



**CHANGES IN HUD FAIR MARKET RENTS
FROM FISCAL YEAR 2004 TO FISCAL YEAR 2005
Maine**

County	2004 MSA Name	Towns	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
			2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005
Androscoggin County	Lewiston--Auburn, ME MSA	Auburn, Greene, Lewiston, Lisbon, Mechanic Falls, Poland, Sabattus, Turner, Wales	\$546	\$542	-0.7%	\$683	\$680	-0.4%	\$776	\$745	-4.0%
Androscoggin County		Durham, Leeds, Livermore, Livermore Falls, Minot	\$579	\$560	-3.3%	\$724	\$688	-5.0%	\$811	\$718	-11.5%
Aroostook County		Blaine, Bridgewater, Caribou, Cary, Castle Hill, Caswell, Central Aroostook, Chapman, Connor, Crystal, Cyr, Cyer Brook, Eagle Lake, Easton, Fort Fairfield, Fort Kent, Frenchville, Garfield, Glenwood, Grand Isle, Hamlin, Hammond, Haynesville, Hersey, Hodgdon, Houlton, Island Falls, Limestone, Linneus, Littleton, Luslow, Macwahoc, Madwaska, Mapleton, Mars Hill, Masardis, Merrill, Monticello, Moro, Nashville, New Canada, New Limerick, New Sweden, Northwest Aroostook, Oakfield, Orient, Oxbow, Penobscot Island, Perham, Portage Lake, Presque Isle, Reed, St. Agatha, St. Francis, St. John, Sherman, Smyrna, South Aroostook, Square	\$531	\$495	-6.8%	\$675	\$646	-4.3%	\$778	\$712	-8.5%
Cumberland County	Portland, ME MSA	Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Fyre Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth	\$859	\$895	4.2%	\$1,076	\$1,128	4.8%	\$1,204	\$1,208	0.3%

Cumberland County	Baldwin, Bridgton, Brunswick, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago	\$702	\$705	0.4%	\$953	\$842	-11.6%	\$1,095	\$1,079	-1.5%
Franklin County	Avon, Carrabassett Valley, Carthage, Chesterville, Coplin, Dallas, East Central Franklin, Eustis, Farmington, Industry, Jay, Kingfield, Madrid, New Sharon, New Vineyard, North Franklin, Phillips, Rangeley, Rangeley plantation, Sandy River, South Franklin, Strong, Temple, Weld, West Central Franklin, Wilton, Wyman	\$531	\$547	3.0%	\$675	\$653	-3.3%	\$778	\$848	9.0%
Hancock County	Amherst, Aurora, Bar Harbor, Blue Hill, Brooklin, Brooksville, Bucksport, Castine, Central Hancock, Cranberry Isles, Dedham, Deer Isle, Eastbrook, East Hancock, Ellsworth, Franklin, Frenchboro, Gouldsboro, Great Pond, Hancock, Lamoine, Mariaville, Mount Desert, Northwest Hancock, Orland, Osborn, Otis, Penobscot, Sedgwick, Sorrento, Southwest Harbor, Stonington, Sullivan, Surry, Swans Island, Tremont, Trenton, Verona, Waltham, Winter Harbor	\$577	\$610	5.7%	\$727	\$859	18.2%	\$807	\$884	9.5%
Kennebec County	Albion, Augusta, Belgrade, Benton, Chelsea, China, Clinton, Farmingdale, Fayette, Gardiner, Hallowell, Litchfield, Manchester, Monmouth, Mount Vernon, Oakland, Pittston, Randolph, Readfield, Rome, Sidney, Unity, Vassalboro, Vienna, Waterville, Wayne, West Gardiner, Windsor, Winslow, Winthrop	\$551	\$537	-2.5%	\$693	\$733	5.8%	\$778	\$783	0.6%
Knox County	Appleton, Camden, Criehaven, Cushing, Friendship, Hope, Isle au Haut, Matinicus Isle, North Haven, Owls Head, Rockland, Rockport, St. George, South Thomaston, Thomaston, Union, Vinalhaven, Warren, Washington	\$590	\$621	5.3%	\$788	\$841	6.7%	\$829	\$970	17.0%

Lincoln County		Alna, Boothbay, Boothbay Harbor, Bremen, Bristol, Damariscotta, Dresden, Edgecomb, Hibberts, Jefferson, Monhegan, Newcastle, Noblesboro, Somerville, South Bristol, Southport, Waldoboro, Westport, Whitefield, Wiscasset	\$581	\$644	10.8%	\$808	\$778	-3.7%	\$953	\$802	-15.8%
Oxford County		Andover, Bethel, Brownfield, Buckfield, Byron, Canton, Denmark, Dixfield, Fryeburg, Gilead, Greenwood, Hanover, Hartford, Hebron, Hiram, Lincoln, Lovell, Magalloway, Mexico, Milton, Newry, North Oxford, Norway, Otisfield, Oxford, Paris, Peru, Porter, Roxbury, Rumford, South Oxford, Stoneham, Stow, Sumner, Sweden, Upton, Waterford, West Paris, Woodstock	\$531	\$530	-0.2%	\$675	\$706	4.6%	\$778	\$885	13.8%
Penobscot County	Bangor, ME MSA	Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie	\$598	\$642	7.4%	\$782	\$819	4.7%	\$839	\$923	10.0%
Penobscot County		Alton, Argyle, Bradford, Bradley, Burlington, Carmel, Carroll, Charleston, Chester, Clifton, Corinna, Corinth, Dexter, Dixmont, Drew, East Central Penobscot, East Millinocket, Edinburg, Enfield, Etna, Exeter, Garland, Breenbush, Howland, Hudson, Kingman, Lagrange, Lakeville, Lee, Levant, Lincoln, Lowell, Mattawamkeag, Maxfield, Medway, Millinocket, Mount Chase, Newburgh, Newport, North Penobscot, Passadumkeag, Patten, Plymouth, Prentiss, Seboeis, Springfield, Stacyville, Stetson, Twombly, Webster, Whitney, Winn, Woodville	\$531	\$529	-0.4%	\$675	\$661	-2.1%	\$778	\$811	4.2%
Piscataquis County		Abbot, Atkinson, Beaver Cove, Blanchard, Bowerbank, Brownville, Dover-Foxcroft, Greenville, Guilford, Kingsbury, Lake View, Medford, Milo, Monson, Northeast Piscataquis, Northwest Piscataquis, Parkman, Sangerville, Sebec, Shirley, Southeast Piscataquis, Wellington, Willimantic	\$531	\$609	14.7%	\$675	\$773	14.5%	\$778	\$822	5.7%

