

WHO CAN AFFORD IT?

Examining Indicators that Impact “Affordable Housing”

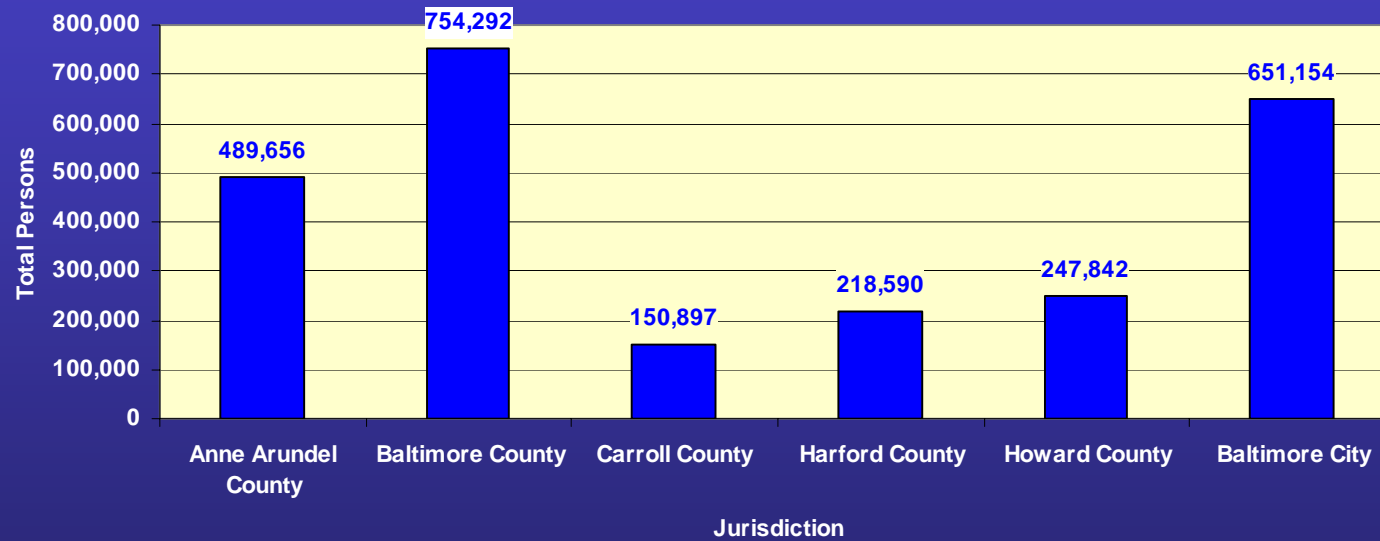
Anne Arundel Affordable Housing Coalition

Wednesday, September 14, 2005



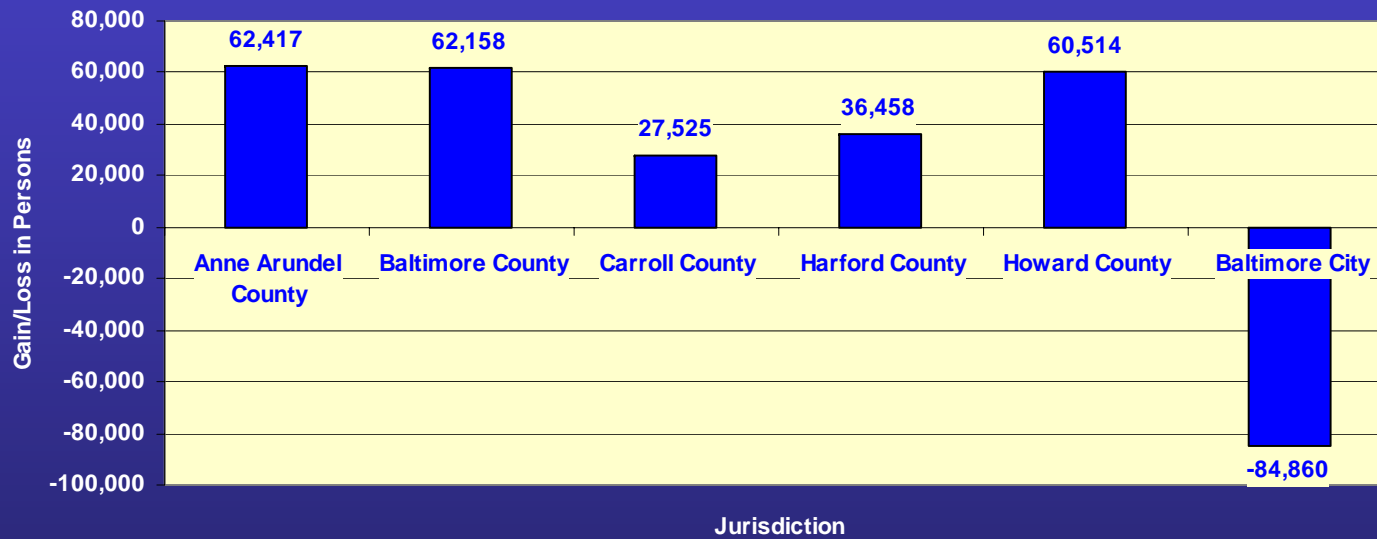
Baltimore Metropolitan Council

2000 Total Population in the Baltimore Region



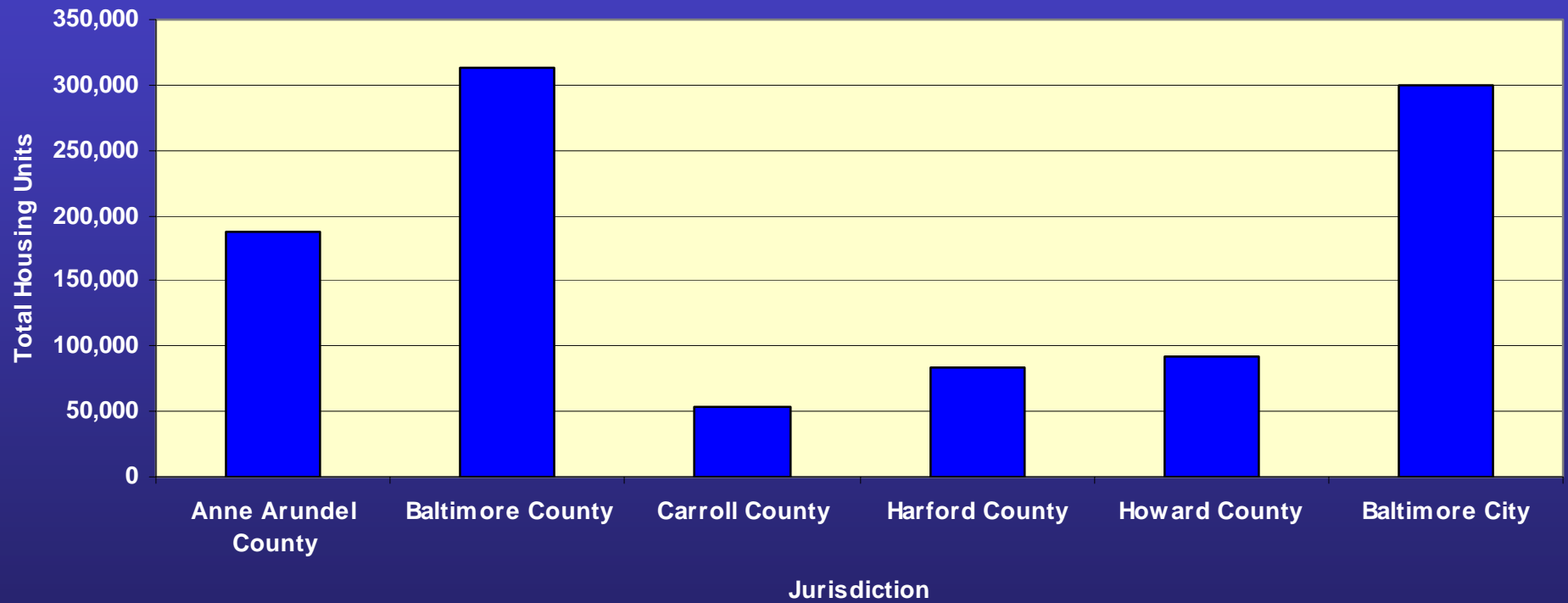
Source: US Bureau of the Census, Census 2000, SF 1.

