

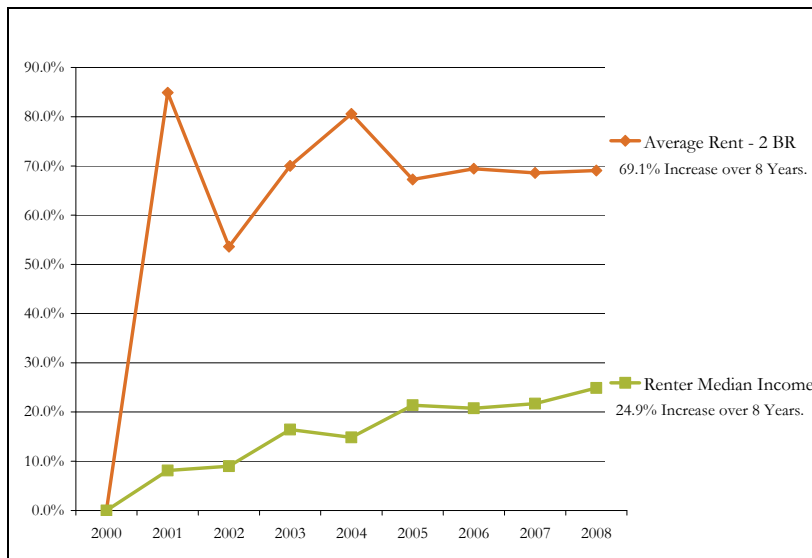
# York Labor Market Area Rental Housing Facts 2008

## 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
York	2003	0.84	\$1,080	\$36,259	\$43,186	\$906	1,329 (57.9%)
LMA	2004	0.78	\$1,147	\$35,762	\$45,862	\$894	1,407 (61.9%)
	2005	0.89	\$1,062	\$37,796	\$42,475	\$945	1,275 (55.7%)
	2006	0.87	\$1,076	\$37,599	\$43,036	\$940	1,317 (56.6%)
	2007	0.87	\$1,086	\$37,896	\$43,428	\$947	1,329 (56.9%)
	2008	0.91	\$1,074	\$38,886	\$42,940	\$972	1,267 (54.8%)
York	2008	0.81	\$1,290	\$41,550	\$51,613	\$1,039	603 (60.6%)
Wells	2008	0.91	\$1,004	\$36,557	\$40,171	\$914	438 (54.6%)
North Berwick	2008	0.96	\$978	\$37,653	\$39,113	\$941	176 (51.9%)

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<sup>2</sup>



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

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+-Bedroom
2003	\$549	\$737	\$1,080	\$1,301	\$1,691
2004	\$608	\$779	\$1,147	\$1,502	\$2,221
2005	-	\$871	\$1,062	\$1,200	-
2006	-	\$706	\$1,076	\$1,175	-
2007	\$650	\$755	\$1,086	\$1,576	-
2008	-	\$836	\$1,074	\$1,380	-

## 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>
York	2003	2,296	528	400	464	2.35	46.4
LMA	2004	2,271	544	402	469	2.36	46.1
	2005	2,287	555	408	457	2.35	46.9
	2006	2,327	564	422	472	2.33	47.6
	2007	2,338	578	430	478	2.31	48.0
	2008	2,311	558	425	464	2.31	48.5
York	2008	995	212	204	215	2.33	49.9
Wells	2008	802	194	131	156	2.26	48.2
North Berwick	2008	339	94	54	54	2.57	41.4

## Subsidized Housing Units

	Family Units	Senior Units	Disabled Units	Special Needs Units	Total Units
MaineHousing-Assisted	0	108	0	8	116
Total <sup>5</sup>	4	214	0	8	226

## Portable Housing Vouchers

	Total
MaineHousing-Assisted	54
Total <sup>5</sup>	54

## 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.