

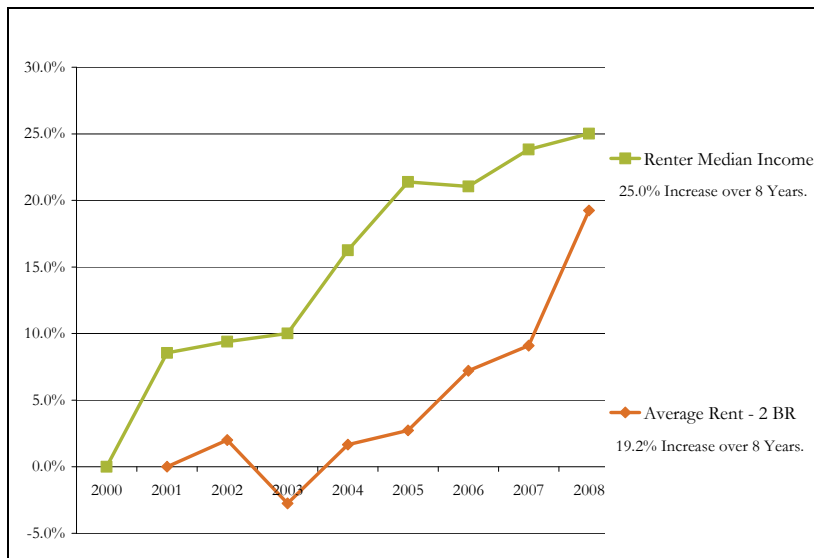
Waldoboro Labor Market Area Rental Housing Facts 2008

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
Waldoboro LMA	2003	0.83	\$748	\$24,963	\$29,912	\$624	795 (58.0%)
	2004	0.84	\$782	\$26,380	\$31,271	\$659	801 (58.5%)
	2005	0.87	\$790	\$27,546	\$31,602	\$689	776 (56.3%)
	2006	0.83	\$824	\$27,467	\$32,977	\$687	833 (59.1%)
	2007	0.83	\$848	\$28,098	\$33,905	\$702	856 (59.8%)
	2008	0.77	\$917	\$28,368	\$36,678	\$709	869 (63.1%)
Waldoboro	2008	0.81	\$808	\$26,120	\$32,305	\$653	228 (59.3%)
Bristol	2008	0.84	\$973	\$32,567	\$38,911	\$814	98 (59.2%)
Jefferson	2008	0.79	\$935	\$29,499	\$37,411	\$737	74 (61.8%)
Damariscotta	2008	0.63	\$956	\$24,264	\$38,248	\$607	192 (69.5%)
Newcastle	2008	1.01	\$806	\$32,585	\$32,237	\$815	67 (49.3%)
Nobleboro	2008	0.85	\$893	\$30,277	\$35,719	\$757	58 (59.8%)
Friendship	2008	0.68	\$1,168	\$31,666	\$46,711	\$792	47 (70.6%)
South Bristol	2008	0.55	\$1,073	\$23,570	\$42,911	\$589	38 (73.6%)

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	-	\$637	\$748	\$873	-
2004	-	\$629	\$782	\$1,017	-
2005	-	\$689	\$790	\$844	\$1,055
2006	\$542	\$689	\$824	\$896	\$870
2007	\$588	\$719	\$848	\$1,225	-
2008	\$663	\$718	\$917	\$1,228	\$1,286

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
Waldoboro	2003	1,372	296	228	339	2.29	43.1
LMA	2004	1,368	308	217	328	2.30	43.5
	2005	1,379	296	228	326	2.29	43.6
	2006	1,409	314	234	343	2.27	44.3
	2007	1,430	322	238	348	2.25	44.6
	2008	1,377	312	231	326	2.25	44.1
Waldoboro	2008	385	78	61	98	2.35	42.6
Bristol	2008	166	46	26	23	2.10	46.7
Jefferson	2008	120	27	17	36	2.42	40.7
Damariscotta	2008	276	62	50	55	1.99	48.3
Newcastle	2008	136	36	16	30	2.28	45.0
Nobleboro	2008	97	-	-	-	2.29	38.8
Friendship	2008	66	-	-	-	2.29	45.0
South Bristol	2008	52	-	-	-	2.10	46.3

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	107	55	0	36	198
Total ⁵	162	111	12	36	321

Portable Housing Vouchers

	Total
MaineHousing-Assisted	70
Total ⁵	70

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.