1990-2000 Population Change in the Baltimore Region



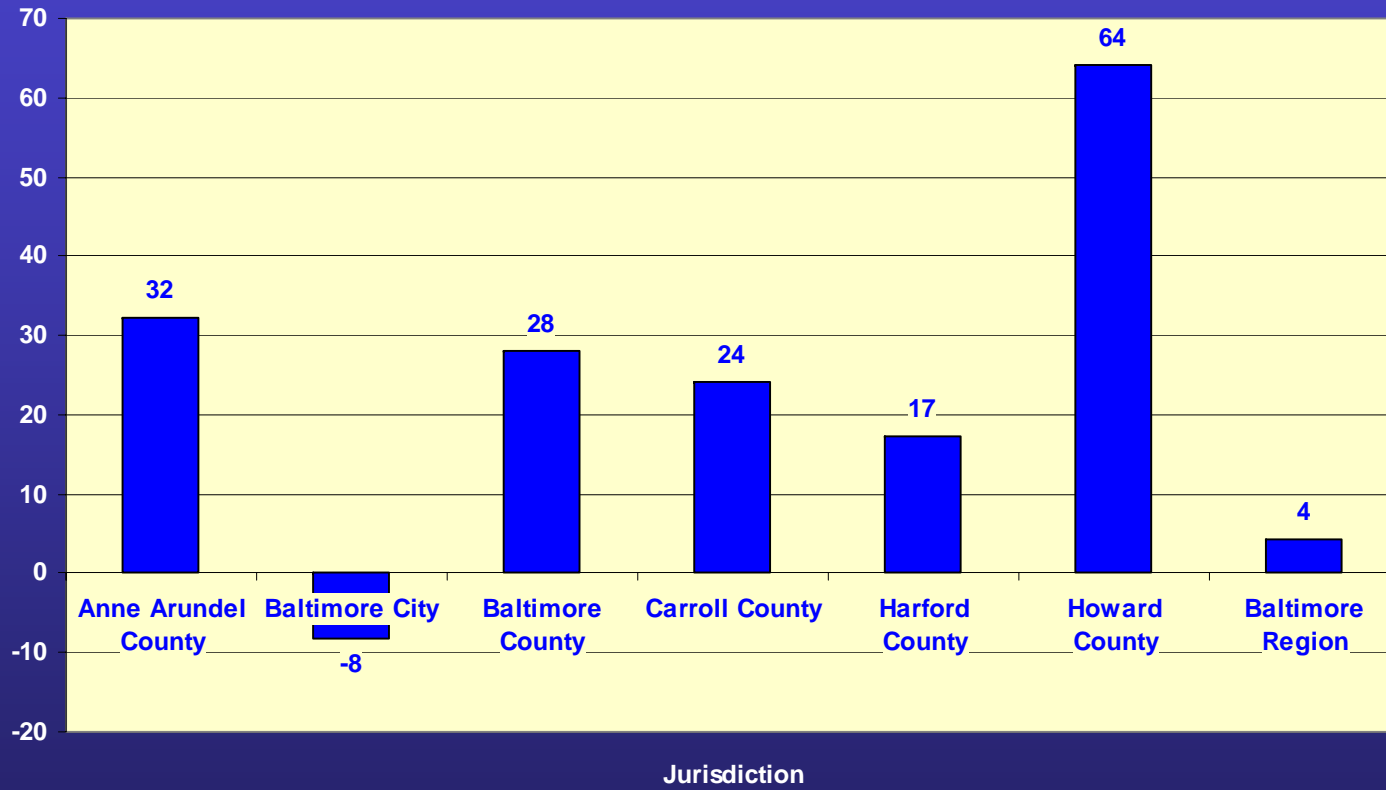
Source: US Bureau of the Census, Census 2000, SF 1 and STF 1.

2000 Housing Units in the Baltimore Region



Source: US Bureau of the Census, Census 2000, SF 1.

Percent Change in Individuals Below Poverty Level, 1990-2000



Source: US Bureau of the Census, Census 2000, SF 3.

Housing and the New Economy

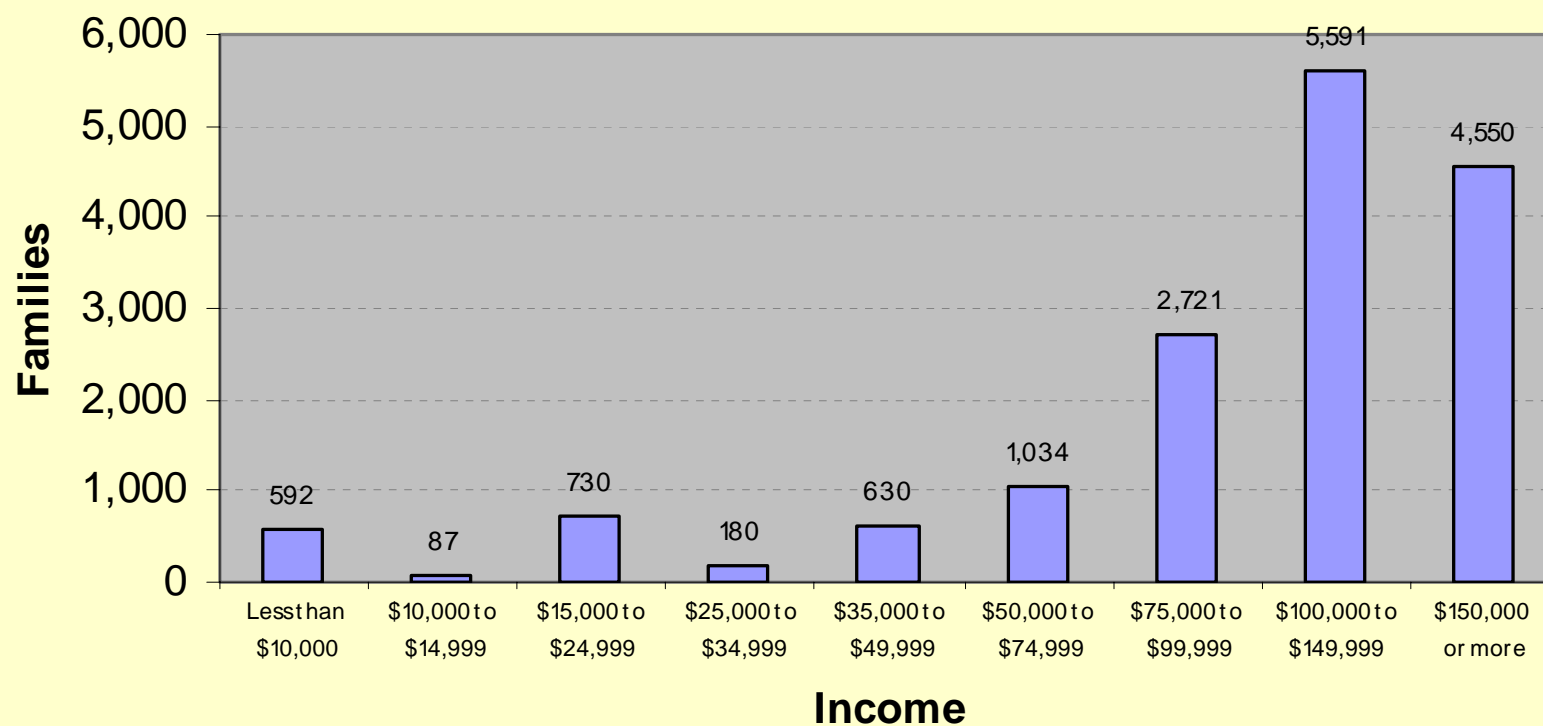
“The booming economy lines the pockets of the rich and middle class households, which is absolutely wonderful. Their wealth is nice for them, and plenty trickles down via the taxes they pay and the jobs they create for others. But in one area of the economy, the opposite of trickle down occurs. This perverse exception is the housing market. Because the supply of well located land is more or less fixed, rising prosperity tends to drive up its price, making it harder for non-homeowners with steady incomes to afford it.”

