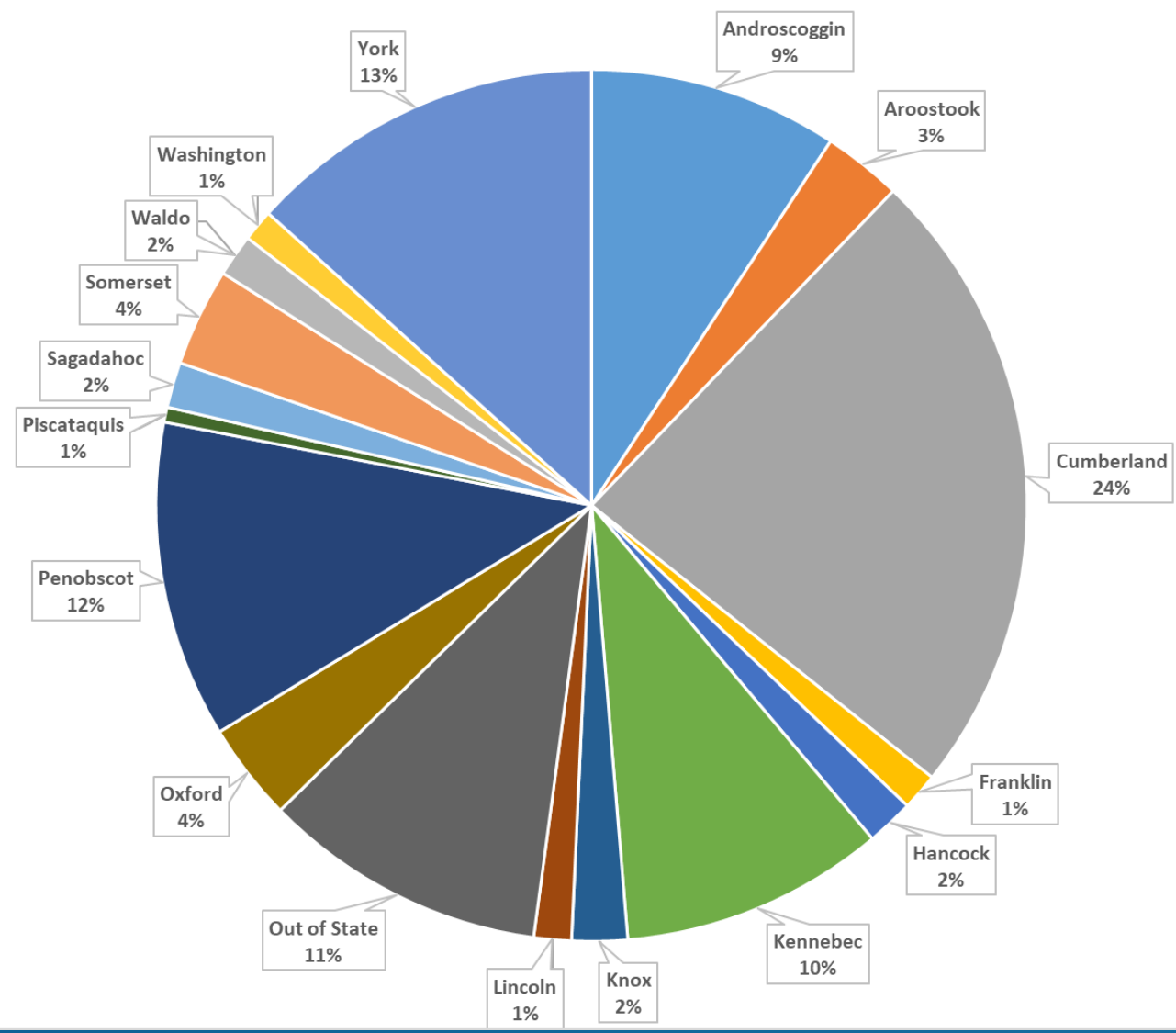
4: AMI = Fiscal Year 2021 Area Median Income

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

As of December 31, 2020, there are **25,261** applicants on the Waiting List.

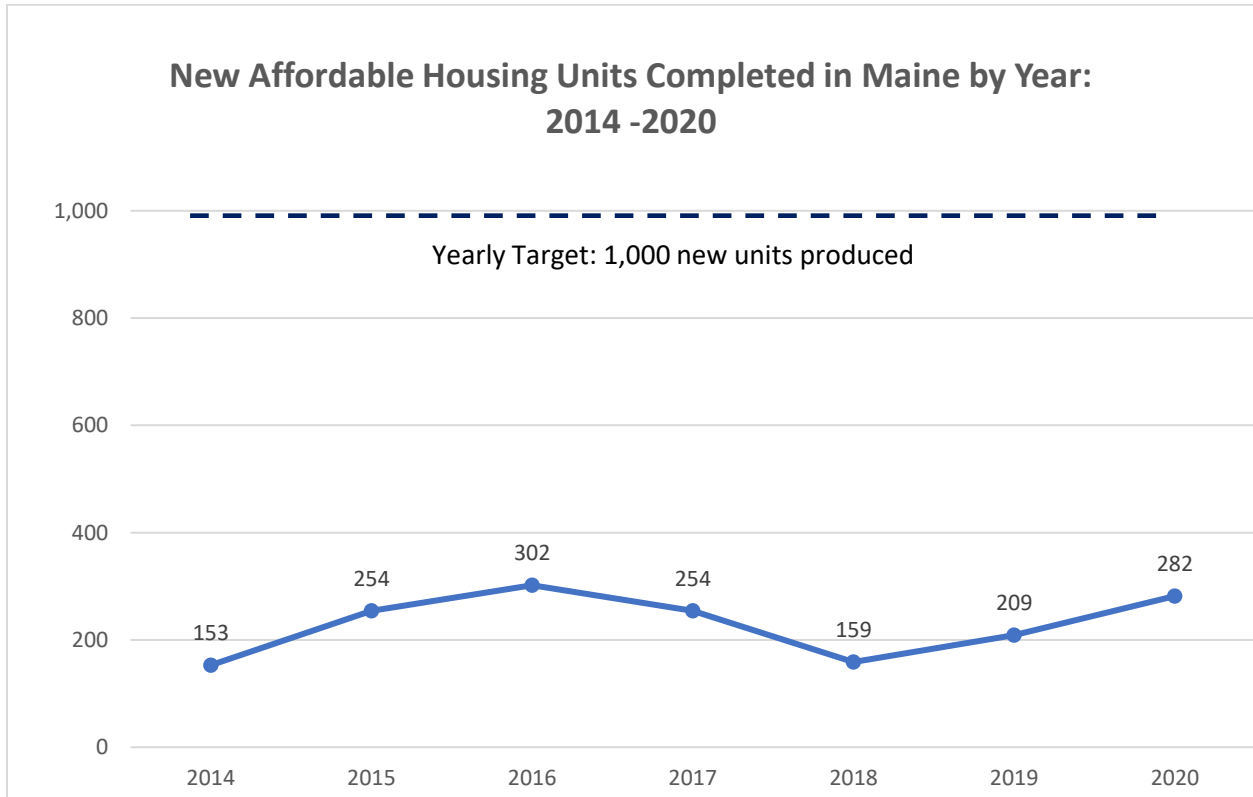


Applicants by County





MAINE AFFORDABLE HOUSING COALITION



Source: Maine State Housing Authority

**Average annual production: 230 new affordable units**