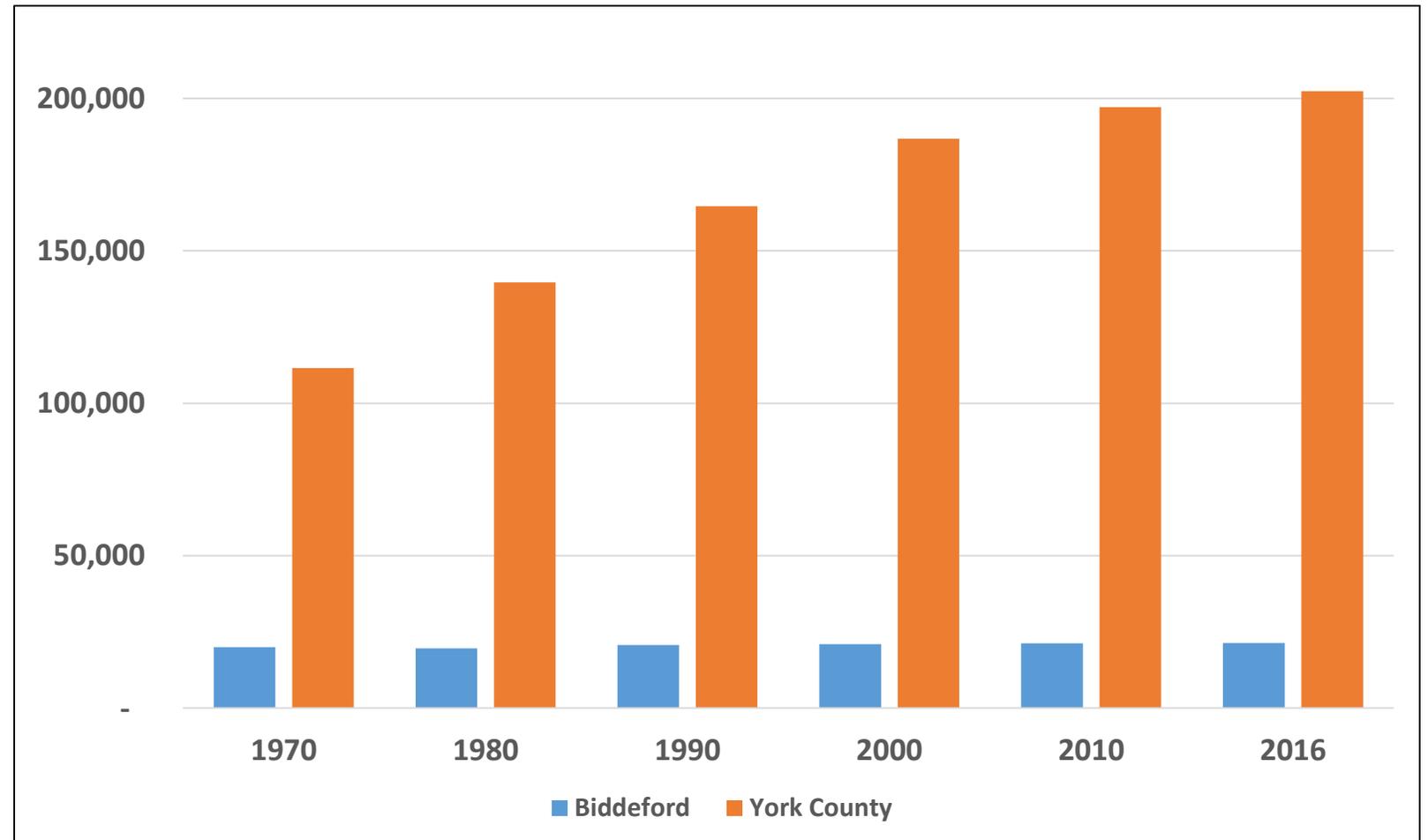


Total Population

The population of **Biddeford** has remained flat since 1970, increasing just **7.1%**.

Meanwhile, **York County's** population has increased **81%** over the same time period.

