

MAINE

Rental Housing Guide



Maine State
Housing Authority

The mission of the Maine State Housing Authority is to assist Maine people to obtain and maintain decent, safe, affordable housing and services suitable to their unique housing needs.

January 2005

MAINE RENTAL HOUSING GUIDE

The Maine Rental Housing Guide is designed to provide landlords and tenants with general information regarding Maine rental housing laws.

Unless noted, this guide primarily addresses tenancies-at-will, that is, a tenancy where there is no lease and refers to Maine law only. Sometimes you will see the notation "tenant *cannot* sign these rights away." This means the particular law is designed to protect the tenant and cannot be waived orally or in a written lease.

This guide does not attempt to fully restate the law. If you are in need of legal services, we urge you to contact an attorney. If you cannot afford an attorney, a listing of legal aid agencies is included on Page 6.

The Maine State Housing Authority (MSHA) is Maine's housing finance agency. It has provided more than \$1 billion in loans to Maine's housing market, financing the development of thousands of units of affordable rental housing and thousands of single family homes for the state's low and moderate income working families.

MSHA also runs several other programs to bring affordable housing to the people of Maine, including financing emergency shelters for the homeless, housing for those with special needs, programs to repair homes and apartments, fuel assistance for the low income, and others.

The programs provide assistance to more than 125,000 Maine people each year.

For additional information about Maine State Housing Authority and our programs, visit our web site at www.mainehousing.org.



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RESIDENTIAL LANDLORD/ TENANT LAWS

SECURITY DEPOSITS

Security deposits can be kept by the landlord for reasons including, but not limited to, necessary cleaning and repair costs resulting from damage beyond normal wear and tear, trash removal, unpaid rent and utility charges, and costs for storing and disposing of unclaimed property.

If you live in a building where the landlord does not live **or** if you live in a building with 6 or more apartments where the landlord also lives, these rules also apply:

Security deposits *cannot* equal more than 2 months rent and receipts must be given for all cash deposits.

Landlords are required to keep deposits in a separate account from other assets, and must disclose the name of the bank and account number upon request. The landlord does not have to pay you interest on your security deposit.

If the apartment building where you are living is sold, your former landlord must either return your deposit after lawful deductions or transfer the security deposit after lawful deductions to the new owner with an accounting and provide the tenant with notice of the transfer, the new owner's name and address, and a copy of the accounting.

If the tenant has a lease, the landlord must either return the full deposit or provide a written statement itemizing the reasons for retaining any part of the deposit and return any remaining portion of the deposit within the term stated in the lease, not to exceed 30 days. Failure to do this means the landlord forfeits the right to retain any of the deposit.

If the tenant does not have a lease, the landlord must either return the full deposit or provide a written statement itemizing the reasons for retaining any part of the deposit and return any remaining portion of the deposit within 21 days of the termination of the tenancy or the time the landlord accepts the apartment, whichever occurs later. Failure to do this means the landlord forfeits the right to retain any of the deposit.

A tenant intending to sue a landlord for retaining the deposit and not providing a written statement must notify the landlord in writing of his or her intention to sue at least 7 days before starting the case. If the landlord fails to return the entire deposit within the 7 days, the landlord may have to pay double the amount owed the tenant, plus reasonable attorneys' fees and costs.

Tenants *cannot* sign these rights away.

TERMINATION OF TENANCY

To terminate the tenancy, the tenant must give at least 30 days written notice, ending on a rent day. The tenant should supply a written forwarding address to the landlord.

ABANDONED PROPERTY

If the tenant abandons property worth less than \$750 after moving from the apartment, the landlord must store it in a safe, dry, secured location and send a list of the abandoned property to the tenant's last known address (first class mail with proof of mailing), giving the tenant 14 days to claim the property.

If the tenant claims the property within the 14 days, the landlord must continue to store it for at least 10 days after the tenant's response. A landlord may condition release of the property upon the tenant's payment of all unpaid rent, damages and storage costs. If the tenant fails to claim the property, the landlord may sell it and apply the proceeds to unpaid rent, damages and costs for storage and sale. All remaining balances shall be forwarded to the Treasurer of the State.

For abandoned property valued over \$750, consult an attorney.

RENT INCREASES

Rent increases require at least 45 days written notice. If the landlord increases the rent without giving the required notice, the tenant can take the landlord to court for the return of amounts of rent the landlord unlawfully obtained, with interest, and for attorney's fees paid by the tenant. Rent *cannot* be increased if the unit is unsafe or unfit for habitation, unless those conditions were caused by the tenant or guests.

Normally, landlords can charge whatever they wish for rent, provided that the rent is not so unreasonable that it violates the profiteering in rent law.

Tenants *cannot* sign these rights away.





UNFIT OR UNSAFE CONDITIONS

Maine law provides for an implied warranty of fitness for human habitation. This means that the landlord must provide safe and healthy housing, including minimum heat requirements (68 ° F temperature in cold weather) if the landlord is required to provide heat for an apartment. However, the tenant may agree in writing to compensation or reduction in rent for unfit or unsafe conditions.

The tenant may take the landlord to court to remedy conditions if: 1) he or she is current in rent payments; 2) the violation of the warranty or covenant was *not* caused by the tenant or guest; and 3) the tenant promptly notified the landlord in writing of the problem without reasonable results. The court can order repair, reduction/rebate of rent, or a combination. A city or town may have more stringent habitability standards than state landlord-tenant laws. Tenants should check the ordinances at the town or city hall in which they reside. If your housing problems are not being solved locally, contact the Health Engineering Division of the Bureau of Health in Augusta at 207-287-5338.

Any attempted eviction within 6 months of a complaint about unsafe or unfit living conditions will be presumed to be in retaliation and will be disallowed unless the landlord can prove otherwise.

REPAIR AND DEDUCT

If a landlord fails to maintain a rental unit which is safe and healthy, and the cost of compliance is less than one-half month's rent or \$250.00, whichever is greater, the tenant can notify the landlord in writing, by certified mail, return receipt requested, of the tenant's intention to correct the condition at the landlord's expense. If the landlord fails to comply within 14 days of such notice, or sooner in emergency situations, the tenant can have the work done with professional care, submit an itemized statement to the landlord and deduct the amount from the rent up to the maximum amount mentioned above.

The tenant is *not* entitled to make repairs and deduct the cost from the rent if: 1) the condition was caused by the tenant or the tenant's guests; 2) the landlord has been unreasonably denied access; or 3) extreme weather conditions prevent the landlord from making the repairs. Tenants also *cannot* deduct amounts for their own labor or the labor of immediate family members.

A landlord is not liable for injury to the tenant or other persons as a result of repairs undertaken by the tenant.

NOTE: This law does *not* apply to owner-occupied buildings of 5 units or less.

PROTECTION OF RENTAL PROPERTY OR TENANTS

A landlord can file a petition in court against a tenant, a tenant's guest, or the owner of a dangerous pet on the property when there is actual or threatened harm to the landlord, the landlord's employees, tenants or the rental property by a tenant, a tenant's guest, or a dangerous pet on the property.

EVICTION

No Lease

Where there is no lease, a tenant may be evicted *without cause* after 30 days written notice ending on a rent day.

