

Dover-Foxcroft 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
Dover-Foxcroft LMA	2003	0.99	\$528	\$20,959	\$21,107	\$524	969 (50.3%)
	2004	0.90	\$580	\$20,843	\$23,212	\$521	1,059 (54.8%)
	2005	0.81	\$665	\$21,480	\$26,584	\$537	1,167 (59.6%)
	2006	0.84	\$659	\$22,197	\$26,369	\$555	1,152 (58.0%)
	2007	0.86	\$656	\$22,448	\$26,236	\$561	1,147 (57.3%)
	2008	0.85	\$681	\$23,093	\$27,227	\$577	1,145 (57.5%)
Dover-Foxcroft	2008	0.90	\$664	\$23,914	\$26,570	\$598	233 (54.9%)
Dexter	2008	0.79	\$708	\$22,319	\$28,337	\$558	270 (61.0%)
Milo	2008	0.73	\$660	\$19,258	\$26,382	\$481	156 (64.6%)
Greenville	2008	0.91	\$750	\$27,352	\$29,982	\$684	127 (53.8%)
Guilford	2008	0.84	\$743	\$24,999	\$29,716	\$625	93 (57.3%)
Brownville	2008	1.12	\$505	\$22,646	\$20,205	\$566	47 (45.9%)
Sangerville	2008	0.80	\$693	\$22,173	\$27,706	\$554	76 (59.6%)
Monson	2008	0.82	\$670	\$22,058	\$26,782	\$551	41 (61.0%)
Abbot	2008	1.02	\$577	\$23,570	\$23,062	\$589	12 (46.2%)

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 Increases in Household Income and Rent²



Average Rents¹

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	-	\$479	\$528	\$826	-
2004	-	\$458	\$580	\$590	-
2005	-	\$570	\$665	\$659	-
2006	\$408	\$544	\$659	\$761	-
2007	\$408	\$497	\$656	\$814	-
2008	-	\$566	\$681	\$770	-

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
Dover-Foxcroft	2003	1,926	362	361	365	2.31	43.8
LMA	2004	1,933	354	372	369	2.32	43.8
	2005	1,958	383	354	378	2.31	44.2
	2006	1,987	404	333	397	2.27	44.6
	2007	2,003	410	327	411	2.26	44.7
	2008	1,992	407	317	419	2.25	44.5
Dover-Foxcroft	2008	425	96	75	79	2.33	44.6
Dexter	2008	442	87	80	70	2.27	44.5
Milo	2008	242	48	50	43	2.22	42.5
Greenville	2008	236	47	36	49	2.09	48.1
Guilford	2008	162	-	-	-	2.23	40.6
Brownville	2008	102	17	13	29	2.15	45.0
Sangerville	2008	127	-	-	-	2.19	45.2
Monson	2008	68	-	-	-	2.14	45.6
Abbot	2008	26	-	-	-	2.20	48.3

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	25	103	0	25	153
Total ⁵	149	442	10	25	626

Portable Housing Vouchers

	Total
MaineHousing-Assisted	77
Total ⁵	77

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.