

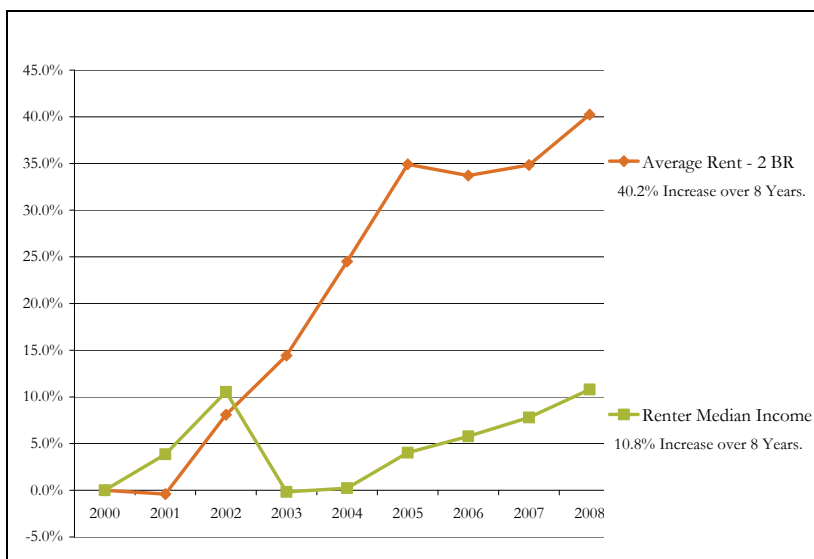
Penobscot County Rental Housing Facts 2008

Rental Affordability Index

Area ¹	Year	Affordability Index	Average 2-BR Rent ²	Renter Household Median Income	Income Needed to Afford Average 2-BR Rent	2-BR Rent ² Affordable at Median Income	Households Unable to Afford Average 2-BR Rent
Penobscot County	2003	0.87	\$680	\$23,689	\$27,208	\$592	10,155 (55.9%)
	2004	0.80	\$740	\$23,783	\$29,603	\$595	10,812 (59.7%)
	2005	0.77	\$802	\$24,686	\$32,079	\$617	11,178 (61.6%)
	2006	0.79	\$795	\$25,101	\$31,793	\$628	11,133 (60.6%)
	2007	0.79	\$808	\$25,578	\$32,337	\$639	11,203 (60.7%)
	2008	0.79	\$834	\$26,293	\$33,344	\$657	11,305 (60.9%)
Bangor	2008	0.71	\$876	\$24,954	\$35,055	\$624	5,111 (67.2%)
Orono	2008	0.64	\$910	\$23,135	\$36,387	\$578	1,073 (68.7%)
Brewer	2008	0.90	\$891	\$32,164	\$35,654	\$804	865 (54.4%)
Old Town	2008	0.64	\$849	\$21,898	\$33,960	\$547	895 (68.3%)
Millinocket	2008	0.90	\$573	\$20,668	\$22,926	\$517	314 (55.0%)
Hampden	2008	1.26	\$945	\$47,691	\$37,786	\$1,192	218 (38.0%)
Lincoln	2008	0.91	\$650	\$23,699	\$26,002	\$592	247 (54.4%)
Dexter	2008	0.79	\$708	\$22,319	\$28,337	\$558	270 (61.0%)
Hermon	2008	1.03	\$974	\$40,262	\$38,952	\$1,007	163 (48.5%)
Orrington	2008	1.11	\$862	\$38,442	\$34,482	\$961	84 (41.9%)
Glenburn	2008	0.69	\$1,116	\$30,780	\$44,622	\$770	132 (68.6%)
Newport	2008	0.80	\$798	\$25,624	\$31,918	\$641	233 (60.4%)
Milford	2008	0.99	\$762	\$30,255	\$30,482	\$756	125 (50.4%)
Corinth	2008	1.23	\$712	\$34,999	\$28,482	\$875	64 (38.5%)
Eddington	2008	1.29	\$669	\$34,544	\$26,742	\$864	61 (35.1%)
Medway	2008	1.12	\$513	\$23,055	\$20,514	\$576	35 (44.2%)
Carmel	2008	0.79	\$993	\$31,249	\$39,731	\$781	77 (62.5%)
Levant	2008	0.87	\$993	\$34,705	\$39,731	\$868	63 (57.0%)
Enfield	2008	0.97	\$750	\$29,062	\$30,012	\$727	49 (51.6%)
Howland	2008	0.97	\$637	\$24,676	\$25,482	\$617	78 (51.5%)

