

# Machias 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
Machias	2003	-	-	\$18,401	-	\$460	-
LMA	2004	0.61	\$752	\$18,471	\$30,092	\$462	1,151 (71.2%)
	2005	0.83	\$578	\$19,257	\$23,118	\$481	946 (57.8%)
	2006	0.78	\$653	\$20,396	\$26,111	\$510	1,017 (61.2%)
	2007	0.77	\$677	\$20,786	\$27,083	\$520	1,036 (62.0%)
	2008	0.75	\$695	\$20,803	\$27,816	\$520	1,031 (63.0%)
Machias	2008	0.63	\$704	\$17,670	\$28,143	\$442	258 (68.0%)
Jonesport	2008	0.71	\$705	\$19,999	\$28,204	\$500	68 (66.2%)
Milbridge	2008	0.63	\$754	\$19,090	\$30,145	\$477	84 (71.0%)
East Machias	2008	0.88	\$730	\$25,799	\$29,205	\$645	65 (57.6%)
Cherryfield	2008	0.62	\$738	\$18,275	\$29,539	\$457	91 (70.4%)
Addison	2008	0.96	\$625	\$24,062	\$25,000	\$602	38 (52.1%)
Harrington	2008	1.11	\$600	\$26,666	\$24,000	\$667	30 (45.2%)
Cutler	2008	0.97	\$765	\$29,721	\$30,581	\$743	37 (52.2%)
Columbia Falls	2008	1.02	\$540	\$21,999	\$21,581	\$550	27 (49.2%)

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	-	\$635	-	-	-
2004	-	\$487	\$752	\$687	-
2005	\$305	\$478	\$578	-	-
2006	-	\$517	\$653	\$684	-
2007	\$456	\$566	\$677	\$933	\$1,064
2008	\$509	\$537	\$695	\$837	\$1,169

## 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>
Machias	2003	1,624	297	340	299	2.26	40.6
LMA	2004	1,617	287	338	304	2.27	41.9
	2005	1,637	294	330	321	2.26	42.0
	2006	1,663	309	310	343	2.23	42.4
	2007	1,671	322	300	359	2.21	42.6
	2008	1,636	316	285	364	2.20	42.4
Machias	2008	379	-	-	-	1.99	38.6
Jonesport	2008	103	-	-	-	2.18	41.4
Milbridge	2008	118	-	-	-	2.12	43.3
East Machias	2008	112	-	-	-	2.29	45.0
Cherryfield	2008	129	-	-	-	2.18	47.3
Addison	2008	73	-	-	-	2.33	40.4
Harrington	2008	66	-	-	-	2.29	44.1
Cutler	2008	71	-	-	-	2.42	36.1
Columbia Falls	2008	54	-	-	-	2.27	40.4

## Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	43	130	0	8	181
Total <sup>5</sup>	73	389	60	8	530

## Portable Housing Vouchers

	Total
MaineHousing-Assisted	50
Total <sup>5</sup>	50

## 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.