George Ladner, Jr., Washington post, June 12, 2000.

Workforce Housing Issues

- ◆ Potential Job/Worker Imbalance Looming
- ◆ High projected household and employment growth
- ◆ Mismatch between existing resident's occupations and projected occupation mix
- ◆ Mismatch between housing type mix and occupation/income capacity to live in the current housing offerings

Change in Families in Anne Arundel County by Income 1990 to 2000



Source: US Bureau of the Census, Census 1990 and 2000, STF 3 and SF 3.

***2000 Median Household Income and 1990-2000
Real Change and Percent Change***

<u>Jurisdiction</u>	2000 Median HH Income	1990-2000 Change (1999 Constant \$)	Real Percent Change
Anne Arundel County	\$61,768	\$3,173	5.4%
Baltimore City	\$30,078	-\$1,129	-3.6%
Baltimore County	\$50,667	\$262	0.5%
Carroll County	\$60,021	\$5,020	9.1%
Harford County	\$57,234	\$3,139	5.8%
Howard County	\$74,167	\$3,631	5.1%
Baltimore Region	\$49,817	\$494	1.0%

Source: US Bureau of the Census, Census 2000, SF 3.

2000 Gross Rent and 1990-2000 Real Change and Percent Change

<u>Jurisdiction</u>	2000 Median Gross Rent	1990-2000 Change (2000 Constant \$)	Real Percent Change
Anne Arundel County	\$798	\$11	1.4%
Baltimore City	\$498	-\$30	-5.6%
Baltimore County	\$670	-\$6	-0.9%
Carroll County	\$638	\$25	\$4.0%
Harford County	\$648	\$36	5.9%
Howard County	\$879	\$9	1.0%

Source: US Bureau of the Census, Census 2000, SF 3.

2000 Median Housing Value and 1990-2000 Real Change and Percent Change

<u>Jurisdiction</u>	2000 Median Housing Value	1990-2000 Change (2000 Constant \$)	Real Percent Change
Anne Arundel County	\$159,300	-\$4,110	-2.5%
Baltimore City	\$69,100	-\$787	-1.1%
Baltimore County	\$127,300	-\$336	-0.3%
Carroll County	\$162,500	\$624	0.4%
Harford County	\$149,800	\$3,255	2.2%
Howard County	\$206,300	-\$6,426	-3.0%

Source: US Bureau of the Census, Census 2000, SF 3.

Rent as a Percentage of Income: 35 % or More, 1990 and 2000

Jurisdiction	2000 Households	2000 %	1990 Households	1990 %
Anne Arundel County	9,677	22.3	9,380	23.7
Baltimore County	25,694	26.6	21,881	24.7
Howard County	5,726	24.5	4,486	23.9

Source: US Bureau of the Census, Census 1990 and 2000, STF 3 and SF 3.

OWNER-OCCUPIED

- ◆ 1-family house on less than 10 acres without an attached business or medical office
- ◆ Excludes mobile homes
- ◆ Excludes houses with offices
- ◆ Excludes houses on 10+ acres
- ◆ Excludes units in multiunit buildings

RENTER-OCCUPIED

- ◆ Excludes 1-family house on 10+ acres

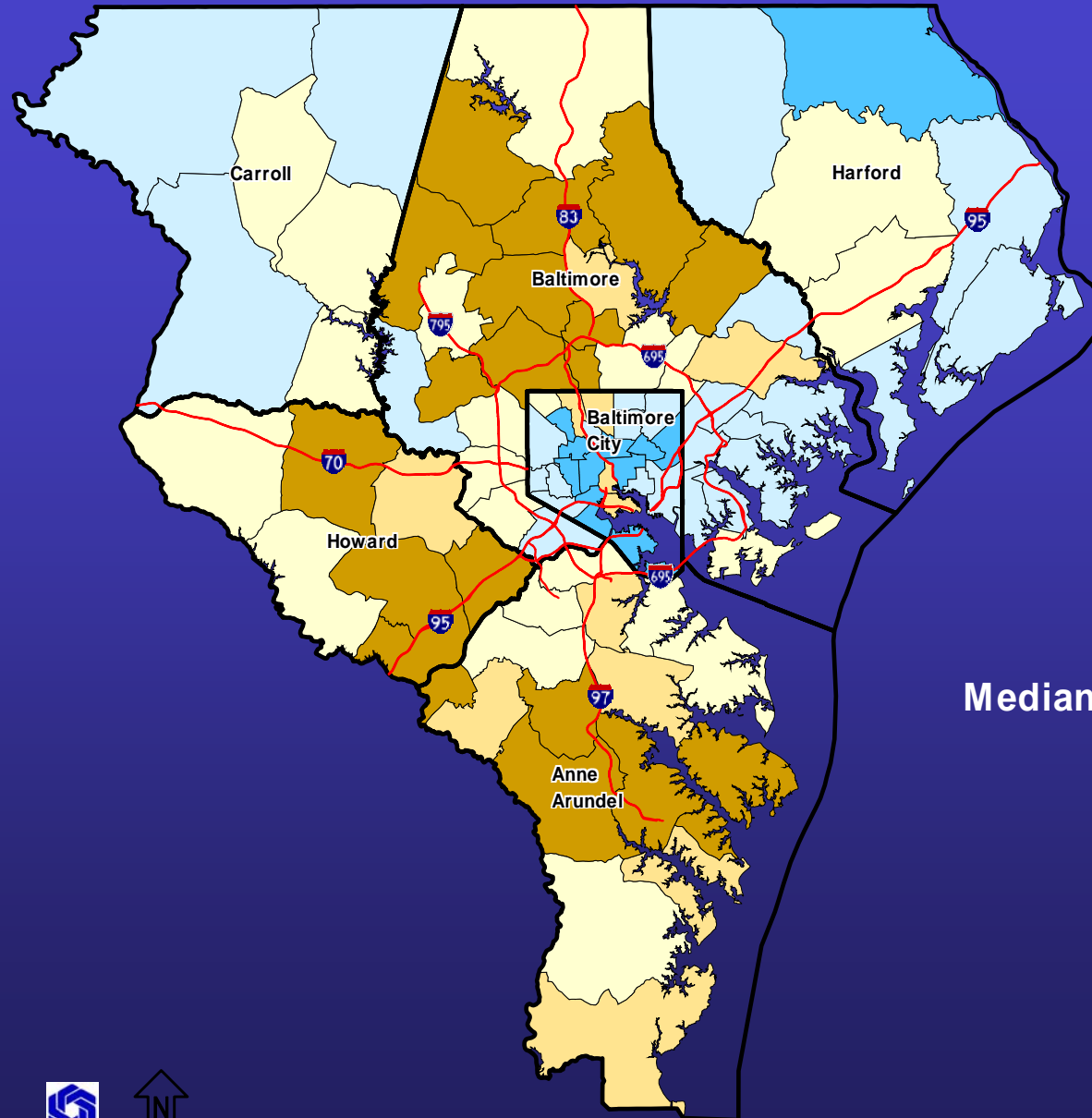
2000 Gross Rent and 1990-2000 Real Change and Percent Change

