

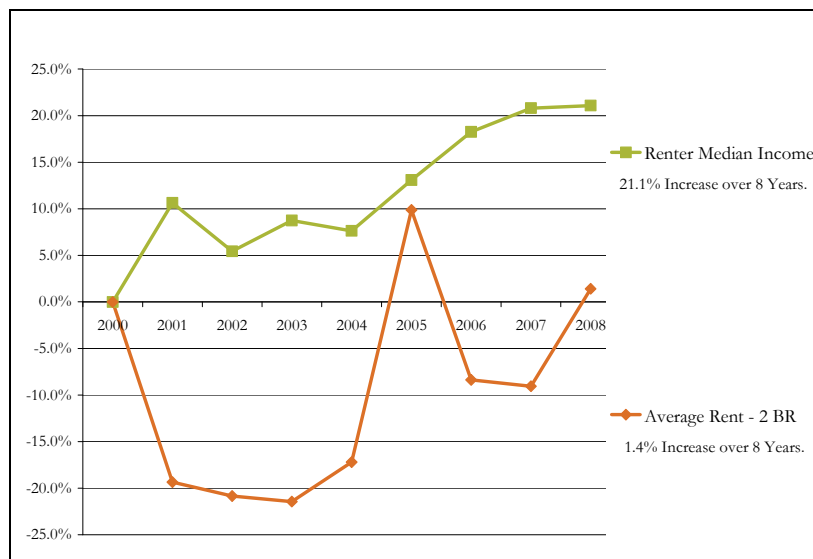
Lincoln Labor Market Area Rental Housing Facts 2008

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
Lincoln LMA	2003	1.04	\$504	\$20,908	\$20,146	\$523	284 (48.4%)
	2004	0.97	\$531	\$20,696	\$21,231	\$517	292 (51.1%)
	2005	0.77	\$704	\$21,745	\$28,170	\$544	362 (62.2%)
	2006	0.97	\$587	\$22,737	\$23,496	\$568	297 (51.7%)
	2007	0.83	\$703	\$23,227	\$28,111	\$581	339 (59.4%)
	2008	0.90	\$650	\$23,280	\$26,002	\$582	319 (55.3%)
Lincoln	2008	0.91	\$650	\$23,699	\$26,002	\$592	247 (54.4%)

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	\$504	\$1,670	-
2004	-	\$449	\$531	-	-
2005	-	\$504	\$704	\$1,078	-
2006	-	\$500	\$587	\$763	-
2007	\$468	\$423	\$703	\$915	-
2008	-	\$589	\$650	\$927	-

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
Lincoln	2003	587	115	115	121	2.44	40.2
LMA	2004	571	116	108	126	2.46	40.3
	2005	582	122	108	124	2.44	40.2
	2006	575	124	102	120	2.42	40.2
	2007	571	127	100	119	2.40	40.0
	2008	578	122	102	129	2.40	39.9
Lincoln	2008	454	98	83	102	2.34	39.6

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	14	32	0	5	51
Total ⁵	38	76	0	5	119

Portable Housing Vouchers

	Total
MaineHousing-Assisted	31
Total ⁵	31

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.