

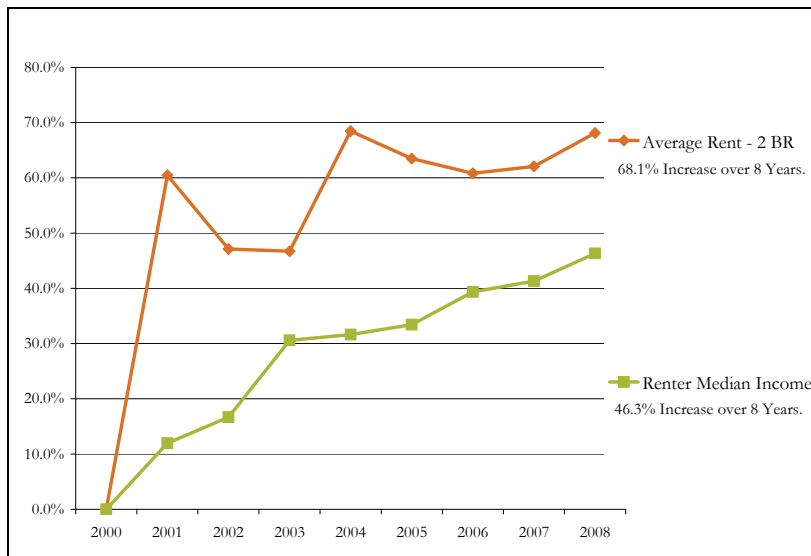
Waldo County Rental Housing Facts 2008

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
Waldo County	2003	0.88	\$687	\$24,093	\$27,490	\$602	1,723 (55.6%)
	2004	0.77	\$789	\$24,280	\$31,569	\$607	1,984 (62.0%)
	2005	0.80	\$766	\$24,612	\$30,639	\$615	1,919 (59.3%)
	2006	0.85	\$753	\$25,706	\$30,138	\$643	1,858 (56.8%)
	2007	0.88	\$743	\$26,066	\$29,739	\$652	1,839 (55.6%)
	2008	0.86	\$788	\$26,991	\$31,503	\$675	1,892 (56.9%)
Belfast	2008	0.94	\$793	\$29,749	\$31,719	\$744	525 (52.8%)
Winterport	2008	0.95	\$784	\$29,721	\$31,357	\$743	133 (52.3%)
Searsport	2008	0.82	\$774	\$25,305	\$30,943	\$633	175 (59.4%)
Unity	2008	0.73	\$600	\$17,450	\$24,000	\$436	183 (61.2%)
Lincolntonville	2008	1.08	\$773	\$33,260	\$30,911	\$831	73 (46.5%)
Stockton Springs	2008	0.88	\$861	\$30,384	\$34,453	\$760	51 (55.7%)
Swanville	2008	0.75	\$824	\$24,782	\$32,943	\$620	58 (61.3%)
Palermo	2008	0.86	\$774	\$26,666	\$30,955	\$667	27 (58.2%)

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	\$696	\$613	\$687	\$792	-
2004	\$528	\$643	\$789	\$937	-
2005	\$542	\$627	\$766	\$734	-
2006	\$505	\$657	\$753	\$802	-
2007	\$588	\$648	\$743	\$857	-
2008	\$569	\$681	\$788	\$971	-

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
Waldo County	2003	3,098	622	494	722	2.38	40.5
	2004	3,199	645	505	750	2.39	40.4
	2005	3,237	646	523	745	2.37	40.9
	2006	3,271	663	520	744	2.35	41.2
	2007	3,306	679	537	768	2.34	41.2
	2008	3,326	691	542	791	2.32	41.3
Belfast	2008	995	183	146	208	2.13	43.5
Winterport	2008	254	55	56	57	2.49	38.6
Searsport	2008	295	63	46	64	2.24	46.0
Unity	2008	299	-	-	-	2.18	37.5
Lincolnville	2008	156	35	23	41	2.32	44.4
Stockton Springs	2008	92	19	17	17	2.25	40.9
Swanville	2008	95	-	-	-	2.48	36.3
Palermo	2008	47	11	7	12	2.38	40.9

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	79	78	0	16	173
Total ⁵	239	269	0	16	524

Portable Housing Vouchers

	Total
MaineHousing-Assisted	130
Total ⁵	130

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.