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Source: US Bureau of the Census, Census 1990 and 2000, STF 3 and SF 3.

Median Rent for a Two Bedroom Apartment in 2000

by Regional Planning District



Median Rent for 2BR Apartments

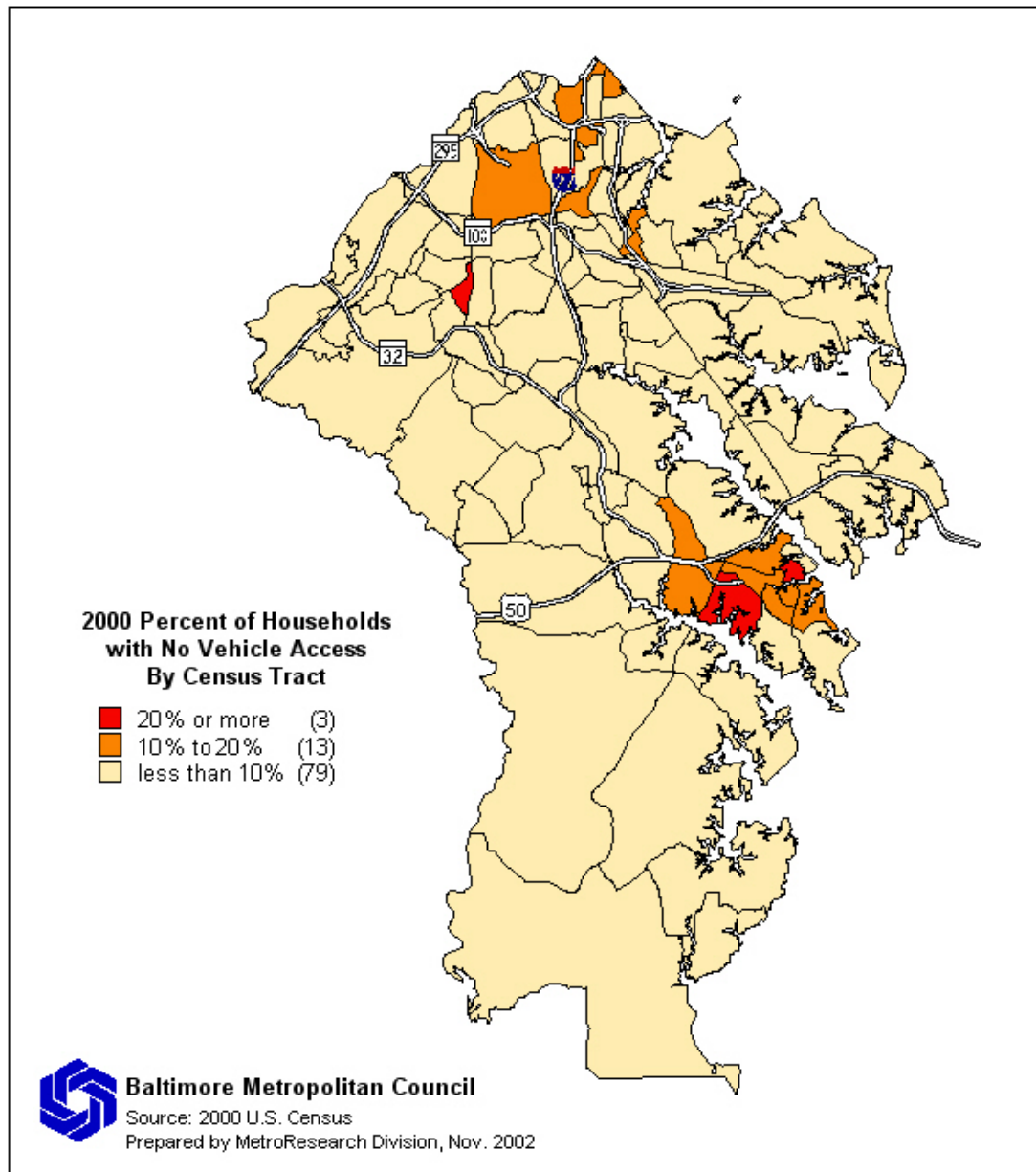
- \$843 or more
- \$743 to \$843
- \$643 to \$743
- \$543 to \$643
- \$543 or less



