

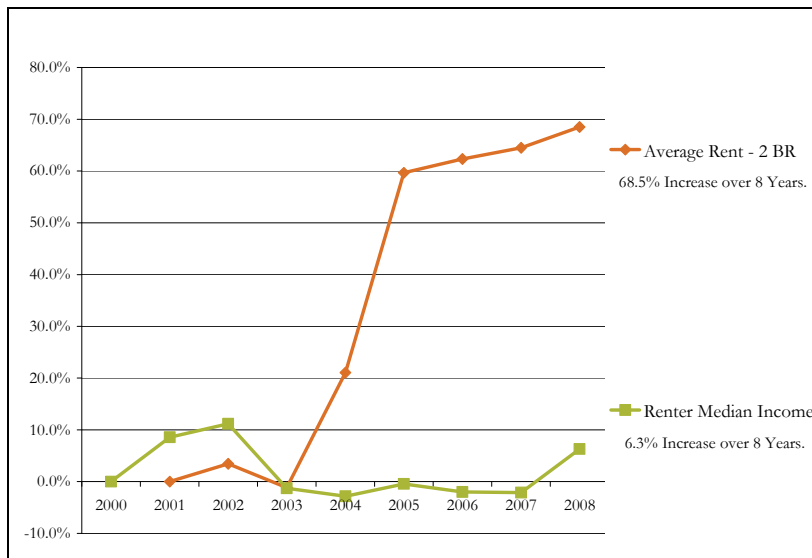
# Calais Labor Market Area Rental Housing Facts 2008

## Rental Affordability Index

Area	Year	Affordability Index	Average 2- BR Rent <sup>1</sup>	Renter Household Median Income	Income Needed to Afford Average 2- BR Rent	2-BR Rent <sup>1</sup> Affordable at Median Income	Households Unable to Afford Average 2- BR Rent
Calais	2003	0.95	\$497	\$18,847	\$19,892	\$471	735 (52.1%)
LMA	2004	0.76	\$609	\$18,552	\$24,361	\$464	864 (61.2%)
	2005	0.59	\$803	\$19,006	\$32,124	\$475	1,027 (72.4%)
	2006	0.57	\$817	\$18,710	\$32,662	\$468	1,061 (74.1%)
	2007	0.58	\$805	\$18,689	\$32,203	\$467	1,063 (73.8%)
	2008	0.60	\$848	\$20,296	\$33,908	\$507	1,048 (72.7%)
Calais	2008	0.74	\$687	\$20,438	\$27,464	\$511	341 (62.9%)
Baileyville	2008	0.96	\$620	\$23,787	\$24,782	\$595	70 (52.5%)
Eastport	2008	0.64	\$787	\$20,082	\$31,462	\$502	165 (72.2%)

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 Decrease in Household Income and Relative Increase in Rent<sup>2</sup>



## Average Rents<sup>1</sup>

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	\$369	\$432	\$497	\$573	-
2004	-	\$478	\$609	\$578	-
2005	-	\$597	\$803	\$878	\$1,211
2006	\$474	\$640	\$817	\$1,080	\$1,291
2007	\$623	\$669	\$805	\$1,004	\$1,370
2008	\$680	\$670	\$848	\$1,037	\$1,176

## Renter Household Demographics

Area	Year	Total Renter Households <sup>3</sup>	Renter Households with Income >50% to 80% AMI <sup>4</sup>	Renter Households with Income >30% to 50% AMI	Renter Households with Income 30% AMI or Less	Average Household Size <sup>3</sup>	Median Renter Head of Household Age <sup>3</sup>
Calais	2003	1,411	254	303	271	2.31	42.6
LMA	2004	1,410	248	306	267	2.32	42.7
	2005	1,418	-	-	-	2.31	43.1
	2006	1,432	262	320	281	2.28	43.6
	2007	1,441	265	326	286	2.26	43.8
	2008	1,443	284	278	306	2.25	43.6
Calais	2008	542	-	-	-	2.13	47.0
Baileyville	2008	134	-	-	-	2.21	41.8
Eastport	2008	229	-	-	-	2.03	44.9

## Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	20	58	0	12	90
Total <sup>5</sup>	48	320	9	12	389

## Portable Housing Vouchers

	Total
MaineHousing-Assisted	48
Total <sup>5</sup>	48

## Endnotes

<sup>1</sup> Source of Rent data: MaineHousing Quarterly Rent Survey. All rent data reported adjusted to include the cost of utilities (heat, hot water and electricity).

<sup>2</sup> The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

<sup>3</sup> Source of Renter Household data: Claritas.

<sup>4</sup> Household Area Median Income (AMI).

<sup>5</sup> Totals include units funded by MaineHousing, HUD, USDA Rural Development, and local housing authorities.