

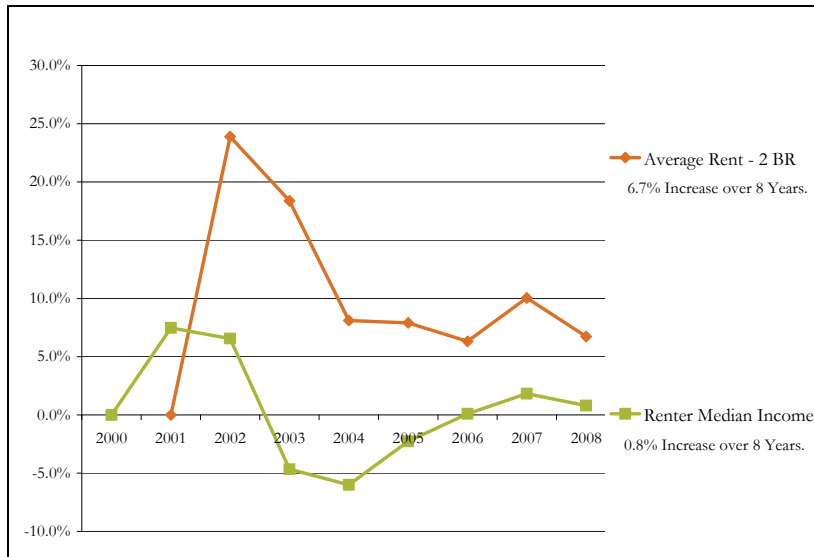
# Rochester-Dover Labor Market Area (Maine Portion) Rental Housing Facts 2008

## 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
Rochester-Dover LMA	2003	0.75	\$1,103	\$32,929	\$44,130	\$823	885 (64.0%)
	2004	0.81	\$1,008	\$32,461	\$40,303	\$812	883 (60.4%)
	2005	0.84	\$1,006	\$33,754	\$40,225	\$844	858 (58.2%)
	2006	0.87	\$991	\$34,570	\$39,633	\$864	837 (56.1%)
	2007	0.86	\$1,023	\$35,167	\$40,936	\$879	869 (56.7%)
	2008	0.87	\$995	\$34,815	\$39,790	\$870	858 (55.7%)
Berwick	2008	0.83	\$923	\$30,491	\$36,911	\$762	424 (60.6%)
South Berwick	2008	1.10	\$1,097	\$48,268	\$43,864	\$1,207	263 (45.3%)
Lebanon	2008	0.79	\$878	\$27,713	\$35,119	\$693	156 (59.9%)

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 Rent<sup>2</sup>



## Average Rents<sup>1</sup>

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	-	\$817	\$1,103	\$1,186	-
2004	-	\$852	\$1,008	\$1,166	-
2005	-	\$816	\$1,006	\$1,312	\$1,405
2006	\$595	\$817	\$991	\$1,110	\$1,567
2007	-	\$846	\$1,023	\$1,160	\$1,592
2008	-	\$861	\$995	\$1,185	-

## Renter Household Demographics

Area	Year	Total Renter Households <sup>3</sup>	Renter Households with Income >50% to 80% AMI <sup>4</sup>	Renter Households with Income >30% to 50% AMI	Renter Households with Income 30% AMI or Less	Average Household Size <sup>3</sup>	Median Renter Head of Household Age <sup>3</sup>
Rochester-Dover LMA	2003	1,384	308	218	304	2.72	40.3
	2004	1,462	343	224	324	2.73	39.7
	2005	1,474	338	228	318	2.71	40.5
	2006	1,493	338	236	326	2.69	40.9
	2007	1,532	350	244	332	2.68	41.1
	2008	1,541	341	258	350	2.66	41.3
Berwick	2008	699	168	131	172	2.62	40.9
South Berwick	2008	581	126	99	104	2.70	42.7
Lebanon	2008	261	48	37	73	2.68	39.0

## Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	26	42	0	0	68
Total <sup>5</sup>	102	42	0	0	144

## Portable Housing Vouchers

	Total
MaineHousing-Assisted	52
Total <sup>5</sup>	52

## Endnotes

<sup>1</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>2</sup> The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

<sup>3</sup> Source of Renter Household data: Claritas.

<sup>4</sup> Household Area Median Income (AMI).

<sup>5</sup> Totals include units funded by MaineHousing, HUD, USDA Rural Development, and local housing authorities.