

# Portland-South Portland-Biddeford Labor Market Area Rental Housing Facts 2008

## Rental Affordability Index

Area <sup>1</sup>	Year	Affordability Index	Average 2-BR Rent <sup>2</sup>	Renter Household Median Income	Income Needed to Afford Average 2-BR Rent	2-BR Rent <sup>2</sup> Affordable at Median Income	Households Unable to Afford Average 2-BR Rent
Portland-South	2003	0.85	\$947	\$32,298	\$37,870	\$807	26,537 (57.7%)
Portland-Biddeford LMA	2004	0.82	\$969	\$31,803	\$38,765	\$795	27,336 (59.6%)
	2005	0.84	\$981	\$32,877	\$39,253	\$822	26,910 (58.6%)
	2006	0.84	\$994	\$33,522	\$39,764	\$838	26,992 (58.2%)
	2007	0.85	\$1,000	\$33,918	\$40,005	\$848	26,941 (58.0%)
	2008	0.85	\$1,021	\$34,710	\$40,834	\$868	26,491 (57.7%)
Portland	2008	0.76	\$1,074	\$32,742	\$42,957	\$819	10,621 (63.1%)
South Portland	2008	0.93	\$1,057	\$39,284	\$42,279	\$982	2,055 (55.0%)
Biddeford	2008	0.84	\$841	\$28,308	\$33,656	\$708	2,768 (58.4%)
Windham	2008	0.92	\$1,010	\$37,111	\$40,412	\$928	654 (54.5%)
Scarborough	2008	1.14	\$1,014	\$46,267	\$40,549	\$1,157	593 (44.1%)
Gorham	2008	0.90	\$1,043	\$37,443	\$41,713	\$936	608 (55.9%)
Kennebunk	2008	0.79	\$1,242	\$39,420	\$49,670	\$985	590 (60.6%)
Yarmouth	2008	1.06	\$1,036	\$43,922	\$41,449	\$1,098	444 (47.6%)
Old Orchard Beach	2008	0.81	\$1,006	\$32,725	\$40,259	\$818	1,236 (59.6%)
Standish	2008	1.14	\$928	\$42,396	\$37,115	\$1,060	189 (44.0%)
Falmouth	2008	1.33	\$956	\$50,916	\$38,241	\$1,273	241 (36.6%)
Freeport	2008	0.74	\$1,156	\$34,126	\$46,247	\$853	450 (61.6%)
Buxton	2008	0.99	\$1,024	\$40,533	\$40,963	\$1,013	249 (50.6%)
Gray	2008	1.12	\$1,029	\$46,165	\$41,140	\$1,154	256 (40.6%)
Cumberland	2008	0.78	\$1,473	\$45,808	\$58,937	\$1,145	152 (61.1%)
Hollis	2008	1.20	\$900	\$43,104	\$36,000	\$1,078	108 (39.3%)
Kennebunkport	2008	1.04	\$1,088	\$45,426	\$43,525	\$1,136	136 (47.8%)
Raymond	2008	1.39	\$836	\$46,570	\$33,428	\$1,164	57 (24.0%)
Naples	2008	0.87	\$871	\$30,454	\$34,824	\$761	145 (59.9%)
Durham	2008	1.31	\$923	\$48,547	\$36,928	\$1,214	66 (36.7%)

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 Rent<sup>3</sup>



## Average Rents<sup>2</sup>

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	\$568	\$750	\$947	\$1,145	\$1,453
2004	\$629	\$775	\$969	\$1,164	\$1,369
2005	\$628	\$773	\$981	\$1,164	\$1,390
2006	\$615	\$786	\$994	\$1,156	\$1,444
2007	\$622	\$783	\$1,000	\$1,173	\$1,425
2008	\$638	\$805	\$1,021	\$1,205	\$1,346

## Renter Household Demographics

Area <sup>1</sup>	Year	Total Renter Households <sup>4</sup>	Renter Households >50% to 80% AMI <sup>5</sup>	Renter Households >30% to 50% AMI	Renter Households 30% AMI or Less	Average Household Size <sup>4</sup>	Median Head of Renter Household Age <sup>4</sup>
Portland-South	2003	46,019	9,797	7,365	10,562	2.37	40.8
Portland-Biddeford	2004	45,893	9,939	7,219	10,826	2.39	40.6
LMA	2005	45,941	9,909	7,508	10,599	2.37	41.3
	2006	46,349	10,141	7,576	10,779	2.36	41.9
	2007	46,468	10,276	7,647	10,852	2.36	42.3
	2008	45,919	10,132	7,576	10,721	2.35	42.9
Portland	2008	16,822	3,259	2,273	3,304	2.03	42.1
South Portland	2008	3,737	776	482	693	2.20	42.7
Biddeford	2008	4,739	955	685	1,046	2.23	41.8
Windham	2008	1,201	300	211	165	2.51	41.8
Scarborough	2008	1,343	277	229	291	2.53	44.7
Gorham	2008	1,089	273	184	258	2.60	41.7
Kennebunk	2008	973	204	190	201	2.39	49.5
Yarmouth	2008	933	177	184	226	2.33	44.5
Old Orchard Beach	2008	2,074	426	292	403	1.97	45.7
Standish	2008	430	101	90	65	2.64	39.3
Falmouth	2008	658	132	117	173	2.59	52.4
Freeport	2008	731	128	133	212	2.41	44.4
Buxton	2008	492	108	57	106	2.55	43.1
Gray	2008	631	179	69	77	2.50	42.4
Cumberland	2008	249	53	46	68	2.72	49.6
Hollis	2008	275	67	37	49	2.62	38.4
Kennebunkport	2008	285	58	53	61	2.24	50.8
Raymond	2008	236	77	22	37	2.58	41.7
Naples	2008	242	67	39	46	2.45	42.4
Durham	2008	180	41	25	35	2.65	42.6

## Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	3,610	2,832	0	539	6,981
Total <sup>6</sup>	4,674	4,319	34	539	9,566

## Portable Housing Vouchers

	Total
MaineHousing-Assisted	563
Total <sup>6</sup>	3,667

## Supplemental Information

### 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
Limerick	2008	1.05	\$874	\$36,537	\$34,963	\$913	85 (47.7%)
Newfield	2008	0.53	\$1,373	\$29,332	\$54,928	\$733	58 (81.9%)

### Renter Household Demographics

Area	Year	Total Renter Households <sup>3</sup>	Renter Households >50% to 80% AMI <sup>4</sup>	Renter Households >30% to 50% AMI	Renter Households 30% AMI or Less	Average Household Size <sup>3</sup>	Median Head of Renter Household Age <sup>3</sup>
Limerick	2008	178	36	27	35	2.53	40.3
Newfield	2008	71	-	-	-	2.57	45.3

### Endnotes

<sup>1</sup> 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.

<sup>2</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>3</sup> The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

<sup>4</sup> Source of Renter Household data: Claritas.

<sup>5</sup> Household Area Median Income (AMI).

<sup>6</sup> Totals include units funded by MaineHousing, HUD, USDA Rural Development, and local housing authorities.