

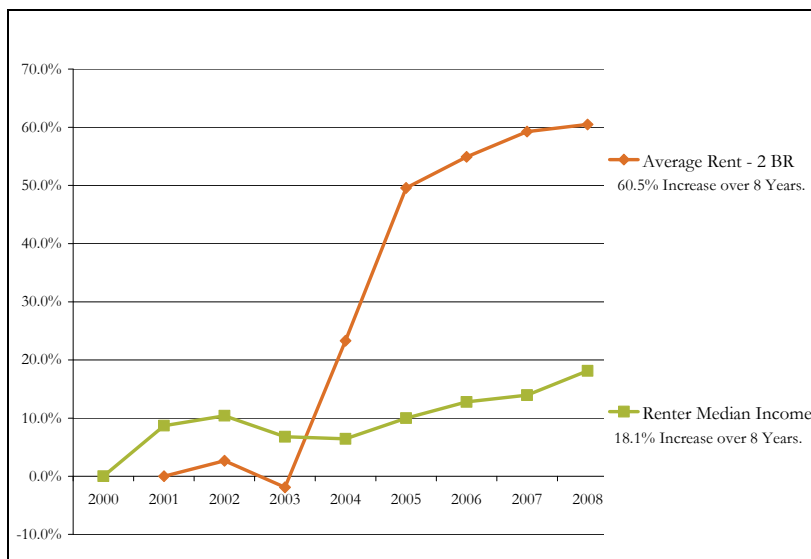
# Washington County Rental Housing Facts 2008

## 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
Washington County	2003	0.93	\$497	\$18,483	\$19,892	\$462	1,667 (52.9%)
	2004	0.74	\$625	\$18,418	\$24,998	\$460	1,979 (63.0%)
	2005	0.63	\$758	\$19,038	\$30,323	\$476	2,219 (70.0%)
	2006	0.62	\$785	\$19,517	\$31,409	\$488	2,280 (71.0%)
	2007	0.63	\$786	\$19,719	\$31,422	\$493	2,287 (70.8%)
	2008	0.63	\$813	\$20,444	\$32,535	\$511	2,263 (70.8%)
Calais	2008	0.74	\$687	\$20,438	\$27,464	\$511	341 (62.9%)
Machias	2008	0.63	\$704	\$17,670	\$28,143	\$442	258 (68.0%)
Baileyville	2008	0.96	\$620	\$23,787	\$24,782	\$595	70 (52.5%)
Eastport	2008	0.64	\$787	\$20,082	\$31,462	\$502	165 (72.2%)
Jonesport	2008	0.71	\$705	\$19,999	\$28,204	\$500	68 (66.2%)
Milbridge	2008	0.63	\$754	\$19,090	\$30,145	\$477	84 (71.0%)
East Machias	2008	0.88	\$730	\$25,799	\$29,205	\$645	65 (57.6%)
Cherryfield	2008	0.62	\$738	\$18,275	\$29,539	\$457	91 (70.4%)
Addison	2008	0.96	\$625	\$24,062	\$25,000	\$602	38 (52.1%)
Harrington	2008	1.11	\$600	\$26,666	\$24,000	\$667	30 (45.2%)
Cutler	2008	0.97	\$765	\$29,721	\$30,581	\$743	37 (52.2%)
Columbia Falls	2008	1.02	\$540	\$21,999	\$21,581	\$550	27 (49.2%)

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 Rent<sup>2</sup>



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

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	\$369	\$453	\$497	\$573	-
2004	-	\$480	\$625	\$605	-
2005	\$305	\$566	\$758	\$878	\$1,211
2006	\$474	\$616	\$785	\$975	\$1,291
2007	\$539	\$649	\$786	\$999	\$1,217
2008	\$611	\$616	\$813	\$990	\$1,171

## 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>
Washington County	2003	3,152	574	669	589	2.29	41.6
	2004	3,142	556	669	590	2.30	42.3
	2005	3,171	578	659	622	2.28	42.6
	2006	3,213	588	660	647	2.25	42.9
	2007	3,229	605	652	669	2.24	43.2
	2008	3,196	622	589	695	2.23	42.9
Calais	2008	542	-	-	-	2.13	47.0
Machias	2008	379	-	-	-	1.99	38.6
Baileyville	2008	134	-	-	-	2.21	41.8
Eastport	2008	229	-	-	-	2.03	44.9
Jonesport	2008	103	-	-	-	2.18	41.4
Milbridge	2008	118	-	-	-	2.12	43.3
East Machias	2008	112	-	-	-	2.29	45.0
Cherryfield	2008	129	-	-	-	2.18	47.3
Addison	2008	73	-	-	-	2.33	40.4
Harrington	2008	66	-	-	-	2.29	44.1
Cutler	2008	71	-	-	-	2.42	36.1
Columbia Falls	2008	54	-	-	-	2.27	40.4

## Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	63	188	0	30	281
Total <sup>5</sup>	121	709	75	30	935

## Portable Housing Vouchers

	Total
MaineHousing-Assisted	105
Total <sup>5</sup>	105

## 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.