

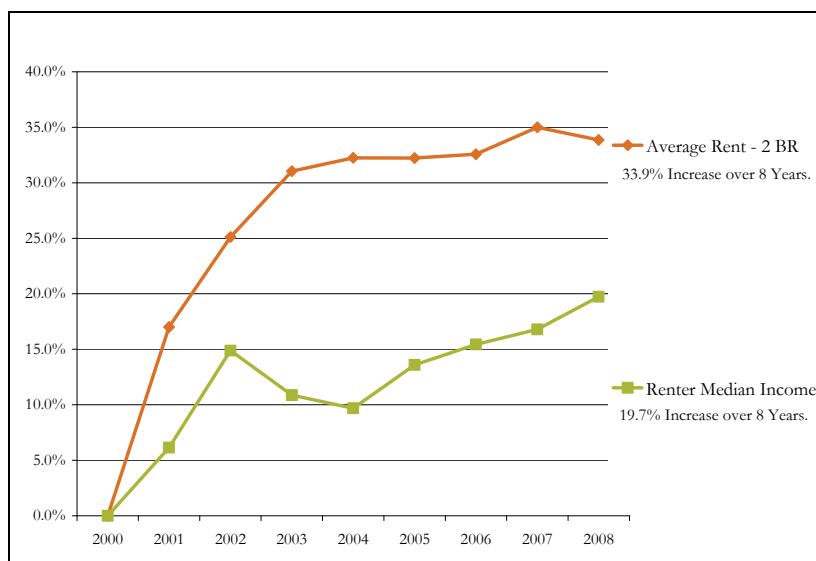
Maine's 1st Congressional District Rental Housing Facts 2008

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
1 st Congressional District	2003	0.84	\$917	\$30,721	\$36,691	\$768	46,397 (58.7%)
	2004	0.82	\$926	\$30,392	\$37,031	\$760	47,393 (59.9%)
	2005	0.85	\$926	\$31,476	\$37,024	\$787	45,964 (57.9%)
	2006	0.86	\$928	\$31,985	\$37,121	\$800	45,881 (57.3%)
	2007	0.86	\$940	\$32,361	\$37,596	\$809	46,097 (57.3%)
	2008	0.89	\$937	\$33,175	\$37,481	\$829	44,568 (55.8%)
Portland	2008	0.76	\$1,074	\$32,742	\$42,957	\$819	10,621 (63.1%)
South Portland	2008	0.93	\$1,057	\$39,284	\$42,279	\$982	2,055 (55.0%)
Augusta	2008	0.81	\$745	\$24,268	\$29,810	\$607	2,455 (59.3%)
Brunswick	2008	0.93	\$911	\$33,807	\$36,429	\$845	1,579 (53.5%)
Biddeford	2008	0.84	\$841	\$28,308	\$33,656	\$708	2,768 (58.4%)
Sanford	2008	0.83	\$840	\$27,953	\$33,612	\$699	1,841 (59.1%)
Westbrook	2008	-	-	\$31,586	-	\$790	-
Saco	2008	-	-	\$32,478	-	\$812	-
Windham	2008	0.92	\$1,010	\$37,111	\$40,412	\$928	654 (54.5%)
Scarborough	2008	1.14	\$1,014	\$46,267	\$40,549	\$1,157	593 (44.1%)
Gorham	2008	0.90	\$1,043	\$37,443	\$41,713	\$936	608 (55.9%)
York	2008	0.81	\$1,290	\$41,550	\$51,613	\$1,039	603 (60.6%)
Bath	2008	0.85	\$883	\$30,131	\$35,304	\$753	1,120 (59.1%)
Kittery	2008	0.84	\$1,207	\$40,477	\$48,266	\$1,012	1,002 (60.9%)
Cape Elizabeth	2008	-	-	\$49,343	-	\$1,234	-
Topsham	2008	1.17	\$880	\$41,235	\$35,197	\$1,031	480 (40.8%)
Kennebunk	2008	0.79	\$1,242	\$39,420	\$49,670	\$985	590 (60.6%)
Rockland	2008	0.72	\$852	\$24,514	\$34,076	\$613	997 (63.1%)
Yarmouth	2008	1.06	\$1,036	\$43,922	\$41,449	\$1,098	444 (47.6%)
Old Orchard Beach	2008	0.81	\$1,006	\$32,725	\$40,259	\$818	1,236 (59.6%)

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	\$531	\$712	\$917	\$1,114	\$1,267
2004	\$652	\$718	\$926	\$1,132	\$1,332
2005	\$573	\$718	\$926	\$1,101	\$1,340
2006	\$580	\$722	\$928	\$1,089	\$1,335
2007	\$597	\$730	\$940	\$1,112	\$1,411
2008	\$604	\$737	\$937	\$1,129	\$1,300

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
1 st Congressional District	2003	78,993	16,785	12,515	17,753	2.37	41.2
	2004	79,129	17,236	12,334	18,241	2.38	41.0
	2005	79,322	16,932	12,744	17,915	2.37	41.6
	2006	80,120	17,225	12,987	18,175	2.35	42.2
	2007	80,488	17,427	13,170	18,315	2.34	42.3
	2008	79,904	17,215	13,039	18,176	2.34	42.9
Portland	2008	16,822	3,259	2,273	3,304	2.03	42.1
South Portland	2008	3,737	776	482	693	2.20	42.7
Augusta	2008	4,141	826	638	883	2.02	43.4
Brunswick	2008	2,953	586	463	612	2.29	42.2
Biddeford	2008	4,739	955	685	1,046	2.23	41.8
Sanford	2008	3,114	648	478	667	2.39	41.6
Westbrook	2008	2,771	591	432	524	2.26	43.0
Saco	2008	2,513	494	443	636	2.37	42.4
Windham	2008	1,201	300	211	165	2.51	41.8
Scarborough	2008	1,343	277	229	291	2.53	44.7
Gorham	2008	1,089	273	184	258	2.60	41.7
York	2008	995	212	204	215	2.33	49.9
Bath	2008	1,895	433	300	334	2.18	41.6
Kittery	2008	1,646	392	223	295	2.20	42.3
Cape Elizabeth	2008	421	88	93	105	2.50	50.8
Topsham	2008	1,174	328	207	179	2.53	41.2
Kennebunk	2008	973	204	190	201	2.39	49.5
Rockland	2008	1,580	311	272	297	2.08	43.7
Yarmouth	2008	933	177	184	226	2.33	44.5
Old Orchard Beach	2008	2,074	426	292	403	1.97	45.7

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	4,893	4,146	0	1,018	10,057
Total ⁵	7,284	7,020	143	1,018	15,465

Portable Housing Vouchers

	Total
MaineHousing-Assisted	1,338
Total ⁵	6,019

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.