For nonpayment of rent of 7 days or more, substantial unrepaired damage, causing the rental unit to become unfit for human habitation, nuisance, changing the locks and failing to provide the landlord with a key within 48 hours, or illegal use of the unit, a landlord can give 7 days written notice of eviction stating the reason. If a 7-day notice is for nonpayment of rent only, payment in the full amount within the 7 days cancels the eviction notice. If, after expiration of the 7-day notice but before issuance of a writ of possession by the court, the tenant pays all rent due and any filing and service of process fees paid by the landlord, the tenant must be reinstated. Any termination notice issued for nonpayment of rent must inform the tenant of these rights.

With a Lease

Where there is a lease, eviction notice must be in accordance with the terms of the lease.

Landlords must strictly follow all legal requirements in order to evict a tenant. Therefore, they *cannot* terminate or interrupt utility service, lock tenants out or remove belongings without permission from the court. Tenants may recover damages for any illegal eviction.

DISCRIMINATION

Landlords may not refuse to show or rent a unit, or impose different terms or conditions, on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability, or familial status. Landlords are also required to allow physically disabled tenants to modify their apartments so they may fully enjoy the premises. Tenants may be required to restore the interior of the premises to their original condition when they vacate the unit.

This law does *not* cover the rental of: 1) a two-family dwelling, one unit of which is occupied by the owner; 2) the rental of not more than 4 rooms of a one-family dwelling which is occupied by the owner; or 3) the rental of any dwelling owned by a religious corporation to its members, unless the discrimination is based on race, color, or national origin.

Landlords may restrict the number of occupants based upon the size of the unit, but this restriction must be consistent with applicable local, state and federal restrictions.

Landlords generally may not refuse occupancy because a tenant requires the aid of an assistive animal unless the building consists of 2 units, one of which is occupied by the owner.

In addition, landlords may not refuse tenancy because of the tenant's status as a recipient of any kind of federal, state, or local public assistance.

For further information or to make a complaint, contact the Maine Human Rights Commission, State House Station 51, Augusta, Maine 04333 at 207-624-6050 (voice) or 207-624-6064 (TTY) or the Office of Fair Housing and Equal Opportunity, 10 Causeway Street, Room 321, Boston, Massachusetts 02222-1092. Tenants may have further rights under local ordinances.

NOTICE OF ACCESS

Except in the case of emergency, or where impractical, a landlord must give reasonable notice (24 hours generally) of his intent to enter the apartment, and enter at reasonable times to repair, show or inspect the premises. Tenants *cannot* unreasonably withhold consent for a landlord to enter the premises. Tenants must give their landlords notice and a duplicate key within 48 hours of changing locks. If a tenant fails to do so, the landlord may terminate the tenancy with a 7-day notice. The landlord may also use any reasonable means to enter the apartment in the case of an emergency and charge the tenant for the resulting damage.

Tenants may recover damages in court if a landlord makes unlawful entry, makes lawful entry in an unreasonable manner, or makes repeated demands for entry having the effect of harassment.

Tenants *cannot* sign this right away.

LATE FEES

Landlords must inform tenants in writing of fees for the late payment of rent at the time the landlord and the tenant enter into a rental agreement. Late fees may not exceed 4% of one month's rent and may not be charged until the rent payment is 15 days late.

UTILITIES

Tenants *cannot* be forced to pay utility charges when the account is in the landlord's name. In that case, the utility charges are the landlord's responsibility. In cases where the landlord has responsibility for utility charges, a disconnection of service cannot occur until the utility company notifies the tenant and allows the tenant the opportunity to assume responsibility for future service. A tenant who has assumed responsibility for future service and paid the utility for all or any portion of the service may deduct the amount paid from any rent due the landlord.

Electric charges on a tenant's meter for service to areas not within the tenant's unit, such as hallways, basements, storage areas or water heaters used in common with other tenants, is allowed only if the tenant has agreed in writing to pay the extra cost in return for a specified rent reduction or other exchange comparable to the extra costs.

Except in cases where the tenant has agreed in writing to a reduction in rent or other exchange comparable to the extra costs, the tenant *cannot* sign these rights away.

Electric utility companies and natural gas utility companies may provide information on energy consumption and costs of a unit for the prior 12 months to a current or would-be tenant upon request. If this information is not available for the unit for the prior 12 months, the electric or natural gas utility company may provide an estimate of the unit's annual energy consumption and cost.

DUTY TO MITIGATE UNPAID RENT

If the tenant moves from the apartment prior to termination of the tenancy or is evicted, the landlord is entitled to all unpaid rent and damages due for the entire tenancy, unless the landlord agrees to the early termination. A landlord must make reasonable efforts to re-rent the premises, in which case the landlord will credit rent received from a new tenant to amounts due by the former tenant. If the landlord fails to make reasonable efforts to re-rent the unit, the landlord's claim for rent or damages will be reduced by the net rent which could have been obtained by such reasonable efforts to re-rent.





SMOKE DETECTORS

Landlords must install in each apartment at least one approved smoke detector on or near the ceiling in areas within, or giving access to, bedrooms. In multi-apartment buildings over three stories, approved smoke detectors must also be installed in each corridor and hallway on each floor. Tenants with hearing disabilities may request a suitable smoke warning device. If the landlord does not provide the device, the tenant may install one and deduct the actual cost from the rent.

It is a violation of law for anyone to knowingly interfere with or make inoperable any required smoke detector.

LEAD-BASED SUBSTANCES

A landlord may not rent an apartment with lead-based substances that has been ordered cleared by the Department of Human Services. Children who are identified, through screening, as having an elevated level of lead in their blood are reported to the Department of Human Services. The Department of Human Services then inspects the unit to determine the source of the lead hazard. If lead-based substances are discovered after children who are age 6 or under are already living in the apartment, the landlord may not evict the tenants for that reason. In this instance, the Department of Human Services will provide occupants and the owner with a notice advising of the existence of the lead-based substances and ordering that within 30 days the substances be removed, replaced, or securely and permanently covered in accordance with rules adopted by the Department of Environmental Protection.

If the owner corrects an unsafe lead condition in an apartment while it is occupied, the owner must move the tenant to a substitute unit after reasonable notice, and pay moving expenses and any rent charges in excess of the tenant's current rent.

For more information contact the Department of Human Services, Childhood Lead Poisoning Prevention Program, 207-287-4311 or Maine State Housing Authority's Energy and Housing Services Division at 1-800-452-4668.

MOBILE HOME PARKS

A mobile home park owner must provide potential tenants with a written copy of the rules of the mobile home park and a copy of Maine law governing mobile homes and mobile home parks. The owner must also disclose in writing all fees, charges and assessments prior to the tenant moving in. Park owners are prohibited from collecting any fees, charges or assessments which have not been disclosed or using them as grounds for eviction.

Normally, mobile home park owners can charge whatever they wish for lot rent, provided that the rent is not so unreasonable that it violates the profiteering in rent law. Tenants *cannot* be forced to purchase installation equipment from the park owner, but the style and quality of such equipment may be regulated by park rules. Tenants who own their mobile homes *cannot* be forced to purchase fuel oil or bottled gas from any particular dealer or distributor unless there is a centralized distribution system and average retail prices are charged.

Quality standards which could result in removal of a mobile home from the park must be clearly described in park rules. The park owner must show that the mobile home does not meet standards. The age of the mobile home by itself is not a sufficient standard to require removal. Standards which cannot be changed without undue financial hardship, such as size, construction material, or color, cannot be imposed.