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 Rent³



Average Rents²

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	\$477	\$562	\$680	\$902	\$921
2004	\$416	\$566	\$740	\$826	\$1,376
2005	\$420	\$620	\$802	\$999	\$922
2006	\$503	\$619	\$795	\$940	\$1,069
2007	\$477	\$625	\$808	\$967	\$1,372
2008	\$494	\$659	\$834	\$986	\$1,141

Renter Household Demographics

Area ¹	Year	Total Renter Households ⁴	Renter Households >50% to 80% AMI ⁵	Renter Households >30% to 50% AMI	Renter Households 30% AMI or Less	Average Household Size ⁴	Median Head of Renter Household Age ⁴
Penobscot County	2003	18,177	3,482	2,872	4,530	2.34	39.2
	2004	18,108	3,532	2,863	4,639	2.35	39.5
	2005	18,148	3,575	2,882	4,575	2.33	39.6
	2006	18,381	3,694	2,915	4,628	2.31	39.6
	2007	18,460	3,771	2,938	4,674	2.29	39.8
	2008	18,551	3,785	2,924	4,704	2.29	40.7
Bangor	2008	7,606	1,359	1,073	1,666	2.03	41.6
Orono	2008	1,563	313	263	358	2.13	31.6
Brewer	2008	1,590	267	207	389	2.20	44.0
Old Town	2008	1,309	241	220	359	2.21	34.8
Millinocket	2008	570	119	101	122	2.15	47.7
Hampden	2008	574	136	95	106	2.49	42.3
Lincoln	2008	454	98	83	102	2.34	39.6
Dexter	2008	442	90	80	70	2.27	44.5
Hermon	2008	336	75	50	76	2.55	41.9
Orrington	2008	200	58	22	40	2.42	42.4
Glenburn	2008	193	43	24	54	2.57	39.6
Newport	2008	386	71	57	91	2.28	41.2
Milford	2008	249	54	44	56	2.39	34.7
Corinth	2008	166	38	22	28	2.50	37.1
Eddington	2008	173	45	27	27	2.36	40.9
Medway	2008	79	-	-	-	2.42	39.6
Carmel	2008	123	27	18	28	2.48	40.0
Levant	2008	111	25	15	26	2.65	38.7
Enfield	2008	95	-	-	-	2.53	43.2
Howland	2008	152	-	-	-	2.29	41.6

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
Maine Housing-Assisted	682	1,187	0	315	2,184
Total ⁶	1,711	2,032	46	315	4,104

Portable Housing Vouchers

	Total
Maine Housing-Assisted	216
Total ⁶	989

Supplemental Information

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
Newburgh	2008	1.18	\$819	\$38,599	\$32,771	\$965	40 (40.3%)
Greenbush	2008	1.17	\$622	\$29,062	\$24,882	\$727	24 (39.0%)
Bradley	2008	0.92	\$800	\$29,285	\$32,000	\$732	57 (53.6%)
Garland	2008	1.04	\$645	\$26,874	\$25,811	\$672	17 (47.6%)
Stetson	2008	1.06	\$693	\$29,499	\$27,731	\$737	24 (46.5%)

Renter Household Demographics

Area	Year	Total Renter Households ³	Renter Households >50% to 80% AMI ⁴	Renter Households >30% to 50% AMI	Renter Households 30% AMI or Less	Average Household Size ³	Median Head of Renter Household Age ³
Newburgh	2008	100	23	7	22	2.40	42.4
Greenbush	2008	61	-	-	-	2.61	38.5
Bradley	2008	106	21	20	21	2.31	38.5
Garland	2008	35	-	-	-	2.51	40.6
Stetson	2008	51	-	-	-	2.45	38.2

Endnotes

- ¹ Area information is provided for the top 20 municipalities worth of data. Municipalities are listed in descending order by population according to the 2000 Census. More municipal data is provided on the Supplemental Information page.
- ² Source of Rent data: MaineHousing Quarterly Rent Survey. All rent data reported adjusted to include the cost of utilities (heat, hot water and electricity).
- ³ The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.
- ⁴ Source of Renter Household data: Claritas 2002 thru 2007.
- ⁵ Household Area Median Income (AMI).
- ⁶ Totals include units funded by MaineHousing, HUD, USDA Rural Development, and local housing authorities.