

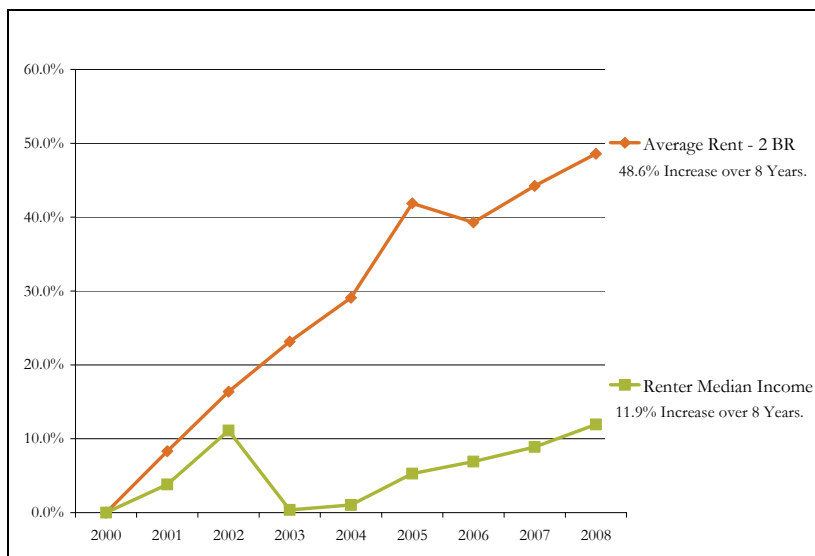
Bangor Labor Market Area Rental Housing Facts 2008

Rental Affordability Index

Area ¹	Year	Affordability Index	Average 2-BR Rent ²	Renter Household Median Income	Income Needed to Afford Average 2-BR Rent	2-BR Rent ² Affordable at Median Income	Households Unable to Afford Average 2-BR Rent
Bangor LMA	2003	0.84	\$727	\$24,308	\$29,064	\$608	9,403 (57.8%)
	2004	0.80	\$762	\$24,470	\$30,465	\$612	9,733 (60.0%)
	2005	0.76	\$837	\$25,496	\$33,481	\$637	10,174 (62.6%)
	2006	0.79	\$822	\$25,891	\$32,873	\$647	10,104 (61.2%)
	2007	0.77	\$852	\$26,371	\$34,075	\$659	10,346 (62.4%)
	2008	0.77	\$877	\$27,109	\$35,069	\$678	10,416 (62.4%)
Bangor	2008	0.71	\$876	\$24,954	\$35,055	\$624	5,111 (67.2%)
Orono	2008	0.64	\$910	\$23,135	\$36,387	\$578	1,073 (68.7%)
Brewer	2008	0.90	\$891	\$32,164	\$35,654	\$804	865 (54.4%)
Old Town	2008	0.64	\$849	\$21,898	\$33,960	\$547	895 (68.3%)
Hampden	2008	1.26	\$945	\$47,691	\$37,786	\$1,192	218 (38.0%)
Hermon	2008	1.03	\$974	\$40,262	\$38,952	\$1,007	163 (48.5%)
Orrington	2008	1.11	\$862	\$38,442	\$34,482	\$961	84 (41.9%)
Glenburn	2008	0.69	\$1,116	\$30,780	\$44,622	\$770	132 (68.6%)
Winterport	2008	0.95	\$784	\$29,721	\$31,357	\$743	133 (52.3%)
Newport	2008	0.80	\$798	\$25,624	\$31,918	\$641	233 (60.4%)
Milford	2008	0.99	\$762	\$30,255	\$30,482	\$756	125 (50.4%)
Corinth	2008	1.23	\$712	\$34,999	\$28,482	\$875	64 (38.5%)
Eddington	2008	1.29	\$669	\$34,544	\$26,742	\$864	61 (35.1%)
Carmel	2008	0.79	\$993	\$31,249	\$39,731	\$781	77 (62.5%)
Levant	2008	0.87	\$993	\$34,705	\$39,731	\$868	63 (57.0%)
Enfield	2008	0.97	\$750	\$29,062	\$30,012	\$727	49 (51.6%)
Howland	2008	0.97	\$637	\$24,676	\$25,482	\$617	78 (51.5%)
Newburgh	2008	1.18	\$819	\$38,599	\$32,771	\$965	40 (40.3%)
Greenbush	2008	1.17	\$622	\$29,062	\$24,882	\$727	24 (39.0%)
Bradley	2008	0.92	\$800	\$29,285	\$32,000	\$732	57 (53.6%)