Park owners may establish a park rule requiring that all rental payments and other fees due the owner must be paid in full before the mobile home is removed from the park, sold, or occupied by new tenant or owner.

A park rental agreement *cannot* contain provisions that:

- Relieve the park owner from liability for his own negligence;
- Require the tenant to pay the park owner's legal fees for enforcing the rental agreement;
- Require the tenant to give a lien on the tenant's property for rent or other sums due the park owner; and
- Require the tenant to acknowledge that the terms of the rental agreement and the tenant rules are fair and reasonable.

SECURITY DEPOSITS

Security deposits for mobile home park lots may not exceed 3 months' rent. Security deposits may be retained for nonpayment of rent or utility charges, but not for normal wear and tear. These provisions on security deposits apply to both tenants who rent a mobile home and a mobile home lot and to tenants who own their mobile home and rent only a park lot.

In addition to a security deposit, park owners may charge an entrance fee not to exceed 2 months' rent to tenants moving into a mobile home in the park.

Security deposits with annual interest of at least 4% on the full deposit, or a written statement itemizing the reasons for retaining the deposit, must be provided within 21 days of the termination of the tenancy or the acceptance of the premises by the owner, whichever occurs first. If only a portion of the deposit is retained, the written statement must be accompanied by the balance of the deposit. Failure to return the deposit or provide the required written statement within the time stated above means the owner forfeits the right to retain any part of the deposit.

A tenant intending to sue a mobile home park owner who retains the deposit and does not provide a written statement must notify the owner in writing of his or her intention to sue at least 7 days before starting the case. If the owner fails to return the entire deposit within the 7 days, the owner may have to pay up to double the amount owed the tenant plus reasonable attorneys' fees and court costs incurred by the tenant.

ADVERTISING FOR SALE

Park owners *cannot* restrict the reasonable advertising for sale of any mobile home, except that the mobile home owner must notify the park owner before placing a "for sale" sign or other form of advertising within the park. Park owners *cannot* charge a commission or fee from the sale of a mobile home, unless the owner has acted as the agent for the mobile home owner under a written contract. Park owners *cannot* require as a condition of tenancy that the park owner or operator act as agent in the sale of tenant's mobile home. A mobile home park owner may not unreasonably interfere with a tenant's attempt to sell a mobile home.

UNSAFE OR UNFIT CONDITIONS

Maine law provides an implied warranty of fitness for human habitation, which means that the lot and its associated facilities must be safe and healthy. The tenant can file a complaint against the park owner or operator in court if the space is unsafe or unhealthy. The tenant must show that rent has been paid, the tenant did not cause the unsafe or unhealthy condition, and the park owner or operator failed to correct the condition after being notified. The court may order the park owner to cure the condition, may reduce the amount of rent paid by the tenant, or both. The tenant may waive the warranty of habitability in a written agreement if the rental payment is reduced accordingly. The warranty of habitability protects a person who rents either a mobile home and the mobile home park lot or only a mobile home park lot.

EVICTION

A mobile home park tenant must give at least 45 days written notice before termination of the tenancy. A park owner is required to give 30 days notice of termination for failure to pay rent or for temporary eviction caused by park renovations; 12 months notice of permanent eviction caused by park renovations (6 months if an acceptable alternative location has been found and the owner pays relocation costs); one year's notice of termination caused by a change in use of the park; and 45 days notice of termination for any other cause. Tenants in mobile home parks may be evicted for the following reasons:

- 1) Nonpayment of rent or other charges, subject to tenant's right to make payment before eviction;
- 2) Failure of the tenant, household members, or guests to comply with local ordinances or state or federal laws, rules and regulations governing mobile homes or mobile home parks after being given notice;
- 3) Failure of tenant, household members, or guests to comply with reasonable written rules of the mobile home park after being given notice;
- 4) Tenant's, household members, or guests repeated conduct that disturbs the peace and quiet or safety of other tenants;
- 5) Damage to the rental property by tenant, household members, or guests, except for reasonable wear and tear;
- 6) Change of use, condemnation, renovation or reconstruction of the mobile home park;
- 7) In accordance with the written lease; or
- 8) Violations of items 1, 2 or 3 listed above three or more times in a twelve-month period by the tenant, household members, or guests.

Evictions must be processed under Maine's forcible entry and detainer laws. This means a tenant may not be evicted until ordered by the court. Evictions *cannot* occur solely to allow space for another tenant who purchased a mobile home from the park owner.

For information about discrimination in mobile home parks contact the Maine Human Rights Commission at 207-624-6050 (voice) or 207-624-6064 (TTY). For further general information about mobile homes and mobile home parks, contact the Manufactured Housing Board at 207-624-8612.





GENERAL TIPS AND ADDITIONAL RESOURCES

Upon moving in, a tenant should send a list of defects to the landlord, and keep a copy. This will prevent the landlord from claiming that such defects were caused by the tenant.

Whenever possible, understandings, changes, notices, and complaints should be in writing, should be dated and signed, and both the landlord and tenant should keep a copy.

Information concerning codes and ordinances:

Check with the local town office or city hall first. For specific codes, contact:

Electrical/Electricians' Examining Board
www.state.me.us/pfir/led/electric/index.htm
Tel. 207-624-8610

Fire, Structural Safety/State Fire Marshal
Tel. 207-626-3880

Furnace Inspections/Oil & Solid Fuel Board
www.state.me.us/pfir/led/oil/index.htm
Tel. 207-624-8610

Plumbing/Division of Health Engineers
www.state.me.us/dhs/eng/plumb/plumb.htm
Tel. 207-287-5338

Property Tax & Rent Refund Program:

Maine Revenue Services
www.state.me.us/revenue/
Tel. 207-626-8475

Information, services and products that create opportunities for people with disabilities to live independently:

Alpha One
www.alphaonenow.org
Bangor, Tel. 1-800-300-6016 (V/TTY)
South Portland, Tel. 1-800-640-7200 or 207-767-2189 or 207-767-5387 (TTY)

Statewide assistance for older persons and their families:

Maine's Agencies on Aging
www.seniors.gov
Tel. 1-877-353-3771

Assistance for veterans:

Veterans Benefits Administration - for questions concerning veteran benefits, compensation, insurance, and vocational rehabilitation)
VAM & ROC, 1 VA Center, Togus, ME 04330
Tel. 1-800-827-1000

Veterans Health Administration - for homeless veteran health, mental health, and domiciliary care services)
VAM & ROC, 1 VA Center, Togus, ME 04330
Tel. 207-623-8411

Assistance in renting a private apartment:

Maine Apartment Owners and Managers Assoc.
www.maoma.org
Tel. 1-800-204-4311

LEGAL RESOURCES

Legal assistance for low-income persons:

Pine Tree Legal Assistance:

www.ptla.org

Augusta, 39 Green Street, Tel. 207-622-4731 or 207-623-7777
or 207-623-7770 (TTY)

Bangor, 61 Main Street, Tel. 207-942-8241 or 207-942-1060 (TTY)

Lewiston, 145 Lisbon Street, 7th Floor, Tel. 207-784-1558

Machias, 1 School Street, Tel. 207-255-8656 or 207-255-6179 (TTY)

Portland, 88 Federal Street, Tel. 207-774-8211 or 207-828-2308 (TTY)

Presque Isle, 373 Main Street, Tel. 207-764-4349 or 207-764-2453 (TTY)

Farmworker & Native American Units, Tel. 207-942-0673

Additional legal resources:

Community Mediation Services

Tel. 207-621-6848 or 1-888-497-3500

Disability Rights Center

www.drcme.org

Statewide Hotline, Tel. 1-800-452-1948

HelpMELaw

www.helpmelaw.org

Immigrant Legal Advocacy Project

www.immigrantlegaladvocacy.org

Tel. 207-780-1593

Lawyer Referral and Information Services

www.mainebar.org

Tel. 207-622-1460 or 1-800-860-1460

Legal Services for the Elderly

www.mainelse.org

Statewide Hotline, Tel. 1-800-750-5353

Maine Equal Justice Partners

www.mejp.org

Tel. 207-626-7058

Maine Human Rights Commission

www.state.me.us/mhrc

Tel. 207-624-6050

Maine Volunteer Lawyer's Project

www.vlp.org

Tel. 1-800-442-4293 from 9 AM to 12 noon and 1-4 PM

State Attorney General's Office

www.state.me.us/ag

Tel. 207-626-8849 from 9 AM to 12 noon

For a copy of "Consumer Rights When You Rent An Apartment", "Consumer Rights When You Live In A Mobile Home", or the "Model Landlord-Tenant Lease", call 207-626-8861. Leave a message with your name and address and the information you need.

Tel-Law

Tel. 207-622-1470

Tel-Law is a fully-automated collection of recorded messages designed to answer basic questions about the law. Categories 501 and 502 deal with landlord/tenant law.

To search Maine statutes on the web:

go to www.state.me.us/legis/statutes/search.asp



BRIDGING RENTAL ASSISTANCE PROGRAM (BRAP) AND SHELTER PLUS CARE PROGRAM

The Bridging Rental Assistance Program (BRAP) is a statewide housing subsidy program developed by Behavioral and Developmental Services (BDS). BRAP exists to provide funding to assist mental health consumers to access safe, decent, and sanitary housing of their choice. BRAP is designed to assist individuals with a housing subsidy until they are awarded a Section 8 Voucher.

Shelter Plus Care (S+C) provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families.

LOCAL ADMINISTRATIVE AGENCIES FOR BRAP AND SHELTER PLUS CARE

REGION I

Portland/Cumberland County
Shalom House, Inc.
P.O. Box 560, Portland, ME 04112
Tel. 207-874-1080

York County
Counseling Services, Inc.
P.O. Box 1010, Saco, ME 04072
Tel. 207-282-6126

Region I Coordinator
175 Lancaster Street, Portland, ME 04101
Tel. 207-822-0150

REGION II

Northern Kennebec and Somerset County
Kennebec Valley Mental Health Center
67 Eustis Parkway, Waterville, ME 04901
Tel. 207-873-2136

Southern Kennebec County
Motivational Services, Inc.
P.O. Box 229, Augusta, ME 04332
Tel. 207-626-3465

Waldo/Knox/Lincoln Counties
Mid-Coast Mental Health Center
12 Union Street, P.O. Box 526, Rockland, ME 04841
Tel. 207-594-2541

Brunswick/Harpswell/Freeport/Sagadahoc County
Sweetser Mental Health Services
18 Pleasant Street, Brunswick, ME 04011
Tel. 207-373-3049

Lewiston/Androscoggin County
Common Ties Coalition
140 Canal Street, Lewiston, ME 04243
Tel. 207-795-6051

Oxford/Franklin Counties
Tri-County Mental Health Services
P.O. Box 2008, Lewiston, ME 04241
Tel. 207-353-4100

Region II Coordinator
State House Station 141, Augusta, ME 04333-0141
Tel. 207-287-2136 or 207-287-4238 (TTY)

REGION III

Aroostook County
AHMC Facilities, Inc.
One Vaughn Place, Caribou, ME 04736
Tel. 207-498-6431

Washington, Hancock, Piscataquis, Penobscot Counties
Community Health & Counseling Services
P.O. Box 425, Bangor, ME 04402-0425
Tel. 207-947-0366

Region III Coordinator
176 Hogan Road, Bangor, ME 04401
Tel. 207-941-4159

DEPARTMENT OF HEALTH & HUMAN SERVICES (DHHS)

Augusta Regional Office
35 Anthony Avenue, Augusta, ME 04333-0011
Tel. 207-624-8000 or 1-800-452-1926 or 207-624-8004 (TTY)

Bangor Regional Office
396 Griffin Road, Bangor, ME 04401-3095
Tel. 207-561-4100 or 1-800-432-7825 or 207-561-4403 (TTY)

Bath District Office
34 Wing Farm Parkway, Bath, ME 04530-2240
Tel. 207-443-2772 (TTY)

Belfast District Office
9 Field Street, Belfast, ME 04915-0527
Tel. 207-338-2060 or 207-338-1732 (TTY)

Biddeford District Office
208 Graham Street, Biddeford, ME 04005-3350
Tel. 207-286-2400 or 1-800-322-1919 or 207-286-2402 (TTY)

Calais District Office
392 South Street, Calais, ME 04619-1108
Tel. 207-454-9000 or 1-800-622-1400 or 207-454-3415 (TTY)

Caribou District Office
14 Access Highway, Caribou, ME 04736-9600
Tel. 207-493-4000 or 1-800-432-7366 or 207-493-4034 (TTY)

Dover-Foxcroft District Office
125 Summer Street, Dover-Foxcroft, ME 04426-1133
Tel. 207-564-3444 or 1-800-432-1641 or 207-564-0052 (TTY)

Ellsworth District Office
17 Eastward Lane, Ellsworth, ME 04605-1718
Tel. 207-667-1600 or 1-800-432-7823 or 207-667-1639 (TTY)

Farmington District Office
114 Corn Shop Lane, Farmington, ME 04938-1912
Tel. 207-778-8400 or 1-800-442-6382 or 207-778-8439 (TTY)

Fort Kent District Office
137 Market Street, Fort Kent, ME 04743-1447
Tel. 207-834-7700 or 1-800-432-7340 or 207-834-7702 (TTY)

Houlton Regional Office
11 High Street, Houlton, ME 04730-2012
Tel. 207-532-5000 or 1-800-432-7338 or 207-532-5001 (TTY)

Lewiston Regional Office
200 Main Street, Lewiston, ME 04240-7098
Tel. 207-795-4300 or 1-800-482-7517 or 207-795-4595 (TTY)

Lincoln District Office
66 Main Street, Lincoln, ME 04457-1437
Tel. 207-794-0253

Machias District Office
13 Prescott Drive, Machias, ME 04654-9984
Tel. 207-255-2000 or 1-800-432-7846 or 207-255-6866 (TTY)

Portland Regional Office
161 Marginal Way, Portland, ME 04101-2438
Tel. 207-822-2000 or 1-800-482-7520 or 207-822-2293 (TTY)

Rockland District Office
360 Old County Road, Rockland, ME 04841-5509
Tel. 207-596-4200 or 1-800-432-7802 or 207-596-4201 (TTY)

Sanford District Office
890 Main Street, Suite #208, Sanford, ME 04073-3800
Tel. 207-490-5400 or 1-800-482-0790 or 207-490-5466 (TTY)

Skowhegan District Office
98 North Avenue, Skowhegan, ME 04976-1996
Tel. 207-474-4800 or 1-800-452-4602 or 207-474-4891 (TTY)