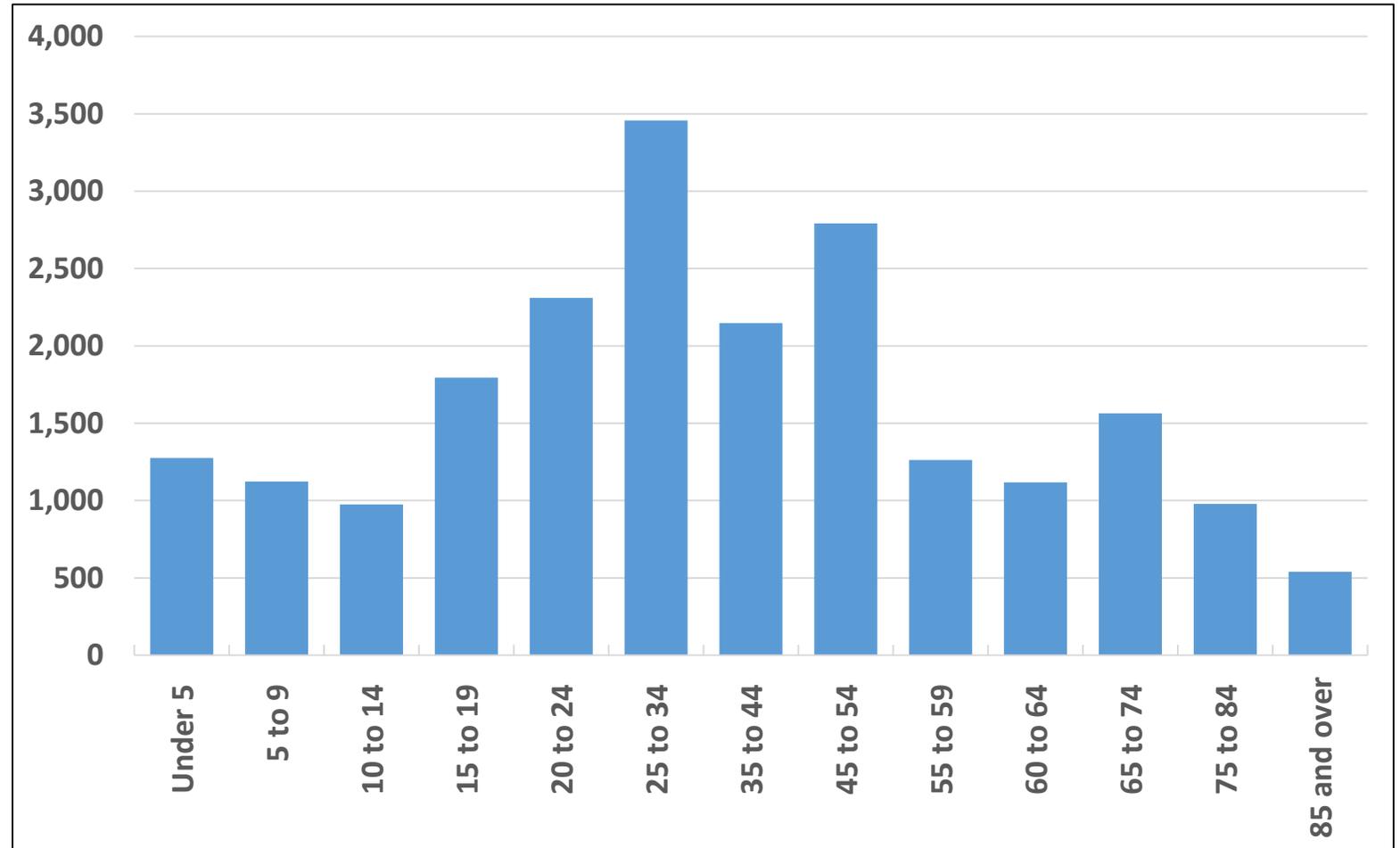


Age Distribution

Biddeford is a comparatively young community.

Median age here is **35.6 years**.

