

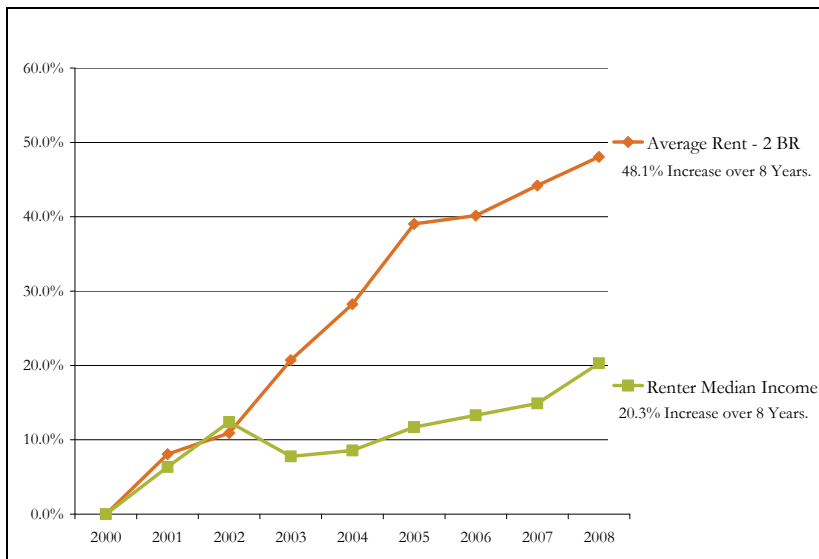
Kennebec County Rental Housing Facts 2008

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
Kennebec County	2003	1.02	\$600	\$24,424	\$24,006	\$611	6,818 (49.2%)
	2004	0.96	\$638	\$24,605	\$25,503	\$615	7,234 (51.6%)
	2005	0.92	\$691	\$25,313	\$27,651	\$633	7,605 (53.7%)
	2006	0.92	\$697	\$25,679	\$27,873	\$642	7,735 (53.5%)
	2007	0.92	\$708	\$26,034	\$28,301	\$651	7,855 (53.7%)
	2008	0.93	\$736	\$27,263	\$29,444	\$682	7,839 (53.5%)
Augusta	2008	0.81	\$745	\$24,268	\$29,810	\$607	2,455 (59.3%)
Waterville	2008	0.80	\$716	\$23,052	\$28,640	\$576	1,962 (59.7%)
Winslow	2008	1.05	\$731	\$30,618	\$29,233	\$765	424 (48.3%)
Gardiner	2008	1.04	\$743	\$30,983	\$29,714	\$775	448 (48.3%)
Winthrop	2008	1.06	\$739	\$31,363	\$29,547	\$784	329 (47.1%)
Oakland	2008	0.97	\$716	\$27,809	\$28,630	\$695	305 (51.7%)
China	2008	1.17	\$721	\$33,675	\$28,859	\$842	111 (38.6%)
Vassalboro	2008	1.11	\$738	\$32,868	\$29,513	\$822	160 (44.3%)
Monmouth	2008	1.20	\$768	\$36,956	\$30,719	\$924	100 (42.0%)
Clinton	2008	0.94	\$693	\$25,951	\$27,719	\$649	124 (53.2%)
Farmingdale	2008	0.96	\$731	\$28,196	\$29,227	\$705	181 (51.8%)
Sidney	2008	1.35	\$711	\$38,316	\$28,459	\$958	64 (32.7%)
Hallowell	2008	0.85	\$826	\$27,954	\$33,037	\$699	292 (59.1%)
West Gardiner	2008	1.19	\$778	\$36,943	\$31,131	\$924	70 (41.9%)
Belgrade	2008	0.97	\$718	\$27,999	\$28,719	\$700	101 (50.9%)
Manchester	2008	1.72	\$757	\$52,026	\$30,261	\$1,301	32 (22.3%)
Readfield	2008	1.32	\$764	\$40,356	\$30,577	\$1,009	41 (34.5%)
Randolph	2008	0.94	\$704	\$26,428	\$28,150	\$661	133 (52.9%)
Albion	2008	0.91	\$750	\$27,307	\$30,000	\$683	53 (53.0%)
Wayne	2008	1.43	\$650	\$37,249	\$26,000	\$931	20 (31.9%)

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:



Average Rents¹

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	\$403	\$466	\$600	\$618	\$754
2004	\$443	\$500	\$638	\$683	\$907
2005	\$418	\$552	\$691	\$760	\$815
2006	\$447	\$553	\$697	\$771	\$868
2007	\$499	\$556	\$708	\$821	\$1,061
2008	\$478	\$589	\$736	\$886	\$966

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
Kennebec County	2003	13,866	2,863	2,319	3,257	2.34	41.5
	2004	14,021	2,941	2,323	3,366	2.35	41.5
	2005	14,161	2,980	2,377	3,345	2.33	42.0
	2006	14,450	3,109	2,452	3,436	2.31	42.3
	2007	14,632	3,206	2,506	3,498	2.30	42.5
	2008	14,661	3,188	2,482	3,531	2.29	42.6
Augusta	2008	4,141	826	638	883	2.02	43.4
Waterville	2008	3,285	615	522	636	2.04	43.4
Winslow	2008	878	158	169	205	2.27	44.5
Gardiner	2008	928	180	151	188	2.31	41.6
Winthrop	2008	698	154	104	172	2.32	44.9
Oakland	2008	590	155	102	123	2.43	38.5
China	2008	288	87	40	42	2.55	40.6
Vassalboro	2008	360	83	54	72	2.50	40.3
Monmouth	2008	238	45	30	67	2.53	39.7
Clinton	2008	234	47	39	42	2.51	38.3
Farmingdale	2008	349	80	58	79	2.20	41.0
Sidney	2008	197	48	27	34	2.55	38.6
Hallowell	2008	494	115	84	87	1.98	44.9
West Gardiner	2008	167	36	30	30	2.49	41.8
Belgrade	2008	199	38	44	42	2.43	41.0
Manchester	2008	142	33	31	13	2.42	45.0
Readfield	2008	118	31	17	23	2.62	43.3
Randolph	2008	252	53	38	50	2.20	40.7
Albion	2008	100	19	18	25	2.57	37.7
Wayne	2008	63	-	-	-	2.29	46.7

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	498	574	0	155	1,227
Total ⁵	942	949	3	155	2,049

Portable Housing Vouchers

	Total
MaineHousing-Assisted	263
Total ⁵	1,062

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.