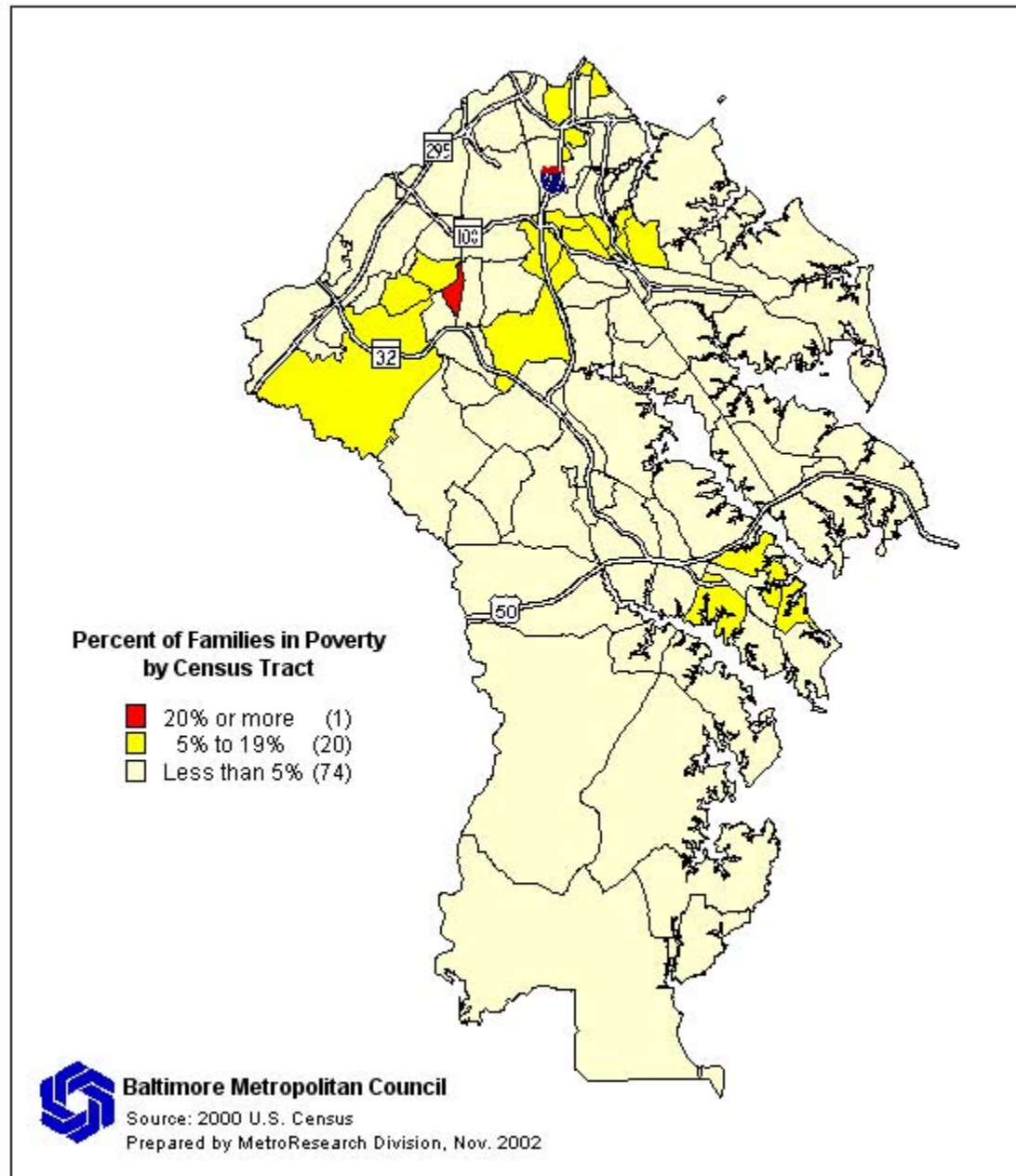
Factors That Compound the Problem of Providing “Affordable Housing” for those in poverty

- ◆ Neighborhood conditions
- ◆ Concentrated poverty
- ◆ Segregation (racial, economic)
- ◆ Sustainable employment
- ◆ Adequate transportation
- ◆ Quality child care
- ◆ Subsidized units’ location in poor areas

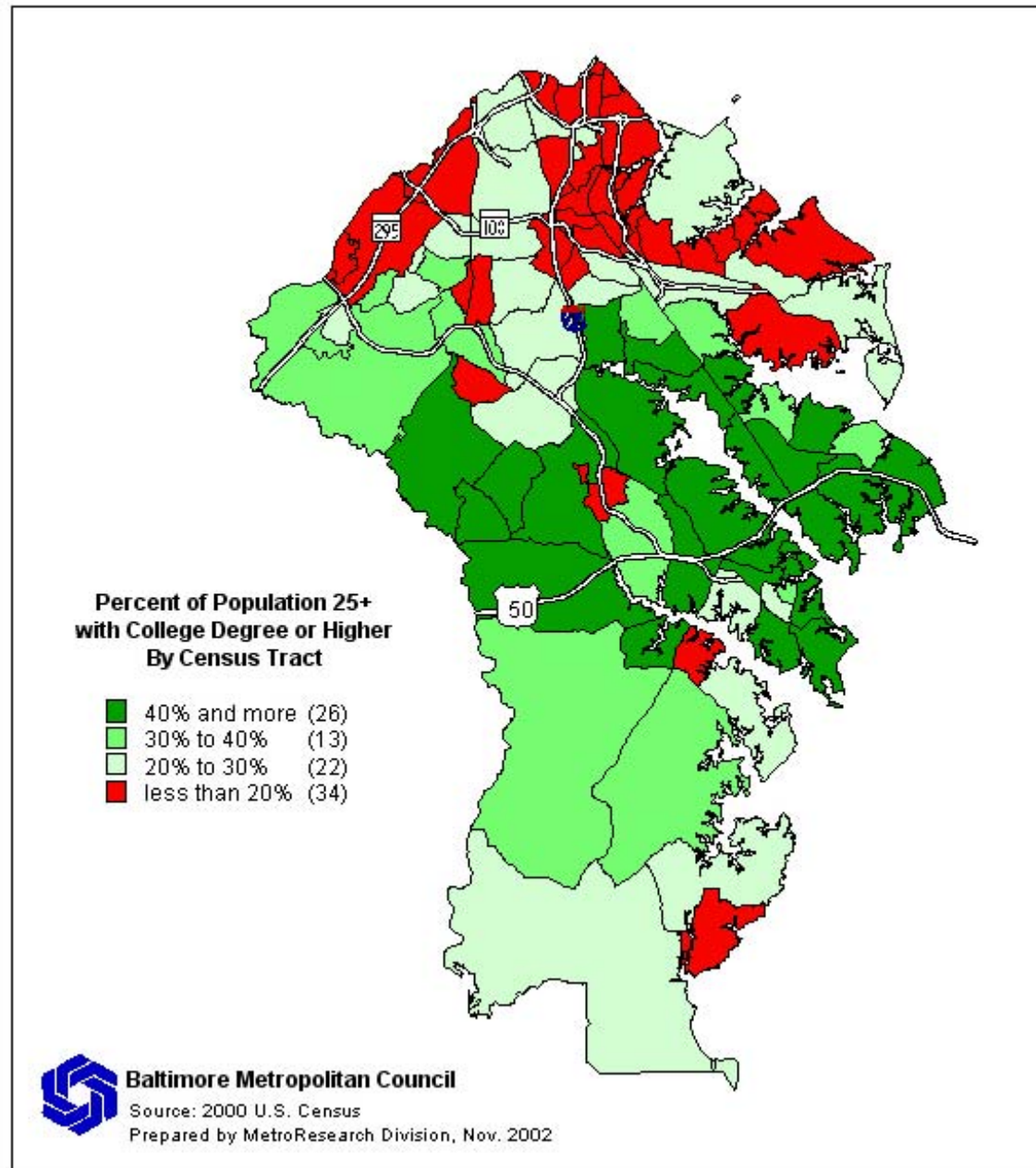
**2000 Percent of Households with No Vehicle Access
By Census Tract, Anne Arundel County**