South Paris Regional Office
243 Main Street, Suite #6, South Paris, ME 04281
Tel. 207-744-1200 or 1-888-593-9775 or 207-743-8798 (TTY)

Waterville District Office
74 Drummond Avenue, Waterville, ME 04901-4532
Tel. 207-861-8364



GENERAL TIPS AND ADDITIONAL RESOURCES

MAINE EMERGENCY SHELTER PROVIDERS FINANCED BY MAINE STATE HOUSING AUTHORITY

ANDROSCOGGIN COUNTY

Abused Women's Advocacy Project Domestic Violence
P.O. Box 713, Auburn, ME 04212
Tel. 207-795-4020 or 1-800-559-2927

Hope Haven Gospel Mission General (separate family quarters)
209 Lincoln Street, Lewiston, ME 04240
Tel. 207-783-6086

New Beginnings Youth
491 Main Street, Lewiston, ME 04240
Tel. 207-795-4070

Rural Community Action Ministry (RCAM) General (mostly families)
River Road, Leeds, ME 04263
Tel. 207-524-3791

AROOSTOOK COUNTY

Battered Women's Project Domestic Violence
421 Main Street, Suite 2, Presque Isle, ME 04769
Tel. 207-764-2977

My Choice - Houlton Pregnant Teens & Women
60 Pleasant Street, Houlton, ME 04730
Tel. 207-532-9358 or 1-800-287-9358

Sister Mary O'Donnell Shelter General & Youth
745 Central Avenue, Presque Isle, ME 04769
Tel. 207-764-5114

CUMBERLAND COUNTY

Portland Family Shelter Family
54, 55 & 56 Chestnut Street, Portland, ME 04101
Tel. 207-772-8339

Oxford Street Shelter General
197 Oxford Street, Portland, ME 04101
Tel. 207-761-2072

Family Crisis Services Domestic Violence
P.O. Box 704, Portland, ME 04104
Tel. 207-874-1196

Ingraham (Mainstay/Bridge) Mental Illness
237 Oxford Street, Portland, ME 04101
Tel. 207-874-1055

Milestone Substance Abuse
65 India Street, Portland, ME 04101
Tel. 207-775-4790

My Choice - Portland Pregnant Teens & Women
306 Congress Street, Portland, ME 04101
Tel. 207-772-3678 or 1-800-640-7550

Preble Street Resource Center Not a shelter
5 Portland Street, Portland, ME 04101
Tel. 207-775-0026

Salvation Army Lighthouse Shelter Youth
65 Elm Street, Portland, ME 04101
Tel. 207-774-3073

Tedford Shelter General Families
49 Cumberland Street, Brunswick 04011
34 Federal Street, Brunswick
Tel. 207-725-4871

Youth Alternatives Youth
705 Westbrook Street, South Portland, ME 04112
Tel. 207-874-1184

YWCA Fair Harbor Single Women Youth
87 Spring Street, Portland, ME 04101
Tel. 207-874-1130

HANCOCK COUNTY

HOME, Inc. - Emmaus General
Corner of Main & Water Streets, Ellsworth, ME 04605
P.O. Box 811, Ellsworth, ME 04431
Tel. 207-667-3962

HOME - Dorr House Mental Illness/
90 Schoolhouse Road, P.O. Box 10, Orland, ME 04472
Tel. 207-469-7961 Substance Abuse

HOME - Hospitality House Mental Illness/
15 First Street, Bucksport, ME 04416
Tel. 207-469-7961 Substance Abuse/
Domestic Violence

HOME - St. Francis Community Mental Illness/
Mandala Way, P.O. Box 44, East Orland, ME 04431 Substance Abuse/
Tel. 207-469-3018 Domestic Violence

The Next Step Domestic Violence - safe homes
P.O. Box 1465, Ellsworth, ME 04605
Tel. 207-667-4606 or 1-800-315-5579

GENERAL TIPS AND ADDITIONAL RESOURCES

KENNEBEC COUNTY

Bread of Life General
157 Hospital Street, Augusta, ME 04330
Tel. 207-626-3479 (1 family apartment)

Family Violence Project Domestic
P.O. Box 304, Augusta, ME 04330
Tel. 207-623-3560 Violence

Mid-Maine Homeless Shelter General
28 Ticonic Street, Waterville, ME 04903
Tel. 207-872-8082 or 207-872-6550 (space for families)

KNOX COUNTY

Breakwater Teen Shelter Teens
218 Main Street, Rockland, ME 04841
Tel. 207-596-2920 or 1-866-506-3520

Mid-Coast Hospitality House General
169 Old County Road, Rockport, ME 04856
Tel. 207-594-1422

New Hope for Women Domestic
P.O. Box A, Rockland, ME 04841
No shelter-safe home network
Tel. 207-594-2128 Violence – safe homes

OXFORD COUNTY

Stratglass Shelter/Community Concepts General
32 Erchles Street, Rumford, ME 04276
Tel. 207-743-7716

Rumford Group Home Youth
346 Pine Street, Rumford, ME 04276
Tel. 207-369-9230

PENOBSCOT COUNTY

Acadia Recovery Community Shelter Substance
179 Indiana Avenue, Bangor, ME 04401
Tel. 207-973-6400 or 1-800-244-2555 Abuse

Bangor Area Homeless Shelter General
Corner of Cedar and Main Streets, Bangor, ME 04401
Tel. 207-947-0092

My Choice – Bangor Pregnant Teens
181 State Street, Bangor, ME 04401
Tel. 207-941-8809 or 1-800-773-9595 & Women

St. Michael's Center Youth –
1066 Kenduskeag Avenue, Bangor, ME 04401
Tel. 207-941-2855 safe homes

Shaw House Youth
136 Union Street, Bangor, ME 04401
Tel. 207-941-2874

Spruce Run Domestic
P.O. Box 653, Bangor, ME 04401
Tel. 207-945-5102 or 1-800-863-9909 Violence

PISCATAQUIS COUNTY

Womancare Domestic
P.O. Box 192, Dover-Foxcroft, ME 04426
Tel. 207-564-8165 Violence – safe homes
No shelter – safe home network

SAGADAHOC COUNTY

Family Crisis Services Domestic
P.O. Box 779, Bath, ME 04530
Tel. 207-442-0424 Violence

SOMERSET COUNTY

Youth and Family Services Youth
627 Middle Road, Skowhegan, ME 04976
Tel. 207-474-8574

WASHINGTON COUNTY

WHCA Domestic Violence Project – Peaceful Choices Domestic
P.O. Box 280, Milbridge, ME 04658
Tel. 207-255-4934 Violence

YORK COUNTY

Caring Unlimited Domestic
P.O. Box 590, Sanford, ME 04073
Tel. 1-800-239-7298 Violence

