

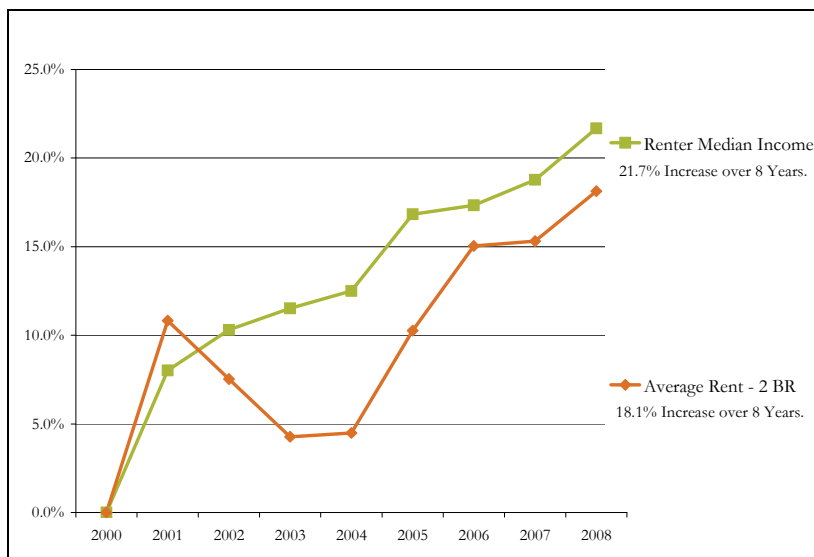
# Lincoln County Rental Housing Facts 2008

## 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
Lincoln County	2003	0.82	\$793	\$26,162	\$31,714	\$654	1,487 (59.6%)
	2004	0.83	\$795	\$26,392	\$31,781	\$660	1,515 (59.9%)
	2005	0.82	\$838	\$27,408	\$33,537	\$685	1,550 (60.5%)
	2006	0.79	\$875	\$27,526	\$34,987	\$688	1,663 (63.3%)
	2007	0.79	\$880	\$27,863	\$35,216	\$697	1,691 (63.2%)
	2008	0.79	\$898	\$28,544	\$35,929	\$714	1,634 (62.5%)
Waldoboro	2008	0.81	\$808	\$26,120	\$32,305	\$653	228 (59.3%)
Wiscasset	2008	0.78	\$949	\$29,662	\$37,971	\$742	255 (65.0%)
Boothbay	2008	0.96	\$799	\$30,768	\$31,957	\$769	91 (51.8%)
Boothbay Harbor	2008	0.70	\$905	\$25,344	\$36,209	\$634	230 (67.8%)
Bristol	2008	0.84	\$973	\$32,567	\$38,911	\$814	98 (59.2%)
Jefferson	2008	0.79	\$935	\$29,499	\$37,411	\$737	74 (61.8%)
Whitefield	2008	0.97	\$747	\$28,946	\$29,879	\$724	60 (51.5%)
Damariscotta	2008	0.63	\$956	\$24,264	\$38,248	\$607	192 (69.5%)
Newcastle	2008	1.01	\$806	\$32,585	\$32,237	\$815	67 (49.3%)
Nobleboro	2008	0.85	\$893	\$30,277	\$35,719	\$757	58 (59.8%)
South Bristol	2008	0.55	\$1,073	\$23,570	\$42,911	\$589	38 (73.6%)

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	-	\$629	\$793	\$873	\$685
2004	-	\$697	\$795	\$931	-
2005	\$724	\$722	\$838	\$827	\$1,055
2006	\$542	\$706	\$875	\$1,003	\$870
2007	\$659	\$722	\$880	\$1,153	-
2008	\$667	\$720	\$898	\$1,160	\$1,286

## 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>
Lincoln County	2003	2,496	568	425	561	2.30	43.3
	2004	2,531	595	427	562	2.31	43.3
	2005	2,563	594	440	573	2.30	43.6
	2006	2,627	628	462	593	2.28	44.3
	2007	2,675	645	478	604	2.27	44.6
	2008	2,615	617	455	580	2.26	44.2
Waldoboro	2008	385	78	61	98	2.35	42.6
Wiscasset	2008	393	110	59	76	2.34	43.0
Boothbay	2008	176	36	35	38	2.26	45.9
Boothbay Harbor	2008	340	76	61	68	1.97	47.4
Bristol	2008	166	46	26	23	2.10	46.7
Jefferson	2008	120	27	17	36	2.42	40.7
Whitefield	2008	117	26	22	23	2.52	42.3
Damariscotta	2008	276	62	50	55	1.99	48.3
Newcastle	2008	136	36	16	30	2.28	45.0
Nobleboro	2008	97	-	-	-	2.29	38.8
South Bristol	2008	52	-	-	-	2.10	46.3

## Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	107	124	0	42	273
Total <sup>5</sup>	202	240	12	42	496

## Portable Housing Vouchers

	Total
MaineHousing-Assisted	103
Total <sup>5</sup>	103

## 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.