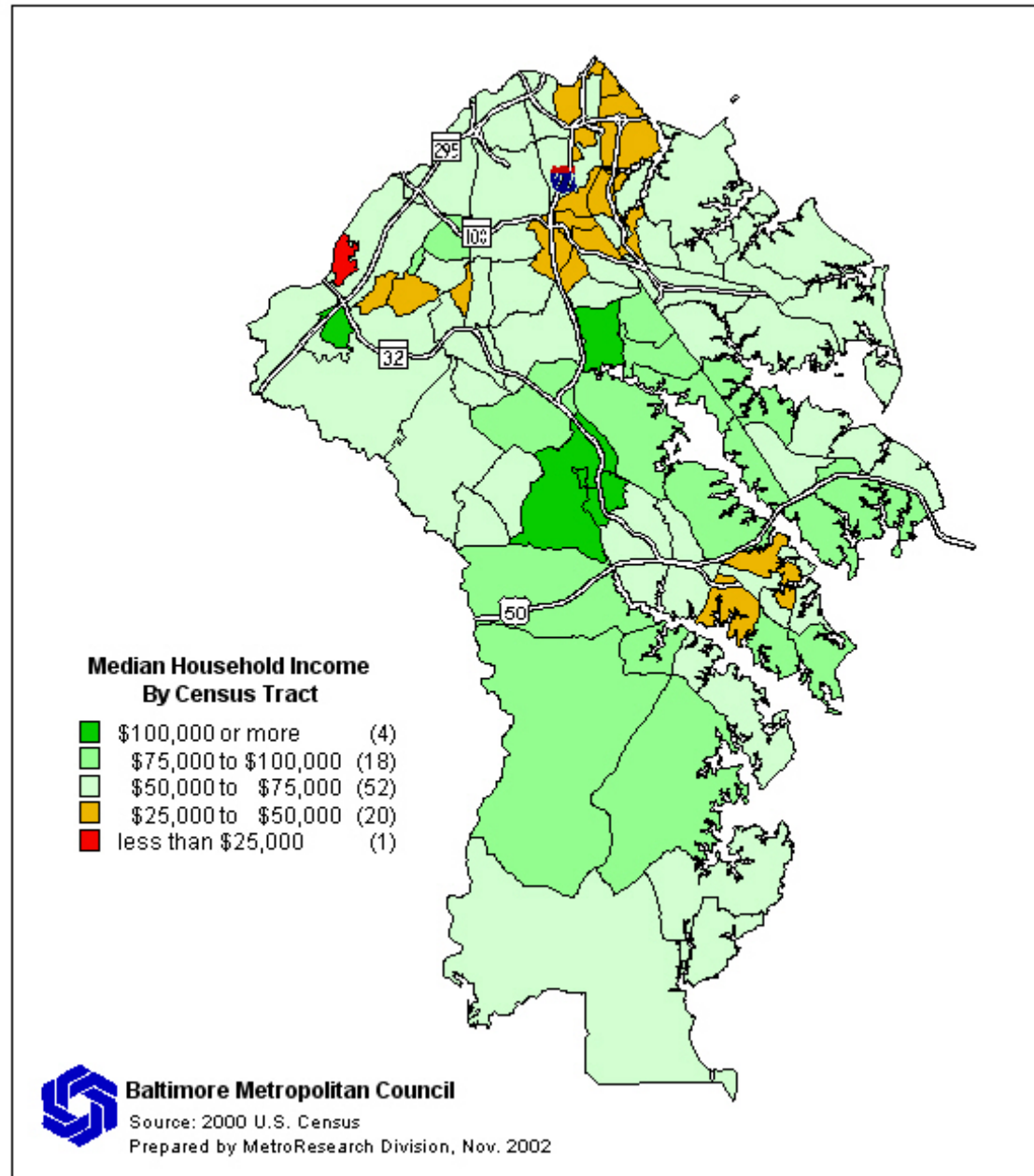
2000 Percent of Families in Poverty By Census Tract, Anne Arundel County



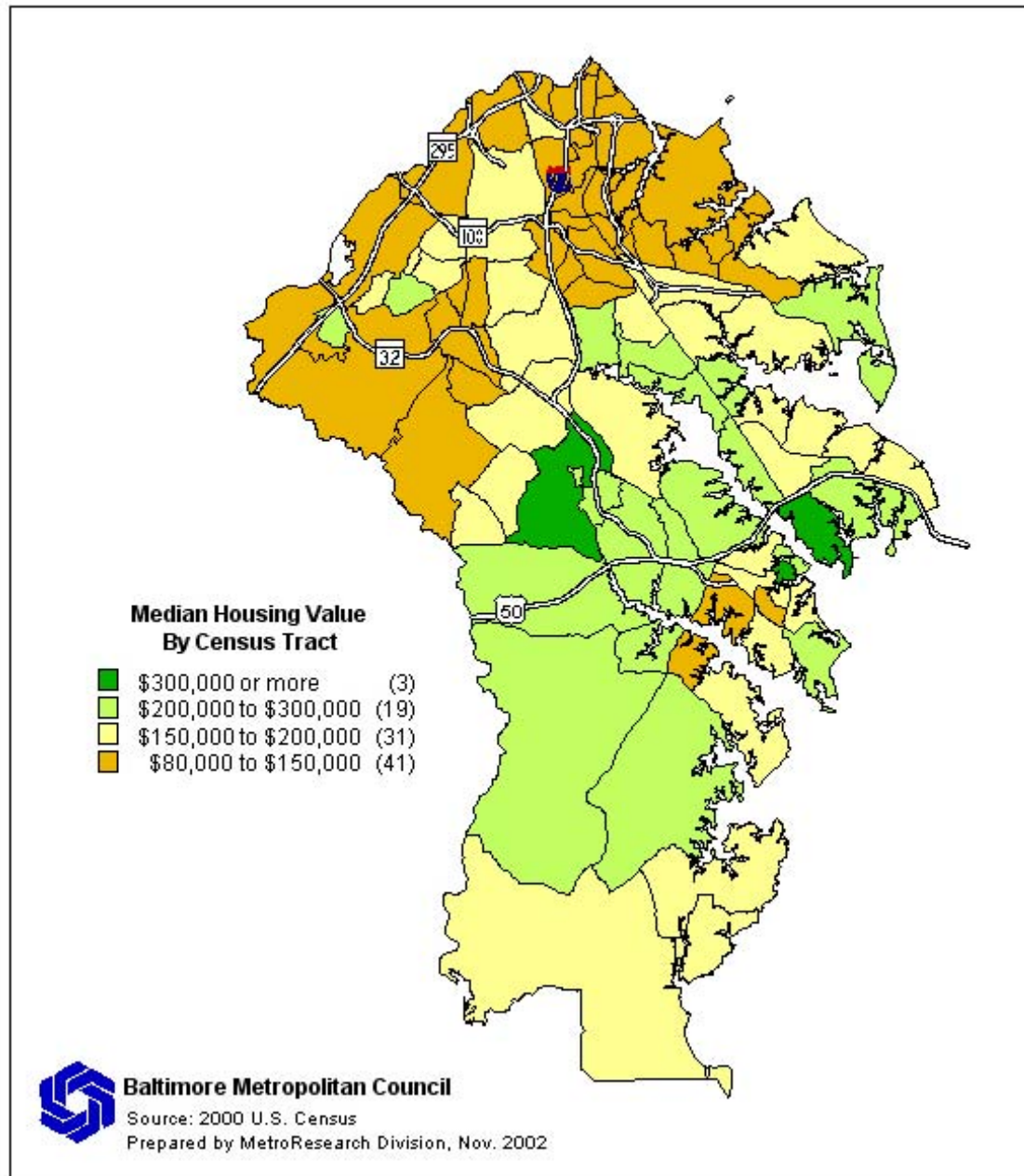
**2000 Percent of Population 25+ Yeas Old with College Degree or Higher
By Census Tract, Anne Arundel County**