YANA

826 Portland Road, Saco, ME 04072
Tel. 207-283-0069 Substance Abuse

York County Shelters

147 Shaker Hill Road, Alfred, ME 04002
Tel. 207-324-1137 General (separate facility for families)





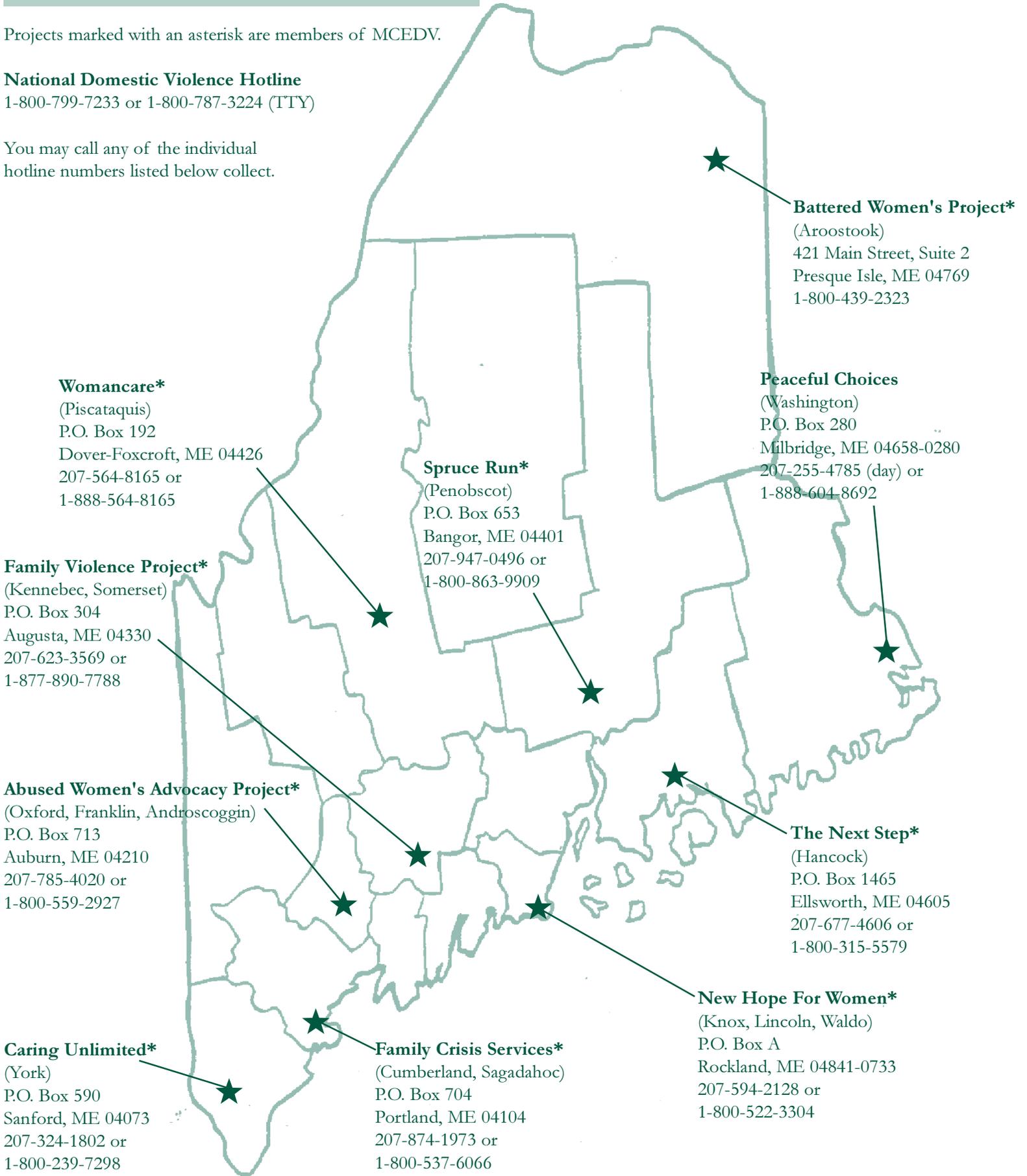
MAINE COALITION TO END DOMESTIC VIOLENCE (MCEDV)

Projects marked with an asterisk are members of MCEDV.

National Domestic Violence Hotline

1-800-799-7233 or 1-800-787-3224 (TTY)

You may call any of the individual hotline numbers listed below collect.



GENERAL ASSISTANCE

General Assistance is financial help administered by each community. It provides funds for basic living expenses for those who cannot afford them. All communities are required by state law to provide general assistance. Communities have local laws, called ordinances, which specify eligibility and benefits. These ordinances must be made available to the general public through the municipal office or Select persons.

Some communities have particular days and/or hours for applying for general assistance. When the administrator of the General Assistance Program determines that an emergency situation exists, the applicant must be allowed to apply for assistance that same day. Applicants are entitled to make out an application in writing, have privacy during the application and interviewing process, and receive a written decision within 24 hours. Applicants are required to prove income and living expenses, so it is wise to bring check stubs and receipts for expenses.

The local General Assistance Administrator shall accept an application by telephone, which is subject to verification by mail or a visit to the applicant's home, with the consent of the applicant, in emergency cases. The applicant can be required to follow up with a face-to-face interview at a future date. This occurs when the applicant is unable to apply in person due to illness, disability, lack of transportation, lack of child care, or other good causes, and is unable to appoint a representative.

Individuals or families may be able to receive general assistance when they receive other forms of public assistance, such as food stamps, Supplemental Security Income (SSI) and Temporary Assistance to Needy Families (TANF) and, in most communities, if they own a home or car. The local ordinance will outline what ownership provisions are acceptable. Recipients also may be able to receive general assistance if they work, provided they can show their income does not meet basic living expenses.



WORKFARE

A community may require recipients to work in return for the assistance, provided that a recipient is not required to work:

- In excess of the value of the general assistance;
- For a nonprofit agency if that work would violate a basic religious belief;
- For the municipality as a condition to receiving *emergency* assistance;
- For an amount less than minimum wage; or
- If the recipient is mentally or physically incapable of doing so.

The community may require recipients to use other potential income resources. This includes state or federal assistance programs, employment benefits, governmental or private pension programs, available trust funds, support from relations, and child-support payments.

Persons requesting benefits must use their income for basic necessities and are not eligible to receive assistance to replace income used for other than basic necessities. Local ordinances will specify the allowable benefits and maximum amounts.

All communities give vouchers or pay bills directly. The law requires that the budget used to determine eligibility must be figured as though the applicant did *not* receive food stamps. Applicants may be required to repay the community if their income increases.

An individual may be *denied* general assistance benefits if the individual:

- Refuses to search for employment when the search is reasonable and appropriate;
- Refuses to register for work;
- Refuses to participate in a training, educational or rehabilitation program which would assist in securing employment;
- Refuses or willfully fails to perform a job assigned under a municipal workfare program;
- Willfully performs workfare employment tasks below the average standards for the job;
- Quits a job without good cause; or
- Has been discharged due to misconduct on the job.

For more information about General Assistance, contact the local town office or city hall or the Department of Human Services, General Assistance Division, 1-800-442-6003.



LEAD HAZARD CONTROL PROGRAM

Funds are available through MSHA's Lead Hazard Control Program to assist homeowners and tenants with lead hazard control measures to their home or apartment unit. This program is made available through a grant from the Housing and Urban Development's (HUD) Office of Lead Hazard Control. For more information contact the Community Action Program agency listed below serving your area.

Aroostook County (plus Millinocket):

Aroostook County Action Program
1-800-432-7881 or 207-764-3721

Penobscot, Piscataquis, Kennebec, and Somerset Counties:

Penquis Community Action Program
207-973-3500

Androscoggin, Oxford, Cumberland, Franklin, Sagadahoc, Lincoln, and York Counties:

Community Concepts, Inc.
207-743-7716 (South Paris)
207-364-3721 (Rumford)
207-795-4065 (Auburn)

Washington, Hancock, Waldo, and Knox Counties:

Washington-Hancock Community Action Program
1-800-828-7544 or 207-546-7544

HOME ENERGY ASSISTANCE PROGRAM (HEAP)

HEAP is a federally funded program designed to provide assistance for winter home heating fuel bills. The HEAP program is not intended to pay for a household's total heating costs. This is a one-time benefit each program year.