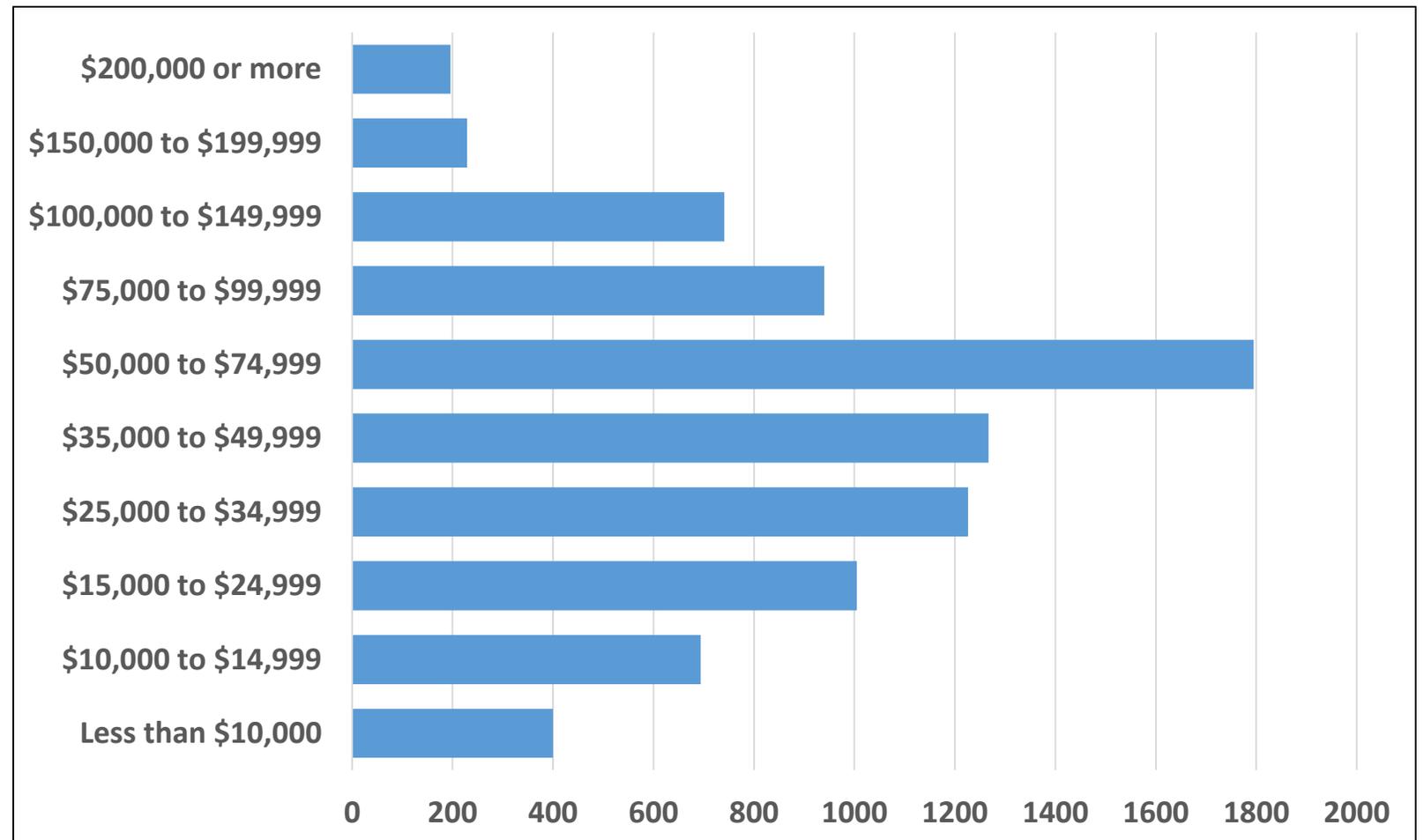
In York County, median age is **44.7 years**.