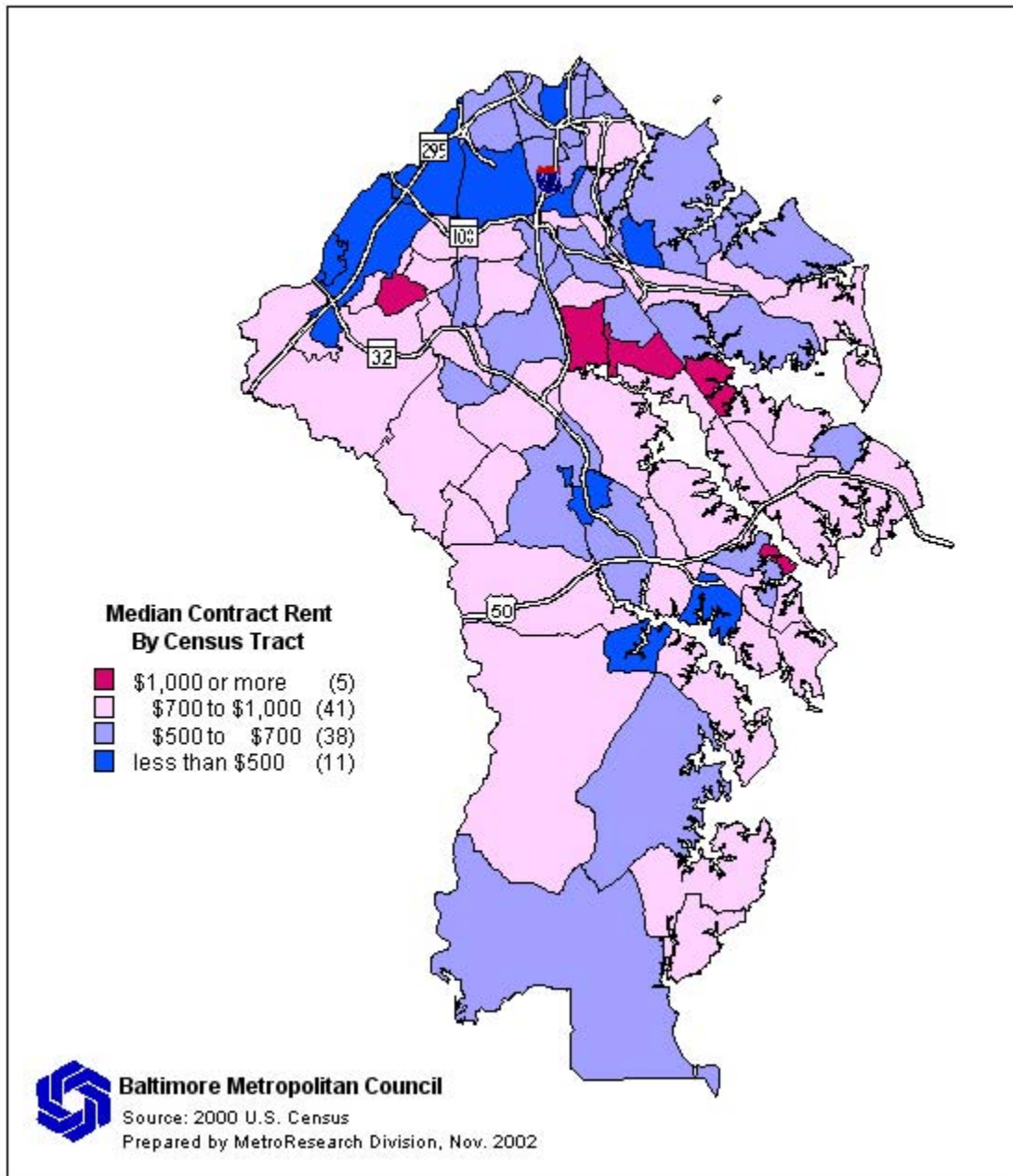
2000 Median Household Income By Census Tract, Anne Arundel County



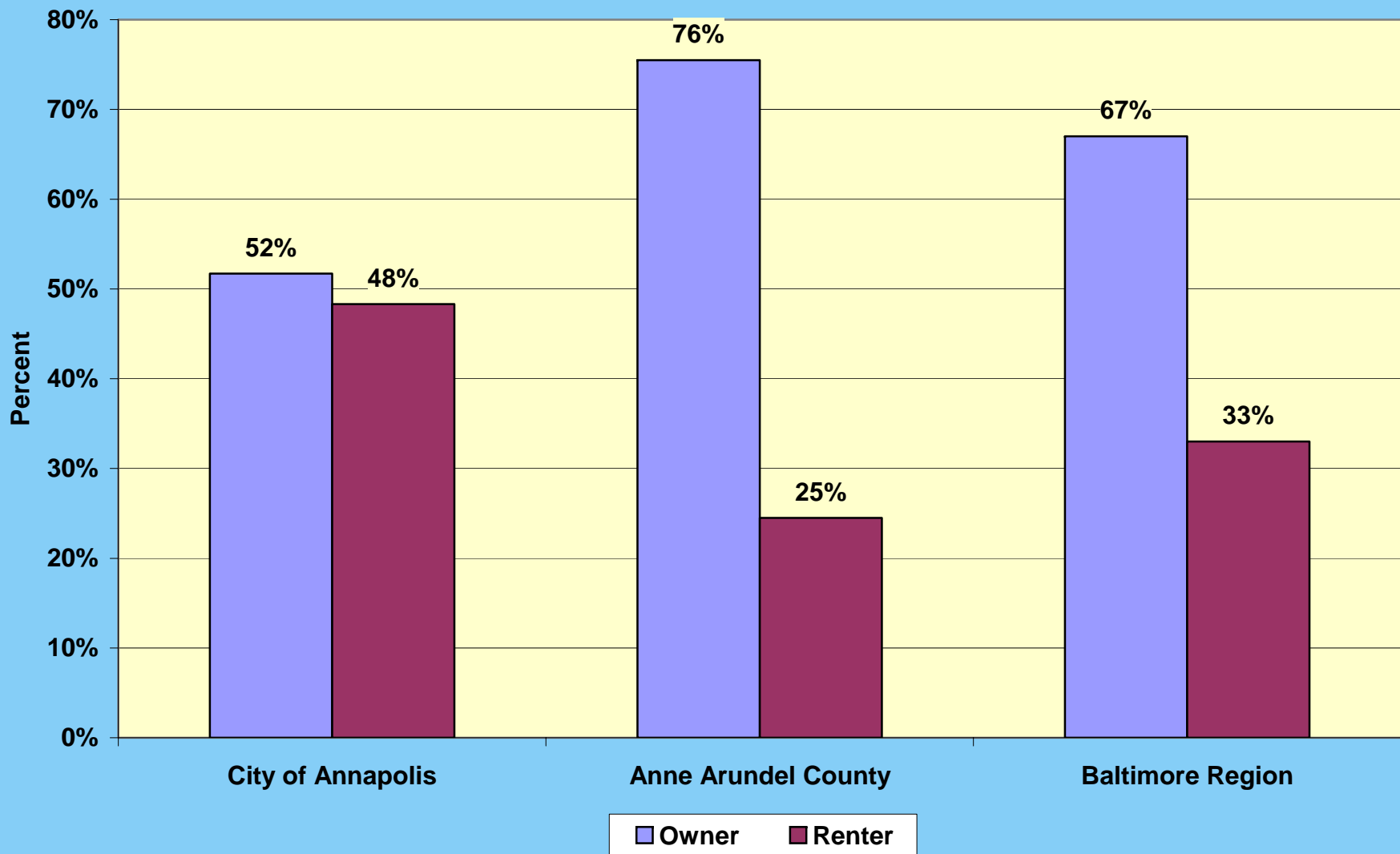
2000 Median Housing Value By Census Tract, Anne Arundel County