The Emergency Crisis Intervention Program (ECIP) may provide emergency fuel deliveries between October 1st and March 15th.

For more information, and to make an appointment to complete an application, contact your local Community Action Program agency.

COMMUNITY ACTION PROGRAM AGENCIES

Androscoggin and Oxford Counties

Community Concepts, Inc.
P.O. Box 278, Market Square, South Paris, ME 04281
Tel. 207-743-7716; Fax 207-743-6513

Aroostook County

Aroostook County Action Program
P.O. Box 1116, Presque Isle, ME 04769
Tel. 207-764-3721 or 1-800-432-7881; Fax 207-768-3022

Cumberland County

People's Regional Opportunity Program
510 Cumberland Avenue, Portland, ME 04101
Tel. 207-874-1140; Fax 207-874-1155

Franklin County

Western Maine Community Action
P.O. Box 200, East Wilton, ME 04234
Tel. 207-645-3764; Fax 207-645-9604

Kennebec and Somerset Counties

Kennebec Valley Community Action Program
97 Water Street, Waterville, ME 04901
Tel. 207-873-2122 or 1-800-542-8227; Fax 207-873-0158

Knox County

Coastal Community Action Program
P.O. Box 808, 4 Union Street, Rockland, ME 04841
Tel. 207-596-0361 or 1-800-585-1605; Fax 207-594-2695

Lincoln and Sagadahoc Counties

Coastal Economic Development Corp.
34 Wing Farm Parkway, Bath, ME 04530-1515
Tel. 207-442-7963 or 1-800-221-2221; Fax 207-443-7447

Penobscot and Piscataquis Counties

Penquis Community Action Program
P.O. Box 1162, 262 Harlow Street, Bangor, ME 04402-1162
Tel. 207-973-3500; Fax 207-973-3699

Waldo County

Waldo Community Action Partners
P.O. Box 130, Belfast, ME 04915
Tel. 207-338-3025 (HEAP) or 207-338-6809 or 1-800-498-3025; Fax 207-338-6812

Washington and Hancock Counties

Washington-Hancock Community Action
P.O. Box 299, US Route 1, Bucksport Road, Ellsworth, ME 04605
Tel. 207-667-2118 (HEAP) or 207-667-3613 (HEAP) or 207-546-7544 or 1-800-223-3632 (from 7:30-4:00); Fax 207-664-2340

York County

York County Community Action Corp.
P.O. Box 72, 6 Spruce Street, Sanford, ME 04073
Tel. 207-324-5762; Fax 207-490-5026

SUBSIDIZED HOUSING

Subsidized housing refers to assistance provided by the government to help in meeting rent and utility costs. Under some programs, people who are income eligible pay a percentage of their income toward their rental costs, and the subsidy pays the rest. Other programs provide housing which is affordable for moderate income families. The two basic types of subsidized housing are through *low income housing complexes* and the *Section 8 Housing Choice Voucher Program*.

LOW INCOME HOUSING COMPLEXES

The low income housing complexes are administered by four different sponsoring agencies, including Maine State Housing Authority (MSHA), the Department of Housing and Urban Development (HUD), USDA Rural Development (RD), formerly known as Farmer's Home Administration (FmHA), and Public or Local Housing Authorities (LHA's). MSHA maintains a list of housing complexes for each county. The list has management agent's names, addresses, and phone numbers for you to contact for applications. When contacting the managers it will be helpful to tell them the amount of gross household income. This information will help the manager determine if you are income-eligible to apply. Applicants may also contact the local housing authority listed on Page 15 for information about their public housing.



For more information on subsidized housing, contact:

Maine State Housing Authority (MSHA)

www.mainehousing.org

353 Water Street

Augusta, ME 04330-4633

Tel. 207-626-4600 or 1-800-452-4668

or 1-800-452-4603 (TTY)

Housing and Urban Development (HUD)

www.hud.gov

Maine State Office - Bangor

www.hud.gov/local/ban

Loren Cole, Field Office Director, 207-945-0467

Multifamily

Phil Holmes, 603-666-7510, extension 3019

Public Housing

Howard Schindler, 617-994-8436

Real Estate Owned Property

www.citidisecorp.com

Citicide, 1-877-289-7433

USDA Rural Development (RD)

(formerly Farmer's Home Administration)

www.rurdev.usda.gov/me/index.html

Aroostook and Washington Counties:

RD District 1 Office - Multifamily

99 Fort Fairfield Road

Presque Isle, ME 04769

Tel. 207-764-4157

Hancock, Knox, Penobscot, Piscataquis, Somerset, and Waldo Counties:

RD District 2 Office - Multifamily

28 Gilman Plaza, Suite 3

Bangor, ME 04401-3550

Tel. 207-990-3676

Androscoggin, Franklin, Kennebec, Lincoln, and Oxford Counties:

RD District 3 Office - Multifamily

254 Goddard Road

Lewiston, ME 04241

Tel. 207-753-9400

Cumberland, Sagadahoc, and York Counties:

RD District 4 Office - Multifamily

306 U.S. Route 1, Suite B-1

Scarborough, ME 04074

Tel. 207-883-0159



SECTION 8
HOUSING CHOICE
VOUCHER PROGRAM

Another type of rental assistance is the Section 8 Housing Choice Voucher Program. The program helps income-eligible tenants to obtain decent, safe, and sanitary housing by subsidizing a portion of their monthly rent and paying it directly and promptly to the property owner.

Any type of private rental housing can be eligible, if the housing meets certain housing quality inspection standards and the owner accepts you as a tenant. The rent must be within the amount allowed by the program. A family that already is renting a suitable apartment, house, or mobile home may be able to remain in that unit and receive help with their monthly rent.

The owner retains normal management rights and responsibilities, including tenant selection, collecting the tenant's share of the monthly rent, property maintenance, and lease termination.

HOW THE
PROGRAM WORKS

1. Call the Local Housing Authority (listed on Page 15) in the area where you want to live for a preliminary application. If the community does **not** have a Local Housing Authority, applications may be obtained from the MSHA agent (listed on Page 16) that serves the county where you **currently** live.
2. Submit your completed application to go on the waiting list for a Voucher.
3. Respond promptly to all your Housing Agency requests for updated information. Make sure you notify the agency of any change in address.
4. After receiving a Rental Voucher, choose a rental unit and discuss the program with the owner.
5. The unit *cannot* be owned by a relative (parent, grandparent, sister, brother, child or grandchild) of any household member.
6. Contact your Housing Agency so it may inspect the selected unit.
7. If the unit is suitable, you and the owner will sign a lease, and your Housing Agency will sign a contract with the owner.
8. Move into the apartment. (Be sure the unit has passed the inspection before you move in.)

9. Pay your share of the rent to the landlord.
10. Your Housing Agency or Agent for MSHA will pay the balance of your rent to the owner.