Households by Income

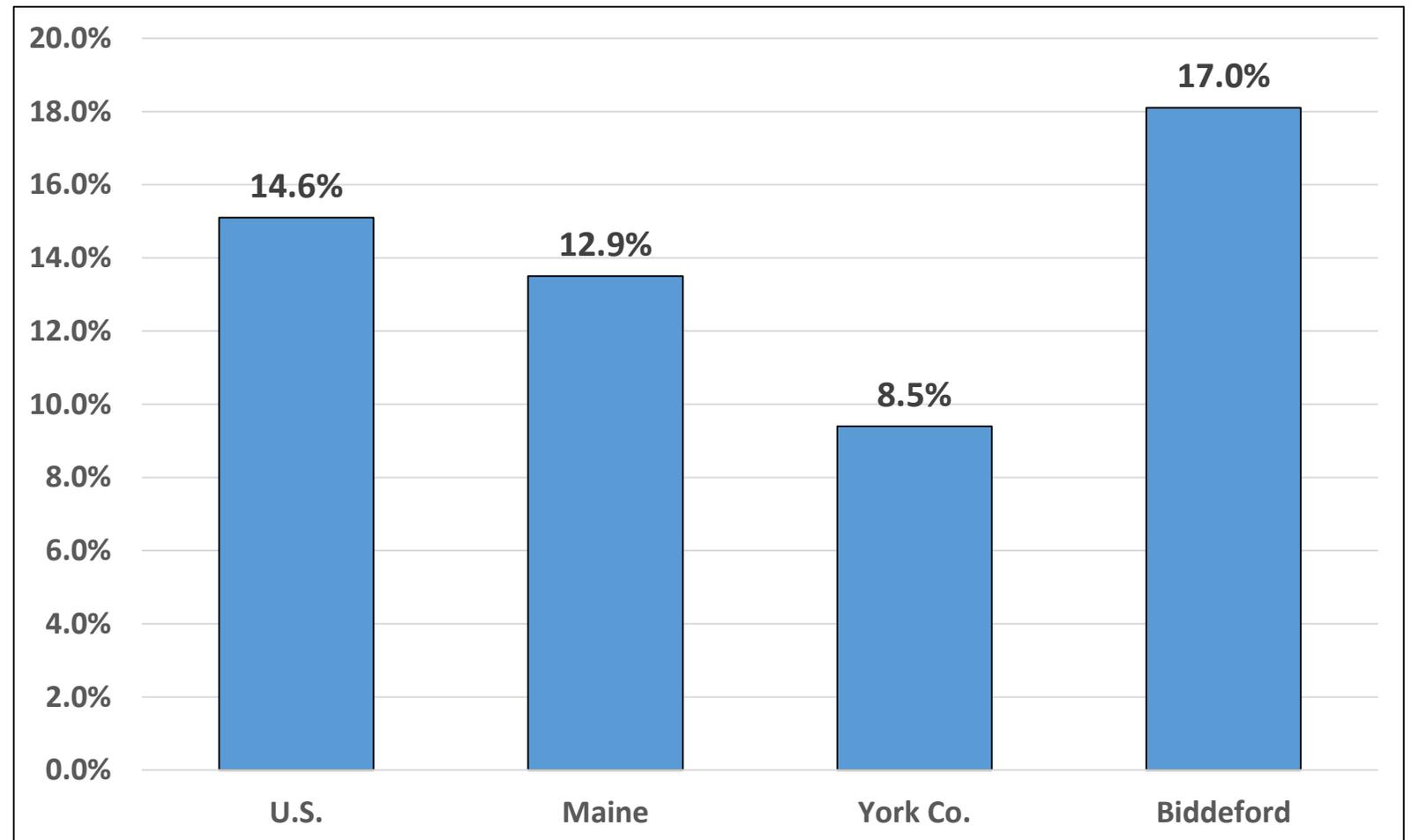
The median household income in Biddeford is \$49,812.

This is 26% lower than York County (\$62,618), and 6.4% lower than the State of Maine (\$53,024).



Poverty

The poverty rate in Biddeford is double that of York County.

