

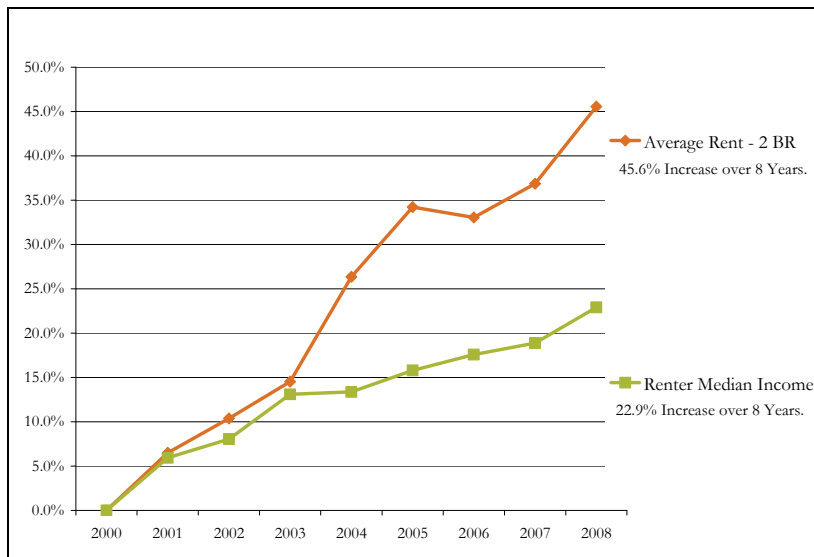
Waterville Labor Market Area Rental Housing Facts 2008

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
Waterville	2003	1.04	\$565	\$23,409	\$22,584	\$585	2,699 (48.4%)
LMA	2004	0.94	\$623	\$23,463	\$24,916	\$587	2,979 (52.8%)
	2005	0.91	\$662	\$23,966	\$26,469	\$599	3,094 (54.3%)
	2006	0.93	\$656	\$24,335	\$26,238	\$608	3,131 (53.3%)
	2007	0.93	\$664	\$24,604	\$26,568	\$615	3,189 (53.3%)
	2008	0.89	\$718	\$25,439	\$28,707	\$636	3,253 (55.1%)
Waterville	2008	0.80	\$716	\$23,052	\$28,640	\$576	1,962 (59.7%)
Winslow	2008	1.05	\$731	\$30,618	\$29,233	\$765	424 (48.3%)
Fairfield	2008	1.14	\$702	\$31,918	\$28,087	\$798	302 (45.1%)
Oakland	2008	0.97	\$716	\$27,809	\$28,630	\$695	305 (51.7%)
Clinton	2008	0.94	\$693	\$25,951	\$27,719	\$649	124 (53.2%)
Albion	2008	0.91	\$750	\$27,307	\$30,000	\$683	53 (53.0%)

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	-	\$436	\$565	\$623	\$750
2004	\$452	\$470	\$623	\$639	\$852
2005	\$390	\$529	\$662	\$745	\$815
2006	\$455	\$525	\$656	\$769	\$881
2007	\$454	\$534	\$664	\$778	\$905
2008	\$471	\$568	\$718	\$824	\$974

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
Waterville	2003	5,578	1,087	917	1,272	2.31	41.4
LMA	2004	5,646	1,092	914	1,304	2.32	41.5
	2005	5,698	1,128	938	1,310	2.31	41.8
	2006	5,878	1,192	967	1,357	2.28	42.1
	2007	5,982	1,234	988	1,386	2.27	42.4
	2008	5,905	1,212	967	1,411	2.27	42.4
Waterville	2008	3,285	615	522	636	2.04	43.4
Winslow	2008	878	158	169	205	2.27	44.5
Fairfield	2008	669	121	89	170	2.36	41.0
Oakland	2008	590	155	102	123	2.43	38.5
Clinton	2008	234	47	39	42	2.51	38.3
Albion	2008	100	19	18	25	2.57	37.7

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	71	215	0	57	343
Total ⁵	215	329	0	57	601

Portable Housing Vouchers

	Total
MaineHousing-Assisted	101
Total ⁵	495

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.