TENANT
RESPONSIBILITIES

- Pay the security deposit.
- Pay the rent on time.
- Keep the unit clean and safe.
- Put questions to your landlord or your Housing Agency in writing whenever possible.
- Allow inspections by your Housing Agency at least once a year.
- If you plan to move, give **written notice** according to the terms of your lease to the owner and your Housing Agency.
- Report changes in income and family size to your Housing Agency.
- Follow the terms of your lease and Maine landlord/tenant laws (see Pages 1-5).
- Follow the tenant responsibilities listed on your Voucher.

OWNER
RESPONSIBILITIES

- Check references of prospective tenants.
- Collect the security deposit.
- Collect the tenant's portion of rent.
- Maintain the apartment in safe and sanitary condition.
- Notify your Housing Agency immediately if tenant vacates the unit.
- Follow the terms of your lease and Maine landlord/tenant laws (see Pages 1-5).
- Notify your Housing Agency of proposed eviction. The eviction process is governed by Maine law.

**LOCAL
HOUSING AUTHORITIES**

Auburn Housing Authority

20 Great Falls Plaza
P.O. Box 3037
Auburn, ME 04212-3037
Tel. 207-784-7351; Fax 207-784-5545

Augusta Housing Authority

33 Union Street
Augusta, ME 04330
Tel. 207-626-2357; Fax 207-626-2359

Bangor Housing Authority

161 Davis Road
Bangor, ME 04401-2399
Tel. 207-942-6365; Fax 207-942-6043

Bath Housing Authority

80 Congress Avenue
Bath, ME 04530
Tel. 207-443-3116; Fax 207-443-8116

Biddeford Housing Authority

22 South Street
P.O. Box 2287
Biddeford, ME 04005
Tel. 207-282-6537; Fax 207-286-0580

Brewer Housing Authority

One Colonial Circle
Brewer, ME 04412
Tel. 207-989-7890; Fax 207-989-7554

Brunswick Housing Authority

12 Stone Street, P.O. Box A
Brunswick, ME 04011
Tel. 207-725-8711; Fax 207-729-2642

Caribou Housing Authority

City of Caribou
25 High Street
Caribou, ME 04736
Tel. 207-493-4234; Fax 207-498-3954

Fort Fairfield Housing Authority

18 Fields Lane, P.O. Box 230
Fort Fairfield, ME 04742
Tel. 207-476-5771; Fax 207-476-5450

Indian Township Passamaquoddy Reservation Housing Authority

P.O. Box 99
Princeton, ME 04668
Tel. 207-796-8004; Fax 207-796-8019

Lewiston Housing Authority

One College Street
Lewiston, ME 04240
Tel. 207-783-1423; Fax 207-783-8648

Mt. Desert Island and Ellsworth Housing Authority

80 Mt. Desert Street
P.O. Box 28
Bar Harbor, ME 04609
Tel. 207-288-4770; Fax 207-288-4770

Old Town Housing Authority

P.O. Box 404
Old Town, ME 04468
Tel. 207-827-6151; Fax 207-827-1502

Penobscot Nation Housing Department

6 River Road, Indian Island
Old Town, ME 04668
Tel. 207-827-7776, extension 7370; Fax 207-827-4612

Pleasant Point Passamaquoddy Reservation Housing Authority

15 Elders Way, Suite 201
Perry, ME 04667
Tel. 207-853-6021; Fax 207-853-2368

Portland Housing Authority

14 Baxter Boulevard
Portland, ME 04101-1822
Tel. 207-773-4753; Fax 207-774-6471

Presque Isle Housing Authority

58 Birch Street
Presque Isle, ME 04769
Tel. 207-768-8231; Fax 207-764-5614

Saco Housing Authority

30 South Street
Saco, ME 04072
Tel. 1-888-294-3551 or 207-282-0032 (voice/TTY);
Fax 207-283-8671

Sanford Housing Authority

114 Emery Street
P.O. Box 1008
Sanford, ME 04073
Tel. 207-324-6747; Fax 207-324-6870





MSHA AGENTS

South Portland Housing Authority

51 Landry Circle
South Portland, ME 04106
Tel. 207-773-4140; Fax 207-773-4006

Topsham Housing Authority

95-A Lisbon Street
P.O. Box 100
Lewiston, ME 04243-0100
Tel. 207-786-5667; Fax 207-786-4223

Van Buren Housing Authority

130 Champlain Street
P.O. Box 158
Van Buren, ME 04785-1339
Tel. 207-868-5441; Fax 207-868-2833

Waterville Housing Authority

88 Silver Street
Waterville, ME 04901
Tel. 207-873-2155; Fax 207-877-9429

Westbrook Housing Authority

30 Liza Harmon Drive
Westbrook, ME 04092
Tel. 207-854-9779; Fax 207-854-0962

York Housing Authority

4 Pine Grove Lane
York, ME 03909
Tel. 207-363-8444; Fax 207-351-2801

AROOSTOOK COUNTY:

Aroostook County Action Program

P.O. Box 1116
Presque Isle, ME 04769
Tel. 1-800-432-7881 or 207-764-3721 (voice/TTY);
Fax 207-768-3021

KENNEBEC, LINCOLN AND SAGADAHOC COUNTIES:

Dirigo Housing Associates

103 Winthrop Street, P.O. Box 2388
Augusta, ME 04338
Tel. 1-800-540-1428 or 207-622-9310 (voice/TTY);
Fax 207-626-3198

ANDROSCOGGIN, FRANKLIN, OXFORD AND SOMERSET COUNTIES:

Community Concepts, Inc.

Market Square, P.O. Box 278
South Paris, ME 04281
Tel. 1-800-866-5588 or 207-743-1530
or 207-743-7716 (voice/TTY); Fax 207-743-6513

PENOBSCOT, PISCATAQUIS, WALDO AND KNOX COUNTIES:

Penquis Community Action Program

262 Harlow Street, P.O. Box 1162
Bangor, ME 04402-1162
Tel. 1-888-424-0151 or 207-973-3500
or 207-973-3520 (TTY); Fax 207-973-3699

CUMBERLAND AND YORK COUNTIES:

Avesta Housing

30 South Street
Saco, ME 04072
Tel. 1-888-294-3551 or 207-282-0032 (voice/TTY);
Fax 207-283-8671

WASHINGTON AND HANCOCK COUNTIES:

Washington-Hancock Community Agency

US Route 1, Bucksport Road, P.O. Box 299
Ellsworth, ME 04605
Tel. 1-800-828-7544 (from 7:30-12 noon)
or 207-664-2424 (from 7:30 - 4:00)
or 207-667-3613 (from 7:30 - 4:00)
or 1-800-339-9422 (TTY)
or 207-546-7544 (voice/TTY);
Fax 207-664-2340





For more information contact:

Maine State Housing Authority

353 Water Street
Augusta, Maine 04330-4633
207-626-4600
1-800-452-4668
TTY 1-800-452-4603

www.mainehousing.org

Maine State Housing Authority does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability, or familial status in the admission or access to, or treatment or employment in, its programs and activities. MSHA will provide appropriate communication auxiliary aids and services to persons with disabilities upon sufficient notice. MSHA will also provide this document in alternative formats upon sufficient notice. MSHA has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements:

Jodie Stevens, Maine State Housing Authority, 353 Water Street,
Augusta, ME 04330-4633

Tel: 207-626-4600 or 1-800-452-4668 (voice);
1-800-452-4603 (TTY)



Maine State Housing Authority

353 Water Street

Augusta, ME 04330-4633

207-626-4600, 800-452-4668

TTY 800-452-4603, FAX 207-626-4678

www.mainehousing.org