Sagadahoc County		Arrowsic, Bath, Bowdoin, Bowdoinham, Georgetown, Perkins, Phippsburg, Richmond, Topsham, West Bath, Wollwich	\$702	\$663	-5.6%	\$934	\$800	-14.3%	\$1,152	\$1,148	-0.3%
Somerset County		Anson, Athens, Bingham, Brighton, Cambridge, Canaan, Caratunk, Central Somerset, Cornville, Dennistown, Detroit, Embden, Fairfield, Harmony, Hartland, Highland, Jackman, Madison, Mercer, Moose River, Moscow, New Portland, Norridgewick, Northeast Somerset, Northwest Somerset, Palmyra, Pittsfield, Pleasant Ridge, Ripley, St. Albans, Seboomook Lake, Skowhegan, Smithfield, Solon, Starks, The Forks, West Forks	\$531	\$507	-4.5%	\$675	\$716	6.1%	\$798	\$759	-4.9%
Waldo County	Bangor, ME MSA	Winterport	\$598	\$642	7.4%	\$782	\$819	4.7%	\$839	\$923	10.0%
Waldo County		Belfast, Belmont, Brooks, Burham, Frankfort, Freedom, Islesboro, Jackson, Knox, Liberty, Lincolnville, Monrow, Montville, Morrill, Northport, Palermo, Prospect, Searsmont, Searsport, Stockton Springs, Swanville, Thorndike, Troy, Unity, Waldo	\$531	\$632	19.0%	\$675	\$758	12.3%	\$778	\$815	4.8%
Washington County		Addison, Alexander, Baileyville, Baring, Beals Beddington, Calais, Centerville, Charlotte, Cherryfield, Codyville, Columbia, Columbia Falls, Cooper, Crawford, Cutler, Danforth, Deblois, Dennysville, East Central Washington, East Machias, Eastport, Grand Lake Stream, Harrington, Jonesboro, Jonesport, Lubec, Machias, Machiasport, Marshfield, Meddybemps, Milbridge, Northfield, North Washington, Passamaquoddy Indian Township, Passamaquoddy Pleasant Point, Pembroke, Perry, Princeton, Robbinston, Roque Bluffs, Steuben, Talmadge, Topsfield, Vanceboro, Waite, Wesley, Whiting, Whitneyville	\$531	\$536	0.9%	\$675	\$664	-1.6%	\$778	\$724	-6.9%
York County	Portland, ME MSA	Buxton, Hollis, Limington, Old Orchard Beach	\$859	\$895	4.2%	\$1,076	\$1,128	4.8%	\$1,204	\$1,208	0.3%

York County	Portsmouth-- Rochester, NH--ME PMSA	Berwick, Eliot, Kittery, South Berwick, York	\$930	\$930	0.0%	\$1,193	\$1,239	3.9%	\$1,463	\$1,407	-3.8%
York County		Acton, Alfred, Arundel, Biddeford, Cornish, Dayton, Kennebunk, Kennebunkport, Lebanon, Limerick, Lyman, Newfield, North Berwick, Ogunquit, Parsonsfield, Saco, Sanford, Shapleigh, Waterboro, Wells,	\$668	\$667	-0.1%	\$836	\$798	-4.5%	\$936	\$871	-6.9%

*HUD recently conducted a Random Digit Dialing survey of rents in this area. However, the results of this survey were not available at the time that final 2005 FMRs were published. Housing agencies in this area have the option of using either 2004 or final 2005 FMRs until HUD publishes revised final FMRs based on the RDD survey.

Counties in yellow have a decrease of at least 9.1% in the FMR for at least one bedroom size shown. Decreases of this size are particularly significant because housing agencies are allowed to set payment standards (the maximum amount of rent a voucher can cover) between 90% and 110% of FMR. In areas where the FMR decrease is 9.1% or more (that is, where 110% of the 2005 FMR is less than 100% of the 2004 FMR), housing agencies will have to reduce the amount of rent vouchers can cover unless the agency gets special approval from HUD or happens to have a current payment standard below 100% of the FMR.

Note: For background information on Fair Market Rents and discussion of the implications of Fair Market Rent changes for participants in the Housing Voucher Program and other federal housing programs, see www.cbpp.org/10-12-04hous.htm. For data on Fair Market Rents for other bedroom sizes see www.nlihc.org/2005fmrs/index.htm.