

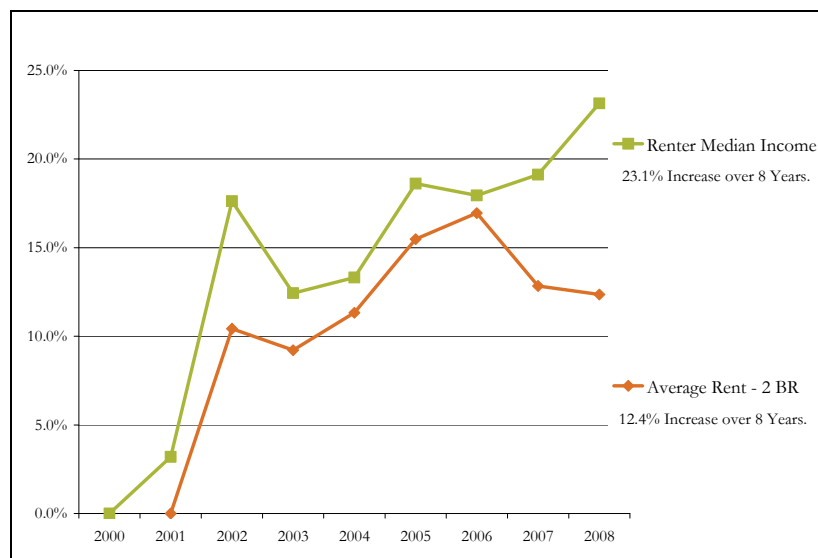
# Camden Labor Market Area Rental Housing Facts 2008

## 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 |
|--------------|------|---------------------|--------------------------------|--------------------------------|---|--|---|
| Camden LMA   | 2003 | 0.91                | \$789                          | \$28,639                       | \$31,541                                  | \$716  | 788 (54.6%)                                   |
|              | 2004 | 0.90                | \$804                          | \$28,864                       | \$32,151                                  | \$722  | 814 (55.6%)                                   |
|              | 2005 | 0.91                | \$834                          | \$30,212                       | \$33,350                                  | \$755  | 799 (55.1%)                                   |
|              | 2006 | 0.89                | \$844                          | \$30,042                       | \$33,776                                  | \$751  | 817 (56.0%)                                   |
|              | 2007 | 0.95                | \$799                          | \$30,341                       | \$31,974                                  | \$759  | 770 (52.6%)                                   |
|              | 2008 | 0.97                | \$811                          | \$31,367                       | \$32,448                                  | \$784  | 757 (51.7%)                                   |
| Camden       | 2008 | 0.89                | \$810                          | \$28,771                       | \$32,395                                  | \$719  | 418 (55.5%)                                   |
| Union        | 2008 | 1.06                | \$823                          | \$34,999                       | \$32,933                                  | \$875  | 70 (45.8%)                                    |
| Lincolnville | 2008 | 1.08                | \$773                          | \$33,260                       | \$30,911                                  | \$831  | 73 (46.5%)                                    |
| Washington   | 2008 | 1.03                | \$730                          | \$29,999                       | \$29,192                                  | \$750  | 29 (48.5%)                                    |
| Hope         | 2008 | 1.13                | \$850                          | \$38,499                       | \$34,000                                  | \$962  | 33 (43.9%)                                    |

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 Rent<sup>2</sup>



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

| Year | Efficiency | 1-Bedroom | 2-Bedroom | 3-Bedroom | 4+-Bedroom |
|------|------------|-----------|-----------|-----------|------------|
| 2003 | \$500      | \$675     | \$789     | -         | -          |
| 2004 | -          | \$620     | \$804     | \$976     | -          |
| 2005 | \$568      | \$667     | \$834     | \$912     | -          |
| 2006 | \$567      | \$687     | \$844     | \$800     | -          |
| 2007 | \$665      | \$726     | \$799     | \$962     | -          |
| 2008 | \$588      | \$680     | \$811     | -         | -          |

## 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> |
|------------|------|--------------------------------------|--|---|---|-------------------------------------|--|
| Camden     | 2003 | 1,444                                | 308  | 238   | 311   | 2.30                                | 45.3   |
| LMA        | 2004 | 1,462                                | 327  | 226   | 335   | 2.31                                | 44.5   |
|            | 2005 | 1,451                                | 314  | 230   | 323   | 2.30                                | 45.6   |
|            | 2006 | 1,461                                | 313  | 241   | 332   | 2.28                                | 46.1   |
|            | 2007 | 1,464                                | 315  | 244   | 338   | 2.28                                | 46.2   |
|            | 2008 | 1,464                                | 315  | 237   | 329   | 2.26                                | 46.1   |
| Camden     | 2008 | 754                                  | 153  | 133   | 181   | 2.04                                | 49.3   |
| Union      | 2008 | 152                                  | 40   | 16  | 27  | 2.44                                | 41.4   |
| Lincolnton | 2008 | 156                                  | 35   | 23  | 41  | 2.32                                | 44.4   |
| Washington | 2008 | 59                                   | -  | -   | -   | 2.44                                | 39.6   |
| Hope       | 2008 | 75                                   | 16   | 11  | 12  | 2.44                                | 44.7   |

## Subsidized Housing Units

|                       | Family Units | Senior Units | Disabled Units | Special Needs Units | Total Units |
|-----------------------|--------------|--------------|----------------|---------------------|-------------|
| MaineHousing-Assisted | 16           | 40           | 0              | 6                   | 62          |
| Total <sup>5</sup>    | 108          | 141          | 22             | 6                   | 277         |

## Portable Housing Vouchers

|                       | Total |
|-----------------------|-------|
| MaineHousing-Assisted | 39    |
| Total <sup>5</sup>    | 39    |

## 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.