

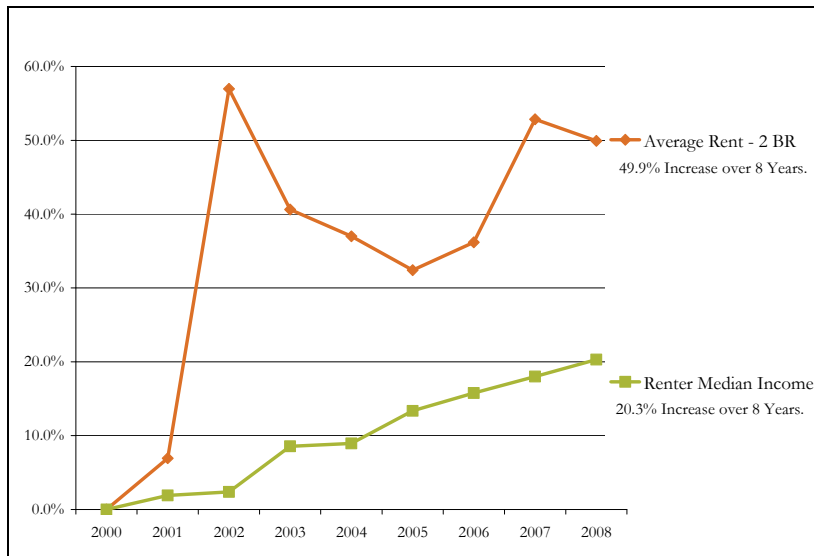
Rumford Labor Market Area Rental Housing Facts 2008

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 |
|-----------|------|---------------------|--------------------------------|--------------------------------|---|--|---|
| Rumford | 2003 | 0.96 | \$588 | \$22,483 | \$23,513 | \$562 | 1,281 (52.0%) |
| LMA | 2004 | 0.99 | \$573 | \$22,563 | \$22,906 | \$564 | 1,273 (50.6%) |
| | 2005 | 1.06 | \$553 | \$23,479 | \$22,139 | \$587 | 1,209 (47.5%) |
| | 2006 | 1.05 | \$569 | \$23,976 | \$22,769 | \$599 | 1,232 (47.8%) |
| | 2007 | 0.94 | \$650 | \$24,440 | \$25,997 | \$611 | 1,380 (52.8%) |
| | 2008 | 0.99 | \$627 | \$24,914 | \$25,066 | \$623 | 1,313 (50.3%) |
| Rumford | 2008 | 1.09 | \$556 | \$24,193 | \$22,227 | \$605 | 547 (46.1%) |
| 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%) |
| Woodstock | 2008 | 1.11 | \$775 | \$34,285 | \$30,982 | \$857 | 36 (42.9%) |
| 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 | \$445 | \$588 | \$631 | - |
| 2004 | \$387 | \$472 | \$573 | \$583 | - |
| 2005 | \$431 | \$489 | \$553 | \$682 | - |
| 2006 | \$386 | \$511 | \$569 | \$661 | - |
| 2007 | \$393 | \$518 | \$650 | \$804 | - |
| 2008 | \$418 | \$542 | \$627 | \$739 | \$886 |

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 |
|-----------|------|--------------------------------------|--|---|---|-------------------------------------|--|
| Rumford | 2003 | 2,465 | 476 | 406 | 593 | 2.31 | 42.5 |
| LMA | 2004 | 2,515 | 488 | 411 | 621 | 2.32 | 42.3 |
| | 2005 | 2,544 | 503 | 414 | 620 | 2.30 | 42.9 |
| | 2006 | 2,579 | 522 | 420 | 629 | 2.29 | 43.1 |
| | 2007 | 2,615 | 542 | 424 | 642 | 2.28 | 43.1 |
| | 2008 | 2,612 | 542 | 419 | 639 | 2.27 | 42.8 |
| Rumford | 2008 | 1,188 | 190 | 178 | 274 | 2.13 | 44.0 |
| Mexico | 2008 | 397 | 89 | 71 | 75 | 2.19 | 41.5 |
| Bethel | 2008 | 311 | 63 | 56 | 60 | 2.24 | 41.2 |
| Woodstock | 2008 | 84 | - | - | - | 2.37 | 40.6 |
| Hanover | 2008 | 25 | - | - | - | 2.28 | 42.5 |

Subsidized Housing Units

| | Family Units | Senior Units | Disabled Units | Special Needs Units | Total Units |
|-----------------------|--------------|--------------|----------------|---------------------|-------------|
| MaineHousing-Assisted | 91 | 179 | 0 | 51 | 321 |
| Total ⁵ | 115 | 300 | 0 | 51 | 466 |

Portable Housing Vouchers

| | Total |
|-----------------------|-------|
| MaineHousing-Assisted | 265 |
| Total ⁵ | 265 |

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.