

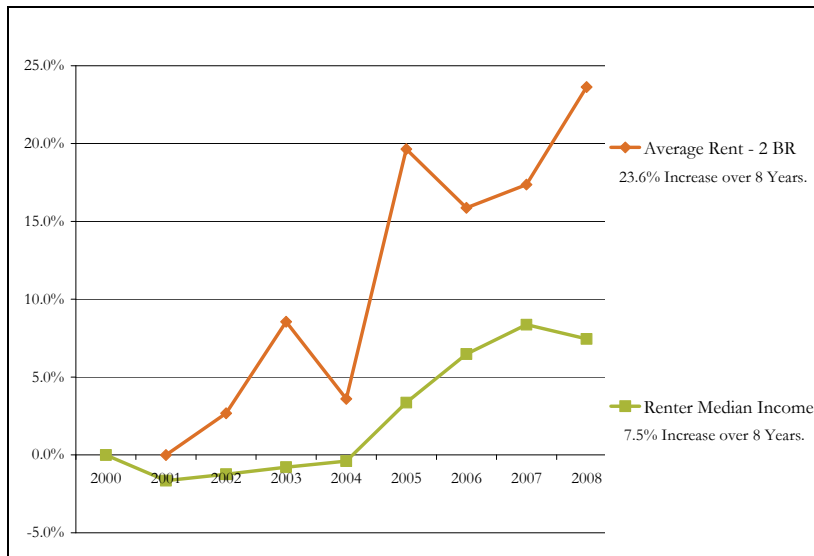
Aroostook County Rental Housing Facts 2008

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
Aroostook County	2003	1.00	\$522	\$20,873	\$20,867	\$522	4,085 (50.0%)
	2004	1.05	\$498	\$20,953	\$19,913	\$524	3,996 (48.0%)
	2005	0.95	\$575	\$21,745	\$22,998	\$544	4,343 (52.4%)
	2006	1.01	\$557	\$22,401	\$22,273	\$560	4,175 (49.7%)
	2007	1.00	\$569	\$22,798	\$22,758	\$570	4,218 (49.9%)
	2008	0.95	\$594	\$22,606	\$23,765	\$565	4,428 (52.3%)
Presque Isle	2008	0.93	\$645	\$23,948	\$25,804	\$599	855 (53.3%)
Limestone	2008	1.24	\$655	\$32,431	\$26,217	\$811	118 (41.6%)
Caribou	2008	0.94	\$609	\$23,025	\$24,376	\$576	615 (53.2%)
Houlton	2008	0.84	\$616	\$20,664	\$24,629	\$517	595 (57.2%)
Madawaska	2008	1.23	\$459	\$22,608	\$18,374	\$565	240 (41.6%)
Fort Fairfield	2008	0.82	\$680	\$22,312	\$27,197	\$558	274 (57.9%)
Washburn	2008	1.15	\$543	\$24,999	\$21,702	\$625	62 (43.5%)
Mars Hill	2008	0.97	\$493	\$19,102	\$19,702	\$478	105 (51.1%)
Ashland	2008	1.06	\$543	\$23,029	\$21,702	\$576	75 (47.2%)
Easton	2008	1.02	\$600	\$24,422	\$24,000	\$611	59 (49.1%)

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	-	\$390	\$522	\$575	-
2004	\$455	\$428	\$498	\$682	-
2005	\$348	\$467	\$575	\$670	-
2006	\$327	\$456	\$557	\$607	-
2007	\$353	\$463	\$569	\$596	-
2008	\$441	\$478	\$594	\$721	-

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
Aroostook County	2003	8,172	1,510	1,401	1,812	2.30	43.8
	2004	8,328	1,525	1,409	1,917	2.31	44.0
	2005	8,281	1,544	1,306	1,970	2.30	44.4
	2006	8,393	1,607	1,288	2,024	2.25	44.7
	2007	8,449	1,633	1,314	2,046	2.24	44.9
	2008	8,469	1,615	1,300	2,022	2.22	44.8
Presque Isle	2008	1,604	309	211	381	2.12	42.3
Limestone	2008	283	-	-	-	2.19	43.6
Caribou	2008	1,157	249	192	244	2.19	44.3
Houlton	2008	1,041	178	181	251	2.16	44.1
Madawaska	2008	577	-	-	-	2.09	50.5
Fort Fairfield	2008	473	83	73	128	2.22	46.8
Washburn	2008	142	-	-	-	2.22	42.5
Mars Hill	2008	206	-	-	-	2.21	47.0
Ashland	2008	159	-	-	-	2.21	46.6
Easton	2008	121	-	-	-	2.23	42.1

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	241	425	0	47	743
Total ⁵	771	1,552	56	47	2,426

Portable Housing Vouchers

	Total
MaineHousing-Assisted	312
Total ⁵	813

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.