

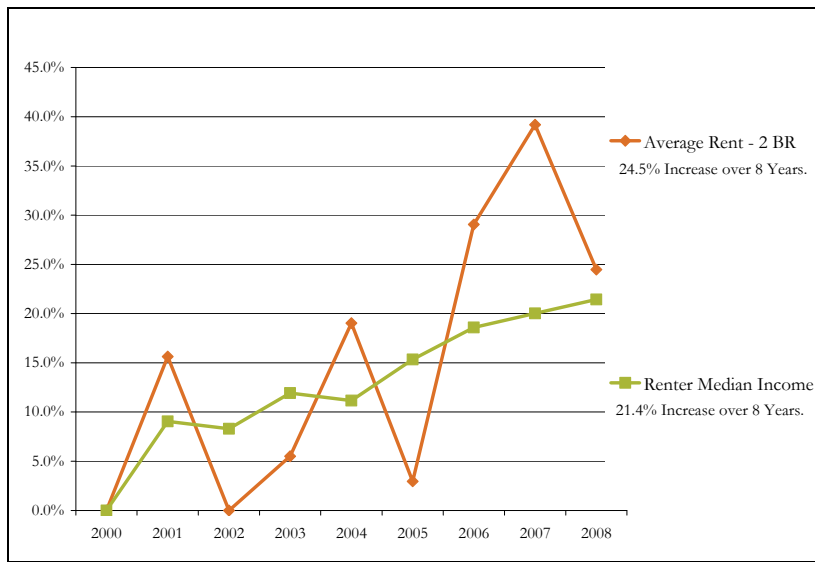
Pittsfield Labor Market Area Rental Housing Facts 2008

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
Pittsfield	2003	1.04	\$560	\$23,204	\$22,410	\$580	602 (48.1%)
LMA	2004	0.91	\$632	\$23,045	\$25,281	\$576	698 (55.2%)
	2005	1.09	\$547	\$23,911	\$21,869	\$598	581 (45.3%)
	2006	0.90	\$685	\$24,585	\$27,412	\$615	722 (55.5%)
	2007	0.83	\$748	\$24,883	\$29,935	\$622	787 (59.8%)
	2008	0.95	\$661	\$25,174	\$26,436	\$629	711 (52.4%)
Pittsfield	2008	1.04	\$661	\$27,422	\$26,436	\$686	224 (48.0%)

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	-	\$450	\$560	-	-
2004	-	-	\$632	-	-
2005	-	\$588	\$547	-	-
2006	-	\$440	\$685	-	-
2007	-	\$650	\$758	-	-
2008	-	\$643	\$661	-	-

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
Pittsfield	2003	1,251	282	190	234	2.47	39.4
LMA	2004	1,266	289	191	249	2.48	39.6
	2005	1,282	288	206	244	2.47	40.2
	2006	1,301	303	204	244	2.44	40.5
	2007	1,315	313	211	250	2.42	40.7
	2008	1,357	312	210	261	2.41	40.1
Pittsfield	2008	467	124	80	73	2.39	40.4

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	19	66	0	0	85
Total ⁵	69	150	2	0	221

Portable Housing Vouchers

	Total
MaineHousing-Assisted	52
Total ⁵	52

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.