



970 Baxter Blvd., Portland, ME 04103

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**Area of Coverage** - Portland Housing Authority administers vouchers in the following towns:

Buxton	Cape Elizabeth	Cumberland	Dayton**	Falmouth	Freeport	Hollis	Gorham	Gray
New Gloucester*	North Yarmouth	Old Orchard Beach	Portland	Pownal*	Raymond	Scarborough	South Portland	Standish
Windham	Yarmouth	Westbrook	And the following Islands:		Chebeague Island	Frye Island	Long Island	Peaks Island

**Payment Standard** for Portland Housing Authority effective **January 1, 2026**.

TOWNS	SRO	EFFICIENCY	1BEDROOM	2BEDROOM	3BEDROOM	4BEDROOM	5BEDROOM	6BEDROOM
All towns listed <u>except</u> New Gloucester, Pownal & Dayton	\$1,211	\$1,615	\$1,823	\$2,343	\$2,850	\$3,102	\$3,567	\$4,032
*New Gloucester/Pownal	\$995	\$1,327	\$1,466	\$1,924	\$2,499	\$3,098	\$3,562	\$4,027
**Dayton	\$960	\$1,281	\$1,412	\$1,716	\$2,298	\$2,561	\$2,945	\$3,329

Voucher Payment Standards (VPS) are established for each unit size (# of bedrooms) within the basic range (90%-110%) of the locality Fair Market Rent (FMR) determined by Housing and Urban Development (HUD).

You can expect your portion of **RENT** to be between 30%-40% of your income minus utility responsibility.

30%=\$\_\_\_\_\_

40%=\$\_\_\_\_\_

### **Maximum Gross Rent**

**Your Payment Standard:**\_\_\_\_\_

PLUS 10% Monthly Adjusted Income: +\_\_\_\_\_

EQUALS **Maximum Gross Rent**:=\_\_\_\_\_

(Subject to Change Depending on Income)

Assigned Housing Officer: \_\_\_\_\_ Voucher Size: \_\_\_\_\_

**Utility Allowance** for Multi-Family Units for Portland Housing Authority effective **January 1, 2026**.

See the back for more details. Utility Allowances for a Single-Family Home or a Mobile Home will differ, check with a Housing Officer for more information.

Utility or Service	Fuel Type	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
Heating	Natural Gas	64	69	74	80	85	89	93
	Bottled Gas/Propane	93	109	126	146	162	182	195
	Electric	43	50	69	87	105	123	133
	Electric - Heat Pump	38	45	53	60	66	73	79
	Oil	73	86	99	116	129	142	152
	Kerosene	80	92	109	126	139	155	164
	Wood Cord	18	21	29	36	44	52	56
Cooking	Natural Gas	3	3	6	7	9	10	12
	Bottled Gas/Propane	10	10	17	23	30	33	36
	Electric	10	12	17	22	27	21	35
Electric (general/other)		54	61	78	95	112	129	138
Water Heating	Natural Gas	8	9	14	17	22	25	28
	Bottled Gas/Propane	26	30	43	53	70	79	86
	Electric	26	30	39	47	56	64	69
	Oil	20	23	33	43	53	63	69
Water		24	24	30	36	42	48	52
Sewer		63	65	91	117	143	169	187
Trash Collection		10	10	11	17	25	29	36

Ideally, the **RENT** the landlord is requesting PLUS the **UTILITIES** you are responsible for should remain within **YOUR PAYMENT STANDARD**. This will keep you at 30% of your income towards rent and utilities.

However, if your household has income, you may go above **YOUR PAYMENT STANDARD** but cannot exceed the **MAXIMUM GROSS RENT**.

**Affordability Test**

**Listed Monthly Rent:**

(Refer to Utility Allowance Provided on other side)

Heating: + \_\_\_\_\_

Cooking: + \_\_\_\_\_

Electric: + \_\_\_\_\_

Hot Water: + \_\_\_\_\_

City Trash Bags: + \_\_\_\_\_

Water/Sewer: + \_\_\_\_\_

**EQUALS Total Gross Rent:** = \_\_\_\_\_

(Must be less than or equal to **Maximum Gross Rent** listed on front of page)