

Lewiston's Housing Scorecard 2024							
Data Point	2020	2021	2022	2023	% Change	Source	Notes
General Housing Market Info							
Population	37,127	-	38,493	-	4%	US Census	Used as point of comparison for other data.
Households	15,844	15,588	15,611	-	0%	US Census	Used as point of comparison for other data.
Median Household Income	-	\$43,530	\$51,561	\$53,361	3%	Maine Housing Data	Used as point of comparison for other data.
National CPI (Inflation)	-	\$1	\$1.06	\$1.10	4%	Inflation Calculator	Used as point of comparison for other data. December to December.
Home Prices	-	\$225,000	\$262,100	\$285,000	9%	Maine Housing Data	Used as point of comparison for other data.
Fair Market Rent 2BR	-	\$947	\$999	\$1,060	6%	HUD	Used as point of comparison for other data.
Housing Wage	-	-	\$19.21	\$20.38	6%	National Low Income Housing Coalition	Used as point of comparison for other data. 40hr/wk wage required to afford 2BR unit.
Mean Renter Wage	-	-	\$14.56	\$14.66	1%	National Low Income Housing Coalition	Used as point of comparison for other data. Average hourly wage earned by renters.
Housing Vouchers Used	-	1089	1111	1085	-2%	Lewiston Housing	Used as point of comparison for other data. Includes HCV, MSV,EHV, HOMEOWNERS. Used as a point of comparison.
All Residential Units	-	17,214	17,189	17,278	1%	Lewiston Tax Assessor	Desired trend is to increase until desired vacancy is reached.
Lewiston Owned	-	71.47%	71.28%	69.92%	-2%	Lewiston Tax Assessor	Desired trend is to increase or remain the same.
Non-Lewiston Owned	-	28.53%	28.72%	30.08%	5%	Lewiston Tax Assessor	Desired trend is to decrease or remain the same.
Total Multi Units	-	7,634	7,636	7,696	1%	Lewiston Tax Assessor	Desired trend is to increase until desired vacancy is reached.
Total 1 and 2-Family Units	-	9,580	9,553	9,582	0%	Lewiston Tax Assessor	Desired trend is to increase until desired vacancy is reached.
Rate of Under-utilized Rental Units	-	5.94%	4.73%	5.40%	14%	City Clerk Rental Registration	Used as point of comparison for other data.
Housing Conditions							
Permit Valuation (Residential Only)	-	-	\$20,036,785	\$30,134,413	50%	Lewiston Planning and Code	Desired trend is to increase. Method of data collection different before 2022.
Code violations and condemnations Rate	-	1.67%	2.31%	-	38%	Lewiston Planning and Code	Desired trend is to decrease. Rate and method of enforcement may impact results. Formula = total violations and condemnations as % of Total Residential Units.
Lead Poisoning Rate in Children < 3	3.10%	1.70%	3.60%	-	112%	Maine Tracking Network	Desired trend is to decrease.
Housing Affordability							
Rental Affordability Index	-	0.6	0.69	0.72	4%	Out of Reach Report - NHLIHC	Desired trend is to increase and meets or exceeds "1". Formula = Average Renter Wage/Housing Wage for 2 Bedroom (\$15.68/22.69 = 0.69). Average renter wages went up faster than rent. See increase in median household income.
Home Affordability Index	-	0.63	0.57	0.48	-16%	Maine Housing Data	Desired trend is to increase and meets or exceeds "1." Formula = Home Price Affordable to Median Income / Average Home Price.
Housing Availability							
Homeowner Vacancy Rate (ACS)	0.40%	0.00%	0.70%	-	100%	American Census Bureau	Desired trend is hold stable at 5%-8%. Based upon marketable homes.
Rental Vacancy Rate (ACS)	3%	1.10%	2%	-	82%	American Census Bureau	Desired trend is hold stable at 5%-8%. Based upon marketable homes.
Non-Marketable Vacant Rental Units	-	4.84%	2.73%	-	-43%	City Clerk Rental Registration	Desired trend is to approach 0%. Includes units that are un-inhabitable or dormant for some reason that makes them unavailable to interested renters. Formula = Rate of Under-utilized Renatl Units - Rental Vacancy Rate
Public Housing Waitlist	-	1067	1099	1312	19%	Lewiston Housing	Desired trend is to decrease to 0. Measured on 12/31 of each year.
Affordable Units	-	1694	1722	1740	1%	City of Lewiston, Econ and Comm Dev.	Desired trend is to increase until wait list reaches "0."
Unhoused Youth in Lewiston Schools	-	2.42%	5.00%	6.37%	27%	Lewiston Public Schools , District Homeless and DHHS Liaison	Desired trend is to decrease to "0." Based upon McKinney-Vento data. Formula = unhoused youth as % of total student population.
Housing Vouchers Issued and Expired as % of Total Vouchers	-	17.72%	3.60%	9.77%	171%	Lewiston Housing	Desired trend is to decrease to "0". Includes HCV, MSV,EHV, HOMEOWNERS. Formula = vouchers issued and expired as % of housing vouchers used.
Eviction Rate	-	1.74%	2.02%	2.52%	25%	Lewiston District Court	Desired trend is to decrease. Formula = evictions 'writs of possession' as % of total multi-units.
Summary							
The housing crisis continues to have substantial impacts on the city of Lewiston. The availability and affordability of housing remains significantly out of reach for renters and homeowners. Housing availability and affordability for new homeowners has become extremely out of reach, which in turn prevents a class of renters from graduating to homeownership, and thus contributes to the ongoing shortage of available rental units that might otherwise be vacated. While we did see a positive trend in rental affordability, that trend is primarily driven by relative wage increases for renter households. Rental housing still remains very unaffordable for the average renter household, and also very difficult to find, with a rental vacancy rate of 2%. 2024 AMI shows a decrease for average household income, which may also mean that 2023 household income increases were over-estimated. The increased rate of expired housing vouchers indicates that many voucher holders were not able to find the housing they needed in Lewiston, though the 2023 figure is still only half the rate of expiration compared with 2021. Evictions and rates of unhoused youth have risen consistently, approximately 25% over the previous year. Lead poisoning has also increased to its highest level over the past 3 years. Investment in residential properties has increased significantly. Most of the new housing being constructed is affordable rental housing. While a few new homeowner units have been developed over the past year, they are statistically marginal. We are also observing a new trend in ownership, in which more housing units are becoming owned by non-Lewiston based owners. Traditionally, Lewiston has a very strong rate of local ownership of housing. As property values continue to hold steady or increase, there will be continued interest in Lewiston housing stock from outside investors, which will likely be coupled with increased investments in properties, and also possibly higher rates of eviction and homelessness. The waitlist for public housing has grown, and while many new affordable units are under construction, not many have been made available yet. We should start to see the impact of the new housing being constructed by 2025 and 2026.							
					Color	Code	
						Positive Trend ≥ 51%	
						Positive Trend ≤ 50%	
						Change ≤ 1%	
						Negative Trend ≤ 50%	
						Negative Trend ≥ 51%	