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 Rent³



Average Rents²

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	\$517	\$579	\$727	\$880	\$921
2004	\$491	\$606	\$762	\$855	\$1,376
2005	\$502	\$647	\$837	\$1,002	\$922
2006	\$518	\$649	\$822	\$961	\$1,069
2007	\$554	\$652	\$852	\$986	\$1,372
2008	\$546	\$683	\$877	\$1,028	\$1,245

Renter Household Demographics

Area ¹	Year	Total Renter Households ⁴	Renter Households >50% to 80% AMI ⁵	Renter Households >30% to 50% AMI	Renter Households 30% AMI or Less	Average Household Size ⁴	Median Head of Renter Household Age ⁴
Bangor	2003	16,281	3,202	2,543	4,152	2.34	38.6
LMA	2004	16,209	3,278	2,531	4,256	2.35	38.8
	2005	16,251	3,293	2,551	4,193	2.33	39.0
	2006	16,512	3,434	2,599	4,275	2.31	39.1
	2007	16,592	3,519	2,624	4,326	2.30	39.2
	2008	16,689	3,496	2,611	4,340	2.29	40.2
Bangor	2008	7,606	1,359	1,073	1,666	2.03	41.6
Orono	2008	1,563	313	263	358	2.13	31.6
Brewer	2008	1,590	267	207	389	2.20	44.0
Old Town	2008	1,309	241	220	359	2.21	34.8
Hampden	2008	574	136	95	106	2.49	42.3
Hermon	2008	336	75	50	76	2.55	41.9
Orrington	2008	200	58	22	40	2.42	42.4
Glenburn	2008	193	43	24	54	2.57	39.6
Winterport	2008	254	55	56	57	2.49	38.6
Newport	2008	386	71	57	91	2.28	41.2
Milford	2008	249	54	44	56	2.39	34.7
Corinth	2008	166	38	22	28	2.50	37.1
Eddington	2008	173	45	27	27	2.36	40.9
Carmel	2008	123	27	18	28	2.48	40.0
Levant	2008	111	25	15	26	2.65	38.7
Enfield	2008	95	-	-	-	2.53	43.2
Howland	2008	152	-	-	-	2.29	41.6
Newburgh	2008	100	23	7	22	2.40	42.4
Greenbush	2008	61	-	-	-	2.61	38.5
Bradley	2008	106	21	20	21	2.31	38.5

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
Maine Housing-Assisted	651	1,053	0	308	2,012
Total ⁶	1,613	1,569	46	308	3,536

Portable Housing Vouchers

	Total
Maine Housing-Assisted	122
Total ⁶	895

Supplemental Information

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
Garland	2008	1.04	\$645	\$26,874	\$25,811	\$672	17 (47.6%)
Stetson	2008	1.06	\$693	\$29,499	\$27,731	\$737	24 (46.5%)

Renter Household Demographics

Area	Year	Total Renter Households ³	Renter Households >50% to 80% AMI ⁴	Renter Households >30% to 50% AMI	Renter Households 30% AMI or Less	Average Household Size ³	Median Head of Renter Household Age ³
Garland	2008	35	-	-	-	2.51	40.6
Stetson	2008	51	-	-	-	2.45	38.2

Endnotes

¹ Area information is provided for the top 20 municipalities worth of data. Municipalities are listed in descending order by population according to the 2000 Census. More municipal data is provided on the Supplemental Information page.

² Source of Rent data: MaineHousing Quarterly Rent Survey. All rent data reported adjusted to include the cost of utilities (heat, hot water and electricity).

³ The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

⁴ Source of Renter Household data: Claritas.

⁵ Household Area Median Income (AMI).

⁶ Totals include units funded by MaineHousing, HUD, USDA Rural Development, and local housing authorities.