

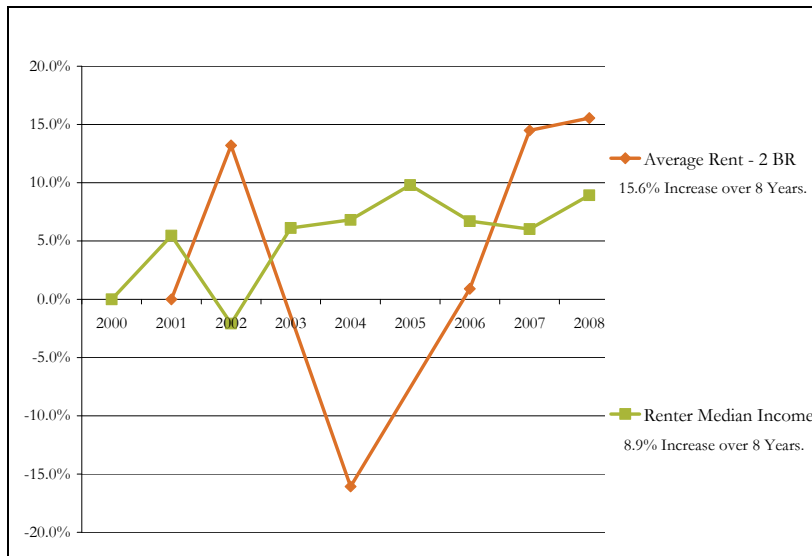
Madawaska Labor Market Area Rental Housing Facts 2008

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
Madawaska LMA	2003	-	-	\$22,187	-	\$555	-
	2004	1.60	\$350	\$22,332	\$14,000	\$558	276 (32.9%)
	2005	-	-	\$22,955	-	\$574	-
	2006	1.33	\$421	\$22,309	\$16,830	\$558	331 (39.0%)
	2007	1.17	\$473	\$22,167	\$18,932	\$554	369 (43.4%)
	2008	1.18	\$482	\$22,773	\$19,274	\$569	357 (43.1%)
Madawaska	2008	1.23	\$459	\$22,608	\$18,374	\$565	240 (41.6%)
Grand Isle	2008	0.91	\$572	\$20,832	\$22,874	\$521	18 (53.7%)

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	-	\$285	-	\$475	-
2004	-	\$350	\$350	-	-
2005	-	\$410	-	\$628	-
2006	-	\$307	\$421	\$481	-
2007	-	\$330	\$473	\$487	-
2008	-	\$344	\$482	-	-

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
Madawaska	2003	838	-	-	-	2.22	49.4
LMA	2004	838	-	-	-	2.22	48.6
	2005	841	-	-	-	2.21	49.8
	2006	850	-	-	-	2.17	49.7
	2007	850	-	-	-	2.15	49.7
	2008	829	-	-	-	2.14	50.3
Madawaska	2008	577	-	-	-	2.09	50.5
Grand Isle	2008	33	-	-	-	2.22	54.0

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	6	140	0	0	146
Total ⁵	6	200	0	0	206

Portable Housing Vouchers

	Total
MaineHousing-Assisted	58
Total ⁵	58

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.