

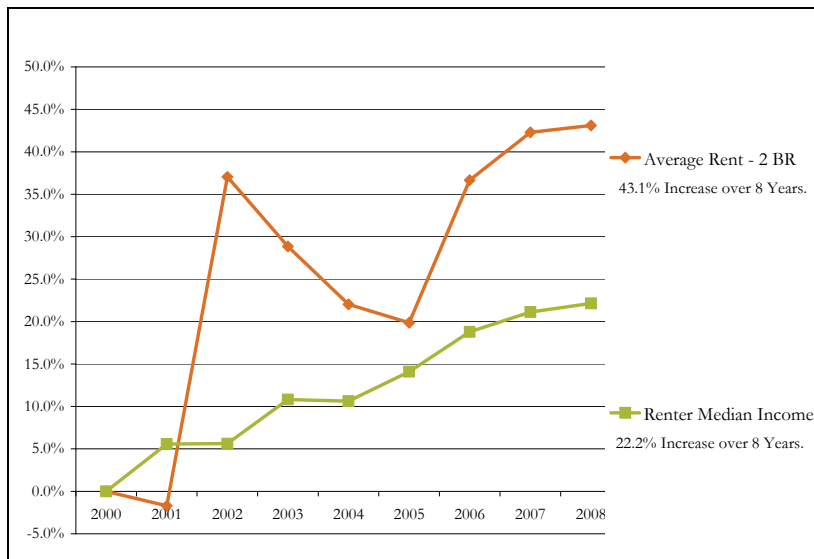
Oxford County Rental Housing Facts 2008

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 |
|---------------|------|---------------------|--------------------------------|--------------------------------|---|--|---|
| Oxford County | 2003 | 0.97 | \$614 | \$23,798 | \$24,573 | \$595 | 2,705 (51.6%) |
| | 2004 | 1.02 | \$582 | \$23,756 | \$23,270 | \$594 | 2,613 (49.0%) |
| | 2005 | 1.07 | \$571 | \$24,502 | \$22,856 | \$613 | 2,523 (46.7%) |
| | 2006 | 0.98 | \$651 | \$25,511 | \$26,059 | \$638 | 2,786 (50.9%) |
| | 2007 | 0.95 | \$687 | \$26,009 | \$27,487 | \$650 | 2,910 (52.5%) |
| | 2008 | 0.96 | \$682 | \$26,230 | \$27,287 | \$656 | 2,878 (51.8%) |
| Rumford | 2008 | 1.09 | \$556 | \$24,193 | \$22,227 | \$605 | 547 (46.1%) |
| Norway | 2008 | 0.76 | \$736 | \$22,345 | \$29,445 | \$559 | 415 (64.3%) |
| Paris | 2008 | 0.93 | \$735 | \$27,299 | \$29,409 | \$682 | 372 (53.0%) |
| Oxford | 2008 | 1.24 | \$774 | \$38,319 | \$30,961 | \$958 | 92 (37.7%) |
| Mexico | 2008 | 1.00 | \$552 | \$22,180 | \$22,092 | \$554 | 198 (49.8%) |
| Bethel | 2008 | 0.76 | \$824 | \$24,916 | \$32,973 | \$623 | 199 (64.0%) |
| West Paris | 2008 | 0.82 | \$738 | \$24,210 | \$29,521 | \$605 | 94 (58.3%) |
| Waterford | 2008 | 0.90 | \$697 | \$24,999 | \$27,880 | \$625 | 63 (55.6%) |
| Woodstock | 2008 | 1.11 | \$775 | \$34,285 | \$30,982 | \$857 | 36 (42.9%) |
| Lovell | 2008 | 0.76 | \$806 | \$24,544 | \$32,239 | \$614 | 33 (63.8%) |
| Denmark | 2008 | 0.89 | \$824 | \$29,285 | \$32,961 | \$732 | 38 (57.8%) |
| Hanover | 2008 | 0.93 | \$699 | \$25,999 | \$27,963 | \$650 | 13 (53.9%) |

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 Rent²



Average Rents¹

| Year | Efficiency | 1-Bedroom | 2-Bedroom | 3-Bedroom | 4+-Bedroom |
|------|------------|-----------|-----------|-----------|------------|
| 2003 | \$325 | \$501 | \$614 | \$653 | - |
| 2004 | \$387 | \$481 | \$582 | \$688 | - |
| 2005 | \$428 | \$554 | \$571 | \$682 | - |
| 2006 | \$392 | \$553 | \$651 | \$736 | - |
| 2007 | \$419 | \$556 | \$687 | \$859 | \$898 |
| 2008 | \$455 | \$585 | \$682 | \$872 | \$920 |

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 |
|---------------|------|--------------------------------------|--|---|---|-------------------------------------|--|
| Oxford County | 2003 | 5,241 | 1,089 | 837 | 1,183 | 2.37 | 42.1 |
| | 2004 | 5,329 | 1,111 | 854 | 1,243 | 2.38 | 41.9 |
| | 2005 | 5,401 | 1,135 | 876 | 1,239 | 2.37 | 42.4 |
| | 2006 | 5,471 | 1,176 | 881 | 1,240 | 2.35 | 42.6 |
| | 2007 | 5,537 | 1,215 | 896 | 1,261 | 2.34 | 42.6 |
| | 2008 | 5,556 | 1,217 | 903 | 1,272 | 2.33 | 42.3 |
| Rumford | 2008 | 1,188 | 190 | 178 | 274 | 2.13 | 44.0 |
| Norway | 2008 | 646 | 154 | 92 | 139 | 2.20 | 42.4 |
| Paris | 2008 | 702 | 152 | 131 | 130 | 2.23 | 44.0 |
| Oxford | 2008 | 243 | 45 | 30 | 45 | 2.56 | 42.2 |
| Mexico | 2008 | 397 | 89 | 71 | 75 | 2.19 | 41.5 |
| Bethel | 2008 | 311 | 63 | 56 | 60 | 2.24 | 41.2 |
| West Paris | 2008 | 162 | - | - | - | 2.41 | 38.4 |
| Waterford | 2008 | 114 | - | - | - | 2.37 | 41.0 |
| Woodstock | 2008 | 84 | - | - | - | 2.37 | 40.6 |
| Lovell | 2008 | 51 | - | - | - | 2.38 | 44.4 |
| Denmark | 2008 | 66 | - | - | - | 2.32 | 41.7 |
| Hanover | 2008 | 25 | - | - | - | 2.28 | 42.5 |

Subsidized Housing Units

| | Family Units | Senior Units | Disabled Units | Special Needs Units | Total Units |
|-----------------------|--------------|--------------|----------------|---------------------|-------------|
| MaineHousing-Assisted | 215 | 310 | 0 | 54 | 579 |
| Total ⁵ | 357 | 676 | 33 | 54 | 1,120 |

Portable Housing Vouchers

| | Total |
|-----------------------|-------|
| MaineHousing-Assisted | 479 |
| Total ⁵ | 479 |

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.