

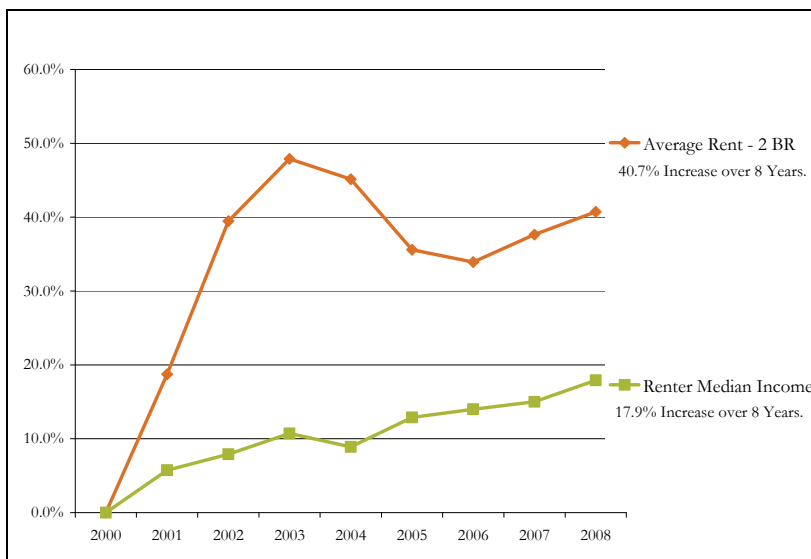
York County Rental Housing Facts 2008

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
York County	2003	0.80	\$978	\$31,328	\$39,128	\$783	13,175 (60.6%)
	2004	0.80	\$960	\$30,813	\$38,397	\$770	13,421 (60.8%)
	2005	0.89	\$897	\$31,939	\$35,871	\$798	12,379 (55.9%)
	2006	0.91	\$886	\$32,256	\$35,426	\$806	12,280 (54.8%)
	2007	0.89	\$912	\$32,537	\$36,472	\$813	12,574 (55.7%)
	2008	0.90	\$931	\$33,363	\$37,231	\$834	12,353 (55.1%)
Biddeford	2008	0.84	\$841	\$28,308	\$33,656	\$708	2,768 (58.4%)
Sanford	2008	0.83	\$840	\$27,953	\$33,612	\$699	1,841 (59.1%)
York	2008	0.81	\$1,290	\$41,550	\$51,613	\$1,039	603 (60.6%)
Kittery	2008	0.84	\$1,207	\$40,477	\$48,266	\$1,012	1,002 (60.9%)
Kennebunk	2008	0.79	\$1,242	\$39,420	\$49,670	\$985	590 (60.6%)
Old Orchard Beach	2008	0.81	\$1,006	\$32,725	\$40,259	\$818	1,236 (59.6%)
Wells	2008	0.91	\$1,004	\$36,557	\$40,171	\$914	438 (54.6%)
Buxton	2008	0.99	\$1,024	\$40,533	\$40,963	\$1,013	249 (50.6%)
Berwick	2008	0.83	\$923	\$30,491	\$36,911	\$762	424 (60.6%)
South Berwick	2008	1.10	\$1,097	\$48,268	\$43,864	\$1,207	263 (45.3%)
Eliot	2008	1.18	\$899	\$42,304	\$35,963	\$1,058	200 (43.0%)
Lebanon	2008	0.79	\$878	\$27,713	\$35,119	\$693	156 (59.9%)
North Berwick	2008	0.96	\$978	\$37,653	\$39,113	\$941	176 (51.9%)
Hollis	2008	1.20	\$900	\$43,104	\$36,000	\$1,078	108 (39.3%)
Kennebunkport	2008	1.04	\$1,088	\$45,426	\$43,525	\$1,136	136 (47.8%)
Acton	2008	0.90	\$874	\$31,303	\$34,944	\$783	60 (58.1%)
Limerick	2008	1.05	\$874	\$36,537	\$34,963	\$913	85 (47.7%)
Newfield	2008	0.53	\$1,373	\$29,332	\$54,928	\$733	58 (81.9%)

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:



Average Rents¹

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	\$535	\$770	\$978	\$1,109	\$1,322
2004	\$767	\$770	\$960	\$1,106	\$1,216
2005	\$545	\$726	\$897	\$1,026	\$1,145
2006	\$579	\$690	\$886	\$970	\$1,225
2007	\$530	\$709	\$912	\$1,025	\$1,264
2008	\$546	\$726	\$931	\$1,046	\$1,207

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
York County	2003	21,735	4,659	3,478	4,959	2.43	42.0
	2004	22,076	4,878	3,467	5,190	2.44	41.7
	2005	22,154	4,826	3,577	5,078	2.42	42.2
	2006	22,390	4,911	3,662	5,163	2.41	42.7
	2007	22,592	4,999	3,725	5,233	2.40	43.0
	2008	22,409	4,886	3,696	5,196	2.39	43.3
Biddeford	2008	4,739	955	685	1,046	2.23	41.8
Sanford	2008	3,114	648	478	667	2.39	41.6
York	2008	995	212	204	215	2.33	49.9
Kittery	2008	1,646	392	223	295	2.20	42.3
Kennebunk	2008	973	204	190	201	2.39	49.5
Old Orchard Beach	2008	2,074	426	292	403	1.97	45.7
Wells	2008	802	194	131	156	2.26	48.2
Buxton	2008	492	108	57	106	2.55	43.1
Berwick	2008	699	168	131	172	2.62	40.9
South Berwick	2008	581	126	99	104	2.70	42.7
Eliot	2008	465	98	87	107	2.48	46.6
Lebanon	2008	261	48	37	73	2.68	39.0
North Berwick	2008	339	94	54	54	2.57	41.4
Hollis	2008	275	67	37	49	2.62	38.4
Kennebunkport	2008	285	58	53	61	2.24	50.8
Acton	2008	103	28	13	21	2.41	44.8
Limerick	2008	178	36	27	35	2.53	40.3
Newfield	2008	71	-	-	-	2.57	45.3

Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	861	1,129	0	255	2,245
Total ⁵	1,121	1,646	0	255	3,022

Portable Housing Vouchers

	Total
MaineHousing-Assisted	592
Total ⁵	1,341

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.