

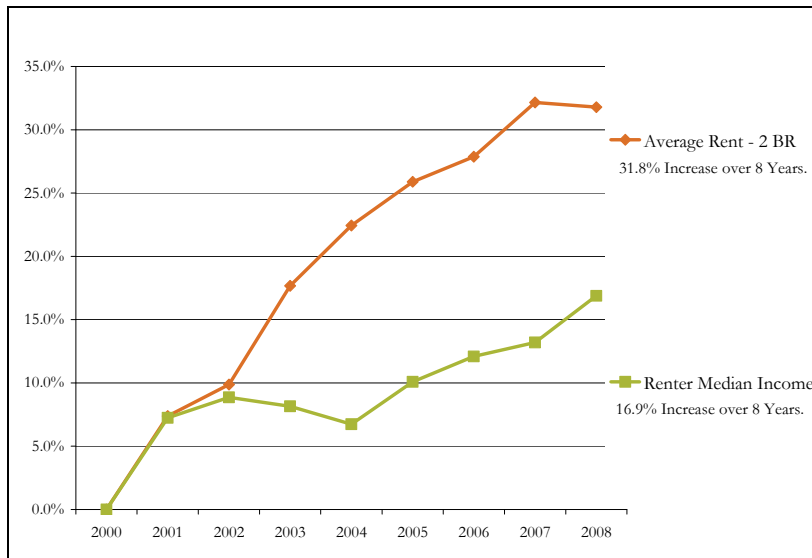
Brunswick Labor Market Area Rental Housing Facts 2008

Rental Affordability Index

Area	Year	Affordability Index	Average 2-BR Rent ¹	Renter Household Median Income	Income Needed to Afford Average 2-BR Rent	2-BR Rent ¹ Affordable at Median Income	Households Unable to Afford Average 2-BR Rent
Brunswick LMA	2003	0.95	\$813	\$31,007	\$32,522	\$775	4,212 (52.5%)
	2004	0.90	\$846	\$30,603	\$33,841	\$765	4,510 (55.6%)
	2005	0.91	\$870	\$31,562	\$34,797	\$789	4,488 (55.3%)
	2006	0.91	\$884	\$32,138	\$35,345	\$803	4,540 (55.1%)
	2007	0.88	\$920	\$32,452	\$36,801	\$811	4,694 (56.5%)
	2008	0.92	\$911	\$33,509	\$36,426	\$838	4,465 (54.2%)
Brunswick	2008	0.93	\$911	\$33,807	\$36,429	\$845	1,579 (53.5%)
Bath	2008	0.85	\$883	\$30,131	\$35,304	\$753	1,120 (59.1%)
Topsham	2008	1.17	\$880	\$41,235	\$35,197	\$1,031	480 (40.8%)
Harpswell	2008	0.77	\$991	\$30,555	\$39,659	\$764	321 (64.0%)
Wiscasset	2008	0.78	\$949	\$29,662	\$37,971	\$742	255 (65.0%)
Richmond	2008	0.87	\$910	\$31,621	\$36,398	\$791	184 (56.2%)
Bowdion	2008	1.05	\$899	\$37,844	\$35,963	\$946	52 (46.7%)

The affordability index is the ratio of **2-Bedroom Rent Affordable at Median Renter Income** to **Average 2-Bedroom Rent**. An index of less than 1 means the area is generally unaffordable – i.e., a renter household earning area median renter income could not cover the cost of an average 2-bedroom apartment (including utilities) using no more than 30% of gross income.

Relative Increases in Household Income and Rent²



Average Rents¹

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	\$547	\$667	\$813	\$982	\$1,166
2004	\$611	\$657	\$846	\$1,149	\$1,371
2005	\$490	\$674	\$870	\$1,050	\$1,405
2006	\$574	\$696	\$884	\$1,036	\$1,233
2007	\$551	\$712	\$920	\$1,055	\$1,320
2008	\$589	\$720	\$911	\$1,072	\$1,083

Renter Household Demographics

Area	Year	Total Renter Households ³	Renter Households with Income >50% to 80% AMI ⁴	Renter Households with Income >30% to 50% AMI	Renter Households with Income 30% AMI or Less	Average Household Size ³	Median Renter Head of Household Age ³
Brunswick	2003	8,019	1,783	1,240	1,644	2.37	40.3
LMA	2004	8,108	1,848	1,242	1,702	2.38	40.7
	2005	8,115	1,807	1,278	1,682	2.37	40.8
	2006	8,240	1,838	1,324	1,687	2.36	41.4
	2007	8,311	1,859	1,361	1,703	2.35	41.8
	2008	8,238	1,824	1,337	1,683	2.34	42.2
Brunswick	2008	2,953	586	463	612	2.29	42.2
Bath	2008	1,895	433	300	334	2.18	41.6
Topsham	2008	1,174	328	207	179	2.53	41.2
Harpowell	2008	502	120	82	106	2.17	47.3
Wiscasset	2008	393	110	59	76	2.34	43.0
Richmond	2008	327	58	50	79	2.45	41.0
Bowdion	2008	111	29	11	23	2.67	40.2

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	300	307	0	137	744
Total ⁵	806	698	19	137	1,660

Portable Housing Vouchers

	Total
MaineHousing-Assisted	75
Total ⁵	654

Endnotes

¹ Source of Rent data: MaineHousing Quarterly Rent Survey. All rent data reported adjusted to include the cost of utilities (heat, hot water and electricity).

² The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

³ Source of Renter Household data: Claritas.

⁴ Household Area Median Income (AMI).

⁵ Totals include units funded by MaineHousing, HUD, USDA Rural Development, and local housing authorities.