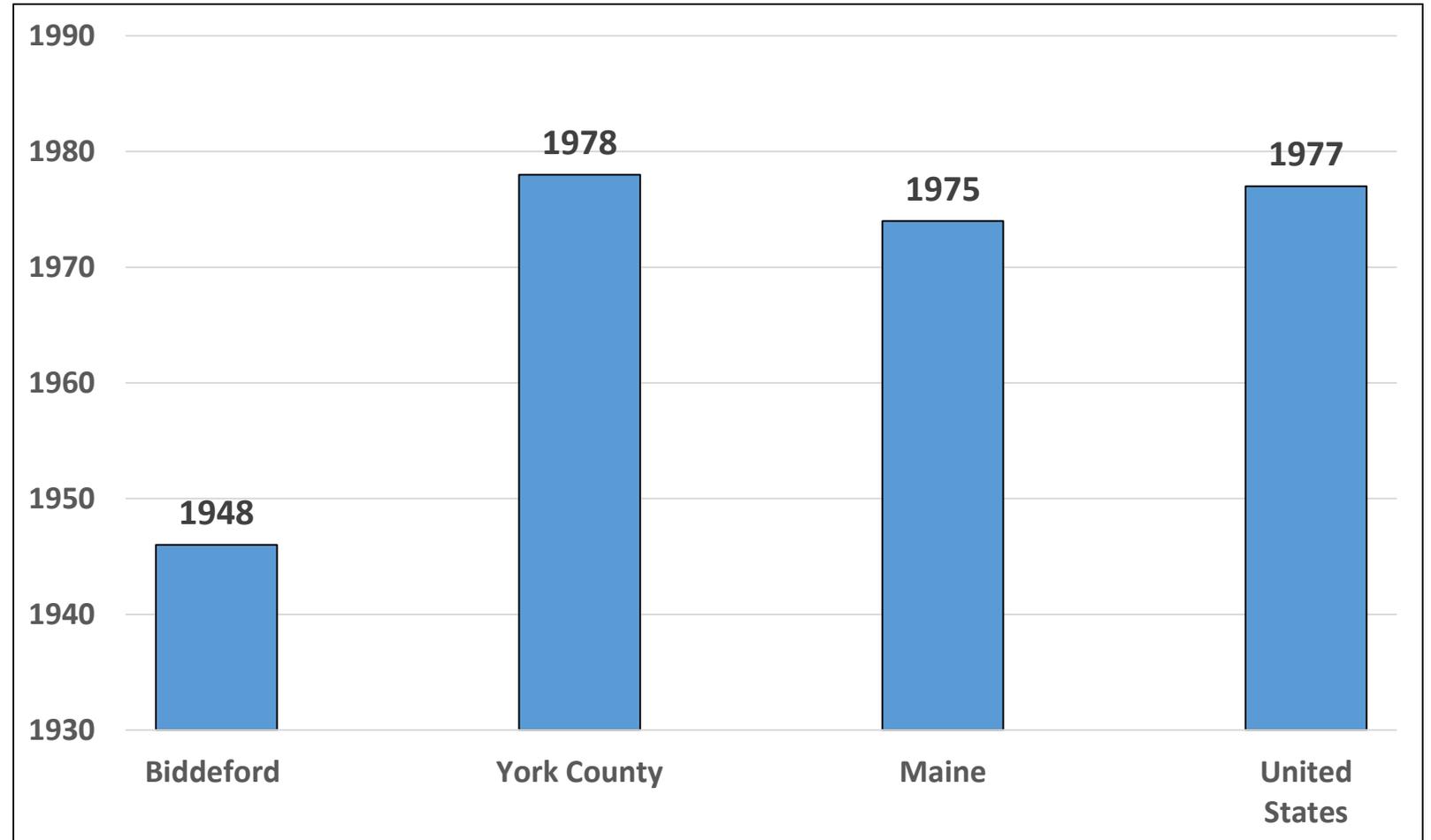


Housing Types

	City of Biddeford	York County	State of Maine
	% of Total	% of Total	% of Total
1 unit, detached	51.1%	69.7%	70.4%
1 unit, attached	2.1%	3.0%	2.3%
2 unit	13.1%	6.4%	4.9%
3 or 4 unit	15.7%	6.1%	5.6%
5 to 9 unit	8.4%	3.6%	3.6%
10 to 19 unit	1.1%	1.4%	1.6%
20 to 49 unit	4.8%	1.9%	1.8%
50 or more unit	2.0%	1.1%	1.5%
Mobile Home	1.7%	6.7%	8.4%

