

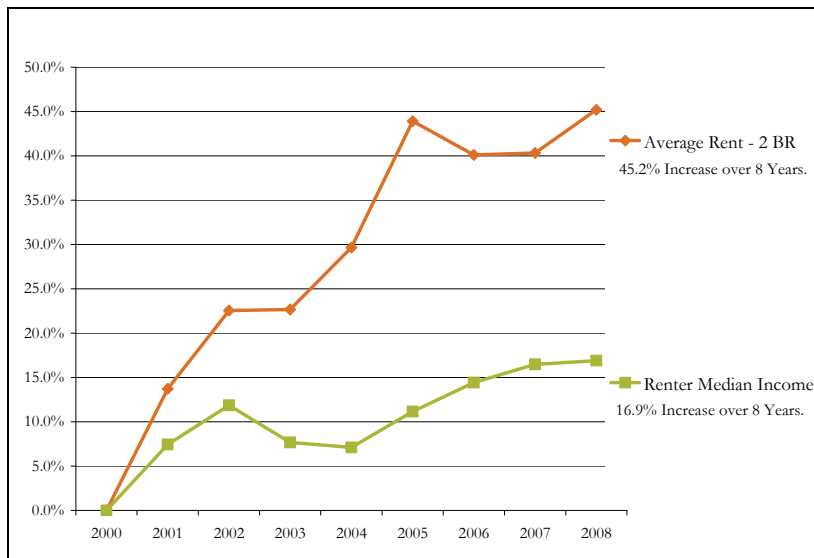
Androscoggin County Rental Housing Facts 2008

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
Androscoggin County	2003	0.96	\$639	\$24,654	\$25,566	\$616	8,099 (51.6%)
	2004	0.91	\$676	\$24,524	\$27,021	\$613	8,601 (54.2%)
	2005	0.85	\$750	\$25,450	\$29,992	\$636	9,172 (57.2%)
	2006	0.90	\$730	\$26,202	\$29,197	\$655	8,919 (54.8%)
	2007	0.91	\$731	\$26,673	\$29,240	\$667	8,902 (54.2%)
	2008	0.88	\$756	\$26,770	\$30,260	\$669	9,008 (55.7%)
Lewiston	2008	0.78	\$737	\$23,029	\$29,493	\$576	5,084 (60.9%)
Auburn	2008	0.90	\$766	\$27,567	\$30,637	\$689	2,360 (55.2%)
Lisbon	2008	0.96	\$871	\$33,633	\$34,858	\$841	574 (52.3%)
Sabattus	2008	0.93	\$931	\$34,745	\$37,225	\$869	155 (53.3%)
Livermore Falls	2008	0.97	\$656	\$25,518	\$26,238	\$638	212 (51.3%)
Mechanic Falls	2008	1.11	\$727	\$32,142	\$29,077	\$804	163 (44.7%)
Durham	2008	1.31	\$923	\$48,547	\$36,928	\$1,214	66 (36.7%)
Livermore	2008	1.04	\$774	\$32,142	\$30,955	\$804	49 (47.6%)

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	\$423	\$513	\$639	\$736	\$819
2004	\$467	\$546	\$676	\$773	\$929
2005	\$446	\$584	\$750	\$827	\$871
2006	\$472	\$586	\$730	\$824	\$946
2007	\$460	\$597	\$731	\$846	\$957
2008	\$513	\$614	\$756	\$864	\$951

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
Androscoggin County	2003	15,701	3,263	2,504	3,731	2.34	41.4
	2004	15,858	3,338	2,541	3,903	2.35	41.4
	2005	16,039	3,393	2,620	3,861	2.33	41.6
	2006	16,267	3,504	2,653	3,942	2.32	41.9
	2007	16,435	3,640	2,703	4,011	2.31	42.1
	2008	16,185	3,537	2,655	3,933	2.30	41.8
Lewiston	2008	8,351	1,605	1,232	1,860	2.08	42.7
Auburn	2008	4,271	956	674	929	2.20	42.0
Lisbon	2008	1,098	263	165	150	2.41	37.9
Sabattus	2008	291	77	56	36	2.51	40.3
Livermore Falls	2008	412	78	63	93	2.29	38.7
Mechanic Falls	2008	364	77	45	73	2.57	39.5
Durham	2008	180	41	25	35	2.65	42.6
Livermore	2008	102	27	18	20	2.41	39.0

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	788	839	0	250	1,837
Total ⁵	1,766	1,286	29	250	3,331

Portable Housing Vouchers

	Total
MaineHousing-Assisted	76
Total ⁵	1,904

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.