

Housing Affordability - Rentals

- 26% of the median household income was paid in gross rent (incl. utilities).

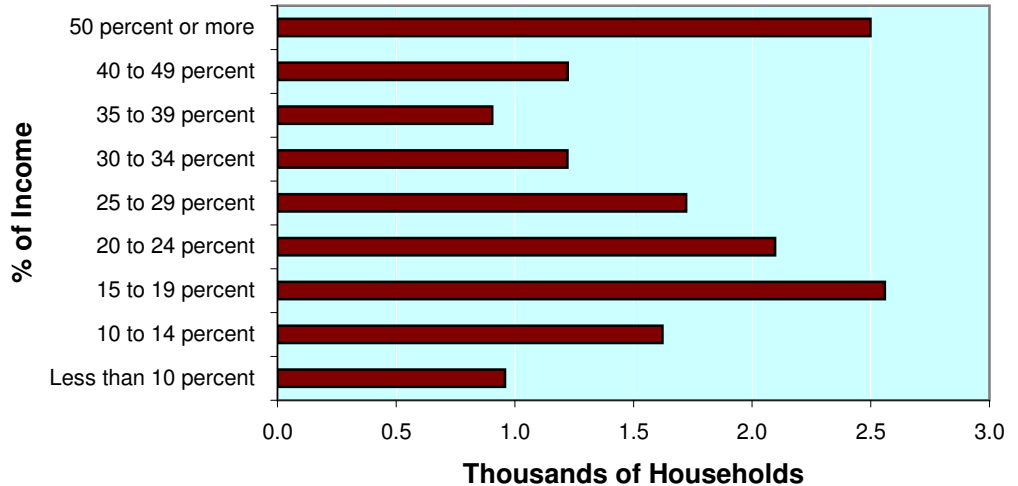
Rental Affordability

Median gross rent	\$	559
Median gross rent as a percentage of household income in 1999		26%

Universe: Specified renter-occupied housing units paying cash rent SF3 - H63

Households by Percent of Household Income Paid to Rent

- 15% of the households that pay rent, spend more than 50% of their household income in gross rent (incl. utilities).



Universe: Specified renter-occupied housing units

SF3 - H69

Housing Affordability - Owner Occupied

- The housing affordability index is 135, which suggests that the median family can afford the median house. *

Owner Occupied Housing Affordability

	1990	2000
Specified owner-occupied housing units: Median value (Adjus	\$ 98,682	\$ 95,300
% of median income necessary to buy the median house	23%	19%
Income required to qualify for the median house	\$ 33,283	\$ 26,929
Housing Affordability Index: (100 or above means that the median family can afford the median house.)*	107	135

Universe: Specified owner-occupied housing units

SF3 - H76

Income in:

	1989	1999
Per capita income		\$ 16,788
Median household income (Adj. for Inflation in 2000 \$'s)	\$ 31,623	\$ 31,521
Median family income (Adj. for Inflation in 2000 \$'s)	\$ 35,586	\$ 36,311

Universe: Total population, Households, Families

SF3 - P82,P53,P77

- Housing affordability has become more affordable in the last decade.

* Note: The housing affordability figures assume a 20% down payment and that no more than 25% of a family's income goes to paying the mortgage. It is based on an interest rate of 10.01% in 1990 and 8.03% in 2000. Use this statistic as a comparative, rather than absolute, measure.