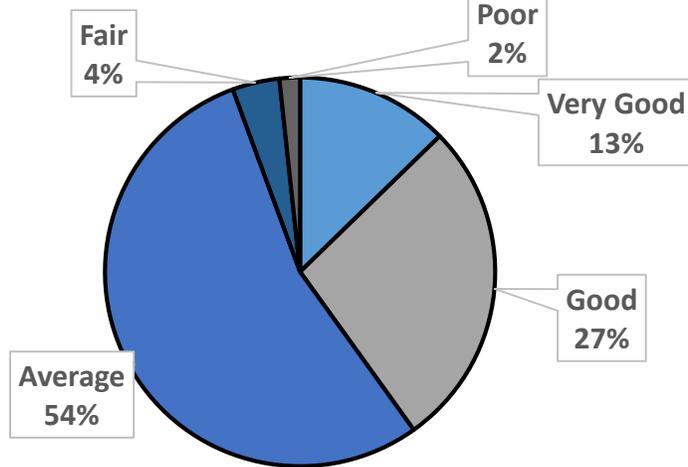
Median Year Built

The housing stock in Biddeford is about three decades older than in York County, the State of Maine, or the overall United States.

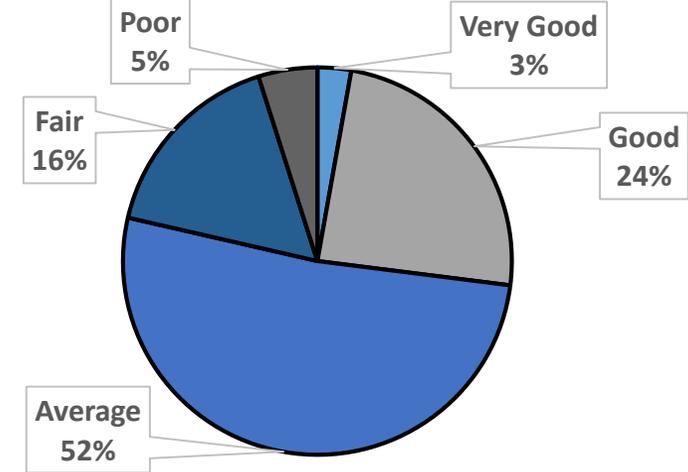


Condition

Condition of Housing
Single Family Housing Units - 2016



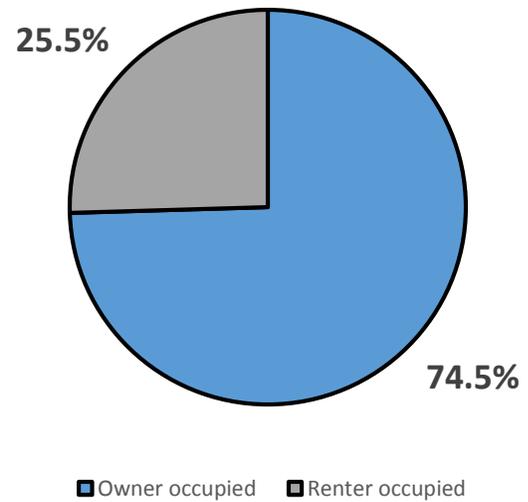
Condition of Housing
Multi-Family Housing Units - 2016



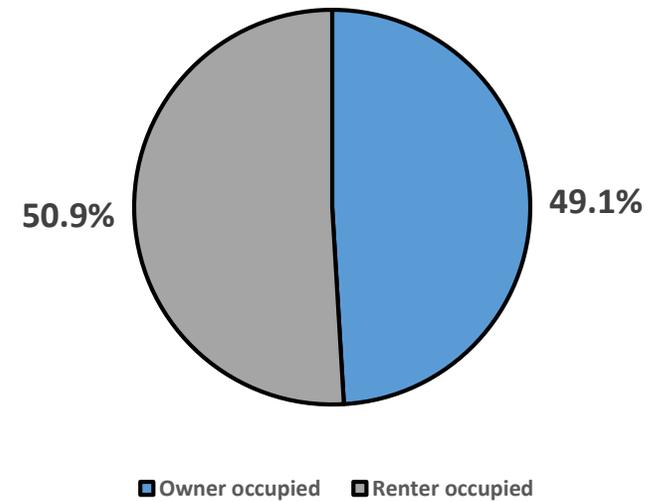
Condition varies by type: 40% of single family homes are **very good or good**. Just 27% of multi-families are in the same condition.

