

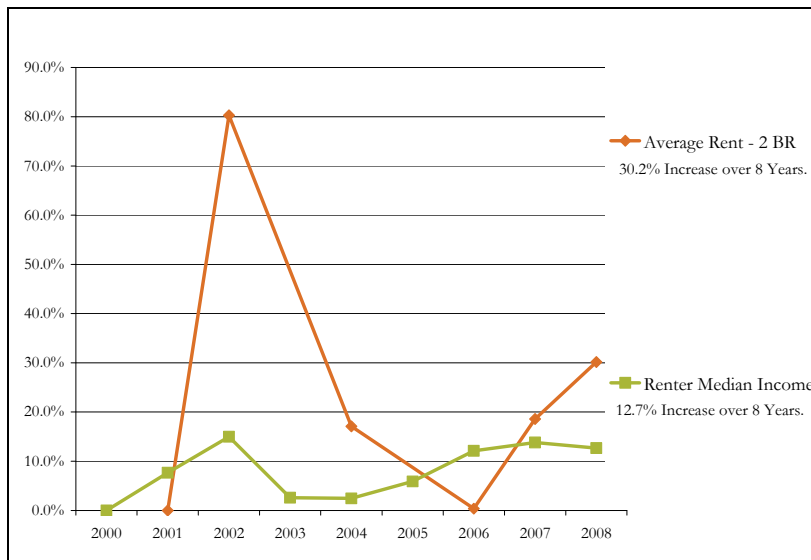
# Houlton Labor Market Area Rental Housing Facts 2008

## 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
Houlton	2003	-	-	\$18,959	-	\$474	-
LMA	2004	0.85	\$554	\$18,928	\$22,152	\$473	1,031 (55.9%)
	2005	-	-	\$19,566	-	\$489	-
	2006	0.78	\$662	\$20,715	\$26,466	\$518	1,123 (60.5%)
	2007	0.74	\$710	\$21,026	\$28,414	\$526	1,157 (62.5%)
	2008	0.85	\$616	\$20,814	\$24,629	\$520	1,081 (57.3%)
Houlton	2008	0.84	\$616	\$20,664	\$24,629	\$517	595 (57.2%)

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 Rent<sup>2</sup>



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

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	-	\$363	-	-	-
2004	-	\$483	\$554	-	-
2005	-	\$457	-	-	-
2006	-	\$450	\$475	\$725	-
2007	-	\$520	\$561	-	-
2008	\$419	\$487	\$616	-	-

## 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>
Houlton	2003	1,850	311	381	370	2.36	43.5
LMA	2004	1,846	303	380	388	2.37	43.8
	2005	1,822	301	361	375	2.35	44.0
	2006	1,857	328	344	379	2.31	44.3
	2007	1,850	344	318	429	2.29	44.5
	2008	1,885	343	333	439	2.43	44.3
Houlton	2008	1,041	178	181	251	2.24	44.1

## Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	37	82	0	14	133
Total <sup>5</sup>	77	383	4	14	478

## Portable Housing Vouchers

	Total
MaineHousing-Assisted	182
Total <sup>5</sup>	182

## 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.