

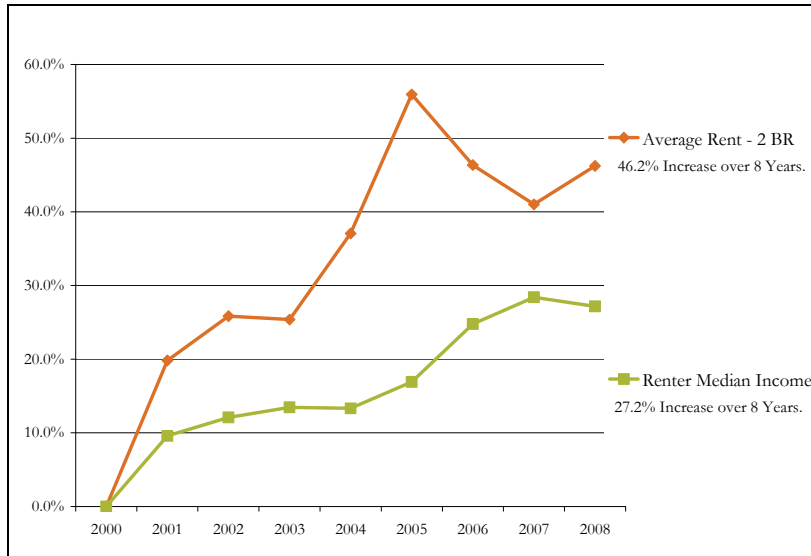
Bridgton-Paris Labor Market Area Rental Housing Facts 2008

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
Bridgton-Paris LMA	2003	0.90	\$671	\$24,273	\$26,832	\$607	1,358 (54.5%)
	2004	0.83	\$733	\$24,243	\$29,330	\$606	1,461 (58.7%)
	2005	0.75	\$834	\$25,012	\$33,371	\$625	1,590 (63.1%)
	2006	0.85	\$783	\$26,694	\$31,318	\$667	1,467 (57.4%)
	2007	0.91	\$754	\$27,469	\$30,150	\$687	1,399 (54.3%)
	2008	0.87	\$782	\$27,204	\$31,293	\$680	1,469 (56.5%)
Norway	2008	0.76	\$736	\$22,345	\$29,445	\$559	415 (64.3%)
Paris	2008	0.93	\$735	\$27,299	\$29,409	\$682	372 (53.0%)
Bridgton	2008	0.92	\$817	\$30,210	\$32,676	\$755	296 (54.3%)
Oxford	2008	1.24	\$774	\$38,319	\$30,961	\$958	92 (37.7%)
Harrison	2008	0.64	\$1,156	\$29,499	\$46,240	\$737	95 (75.4%)
West Paris	2008	0.82	\$738	\$24,210	\$29,521	\$605	94 (58.3%)
Waterford	2008	0.90	\$697	\$24,999	\$27,880	\$625	63 (55.6%)

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	-	\$558	\$671	\$883	-
2004	\$505	\$560	\$733	\$751	-
2005	\$423	\$628	\$834	\$1,350	-
2006	\$437	\$609	\$783	\$984	\$1,169
2007	\$457	\$599	\$754	\$934	\$1,234
2008	\$500	\$626	\$782	\$1,070	\$1,023

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
Bridgton-Paris LMA	2003	2,493	544	393	543	2.41	42.2
	2004	2,490	543	396	558	2.42	42.0
	2005	2,519	543	411	552	2.40	42.4
	2006	2,555	558	413	551	2.38	42.6
	2007	2,574	568	420	554	2.37	42.7
	2008	2,599	573	435	571	2.36	42.5
Norway	2008	646	154	92	139	2.20	42.4
Paris	2008	702	152	131	130	2.23	44.0
Bridgton	2008	545	121	71	136	2.44	42.9
Oxford	2008	243	49	30	45	2.56	42.2
Harrison	2008	126	28	21	25	2.44	43.0
West Paris	2008	162	-	-	-	2.41	38.4
Waterford	2008	114	-	-	-	2.37	41.0

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	104	118	0	17	239
Total ⁵	266	343	31	17	657

Portable Housing Vouchers

	Total
MaineHousing-Assisted	211
Total ⁵	211

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.