Tenure

York County



Biddeford



Homeowner Affordability

	Index	Median Home Price	Median Income	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
York County	0.83	\$255,000	\$60,328	\$72,440	\$212,364
Ogunquit (least affordable)	0.41	\$580,000	\$62,829	\$152,482	\$238,984
Biddeford	0.65	\$234,900	\$46,362	\$71,752	\$151,780
Cornish (median)	0.90	\$160,750	\$40,962	\$45,634	\$144,292
Waterboro (most affordable)	1.24	\$183,000	\$64,427	\$51,954	\$226,935

Biddeford is among the lesser affordable markets for homeownership, with an index about half that of the most affordable community, Waterboro.

Rental Affordability

	Index	Average 2 Bdrm Rent w/Utilities	Renter Household Median Income	Income Needed to Afford Average 2 Bdrm Rent	2 Bdrm Rent Affordable to Median Income
York County	0.95	\$947	\$35,834	\$37,890	\$896
Biddeford (least affordable)	0.77	\$1,009	\$31,067	\$40,350	\$777
Median	1.05	\$1,090	\$45,907	\$43,585	\$1,148
North Berwick (most affordable)	1.48	\$864	\$51,135	\$34,560	\$1,278

Biddeford is the least affordable markets for renting, with an index about half that of the most affordable community, Berwick.

Inventory: Affordable Housing - Families

Housing Complex	Population	Management	No. of Units	Wait List
Avignon Apts. 47 Summer Street	Families	York County Shelters	8 subsidized 8 2 bedrooms \$1,037 everything included Rent based on 30% of household adjusted income	2-3 year wait
8 St. Mary Street	Families	York County Shelters	4 Units – low income, any voucher 3 1 bedrooms & 1 2 bedrooms 1 bdrm \$675 2 bdrm \$850	No waitlist

Inventory: Affordable Housing - Families

Housing Complex	Population	Management	No. of Units	Wait List
Hill Street Terrace	Families	Avesta Housing	12 subsidized Rent based on 30% of household adjusted income 12 - 2 bedrooms	2 year wait list
Riverbend Apts.	Families	Realty Resources	28 \$365.00 – \$906.00 / Rent Based on Income Limits	n/a
Mill at Saco Falls Market rate and affordable	Families	Saco Falls Management	36 affordable units \$632- \$870 30 market-rate units \$995 - \$1500	Affordable: 1 bdrm - 89 2 bdrm - 42 3 bdrm - 20
Lofts at Saco Falls Market rate and affordable	Families	Saco Falls Management	66 affordable units 14 market-rate units	Affordable: 1 bdrm - 63 2 bdrm - 44

Inventory: Affordable Housing - Families

Housing Complex	Population	Management	No. of Units	Wait List
Forest Green Apts.	Families	Phoenix Management	40 subsidized. Both programs Section 8 & Tax Credit All Units Rent: 1 bdr - None 2 bdr - \$1,000 3 bdr - \$1,100 4 bdr - \$1,200	2 bdrm- 10 3 bdrm- 9 4 bdrm - 7
Pierson Lane	Families	Phoenix Management	68 subsidized. Both programs Section 8 & Tax Credit - All Units Rent: 1 bdr - None 2 bdr - \$1,300 3 bdr - \$1,500	2 bdrm- 10 3 bdrm - 7

Summary

- Biddeford's population has grown 11 times slower than York County Population since 1970
- Biddeford's median age is 74% of Maine's (33.8 vs. 44.4 years)
- Biddeford's median income is 26% less than York County's
- Biddeford's Poverty Rate is twice as higher as York County's.
- 48.9% of Biddeford's housing stock is multi unit.
- 50.9% of households in Biddeford rent their homes.
- Housing stock here is three decades older than in York County or Maine.
- More than half of the housing stock is average condition only.
- Biddeford is the least affordable place to rent in York County, and unaffordable for homeownership
- There is a critical shortage of affordable housing. Households must sometimes wait years for an affordable rental unit.