

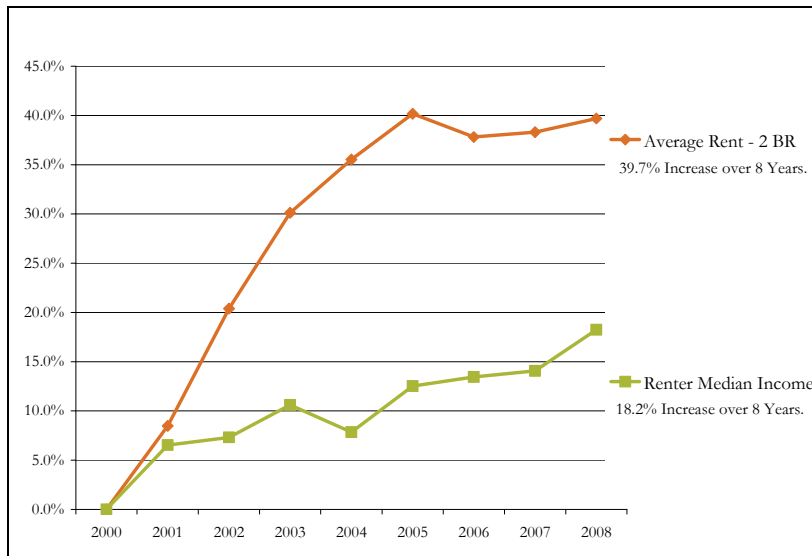
Sanford Labor Market Area Rental Housing Facts 2008

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
Sanford	2003	0.85	\$783	\$26,686	\$31,334	\$667	1,967 (57.8%)
LMA	2004	0.80	\$816	\$26,020	\$32,635	\$651	2,092 (61.9%)
	2005	0.80	\$844	\$27,148	\$33,753	\$679	2,074 (61.4%)
	2006	0.82	\$830	\$27,372	\$33,186	\$684	2,014 (59.9%)
	2007	0.82	\$839	\$27,521	\$33,558	\$688	2,017 (60.3%)
	2008	0.85	\$841	\$28,530	\$33,640	\$713	1,948 (58.4%)
Sanford	2008	0.83	\$840	\$27,953	\$33,612	\$699	1,841 (59.1%)
Acton	2008	0.90	\$874	\$31,303	\$34,944	\$783	60 (58.1%)

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	-	\$608	\$783	\$921	\$1,163
2004	\$633	\$638	\$816	\$1,005	\$1,179
2005	\$518	\$706	\$844	\$999	\$1,149
2006	\$541	\$671	\$830	\$986	\$1,085
2007	\$556	\$674	\$839	\$1,034	\$1,165
2008	\$592	\$704	\$841	\$1,018	\$1,131

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
Sanford LMA	2003	3,406	707	510	727	2.45	41.0
	2004	3,382	690	503	725	2.45	40.9
	2005	3,377	707	505	717	2.43	40.8
	2006	3,362	712	514	714	2.42	41.4
	2007	3,343	711	514	710	2.40	41.5
	2008	3,335	713	513	725	2.40	41.7
Sanford	2008	3,114	648	478	667	2.39	41.6
Acton	2008	103	28	13	21	2.41	44.8

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	154	75	0	84	313
Total ⁵	304	243	0	84	631

Portable Housing Vouchers

	Total
MaineHousing-Assisted	3
Total ⁵	596

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.