2000 Median Contract Rent By Census Tract, Anne Arundel County



Housing Tenure, 2000



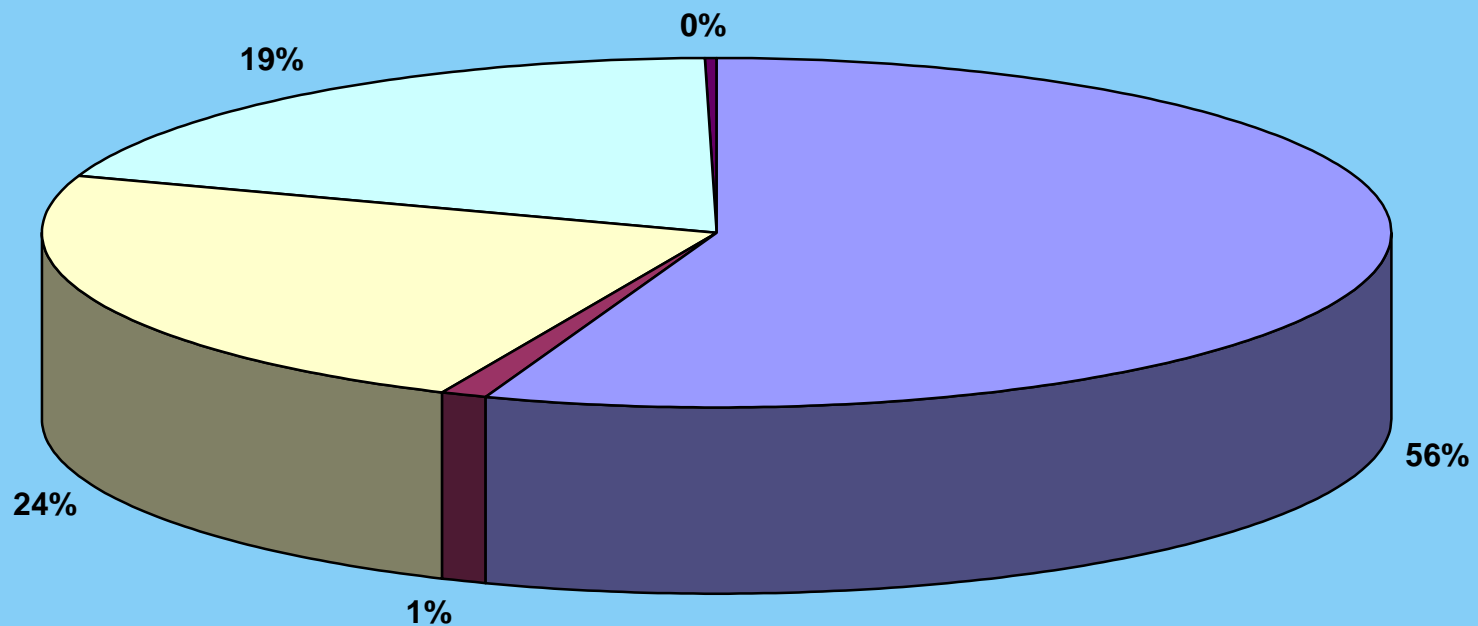
TOTAL UNITS PERMITTED BY HOUSING TYPE, CITY OF ANNAPOLIS
January 1, 2000 - June 30, 2005



Single Family - Detached Duplex Townhouse - Attached Multi-Family (Apartment)

Source: BMC Building Permit Data System.

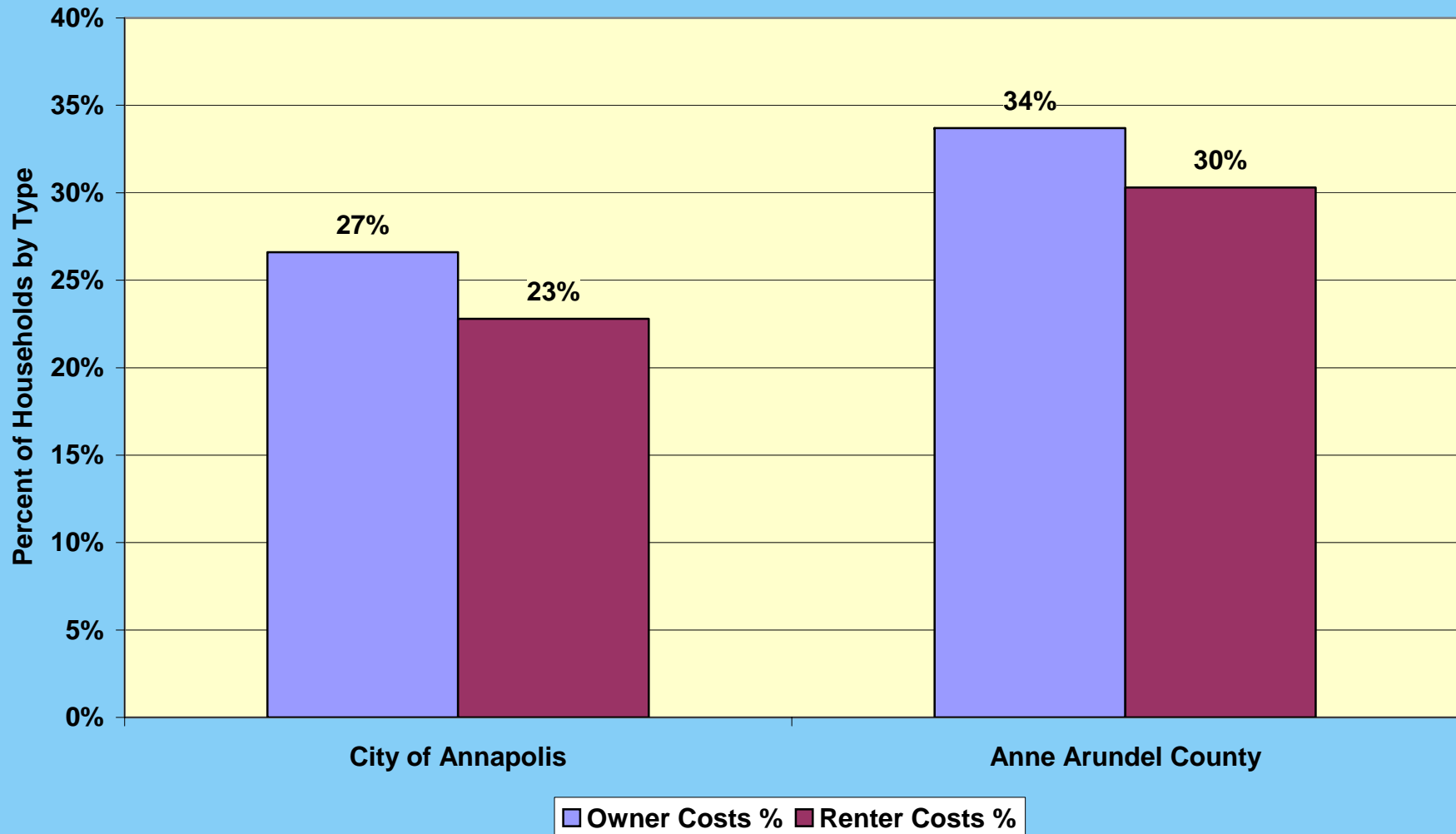
TOTAL UNITS PERMITTED BY HOUSING TYPE, ANNE ARUNDEL COUNTY January 1, 2000 - June 30, 2005



■ Single Family - Detached ■ Duplex ■ Townhouse - Attached ■ Multi-Family (Apartment) ■ Mobile Home

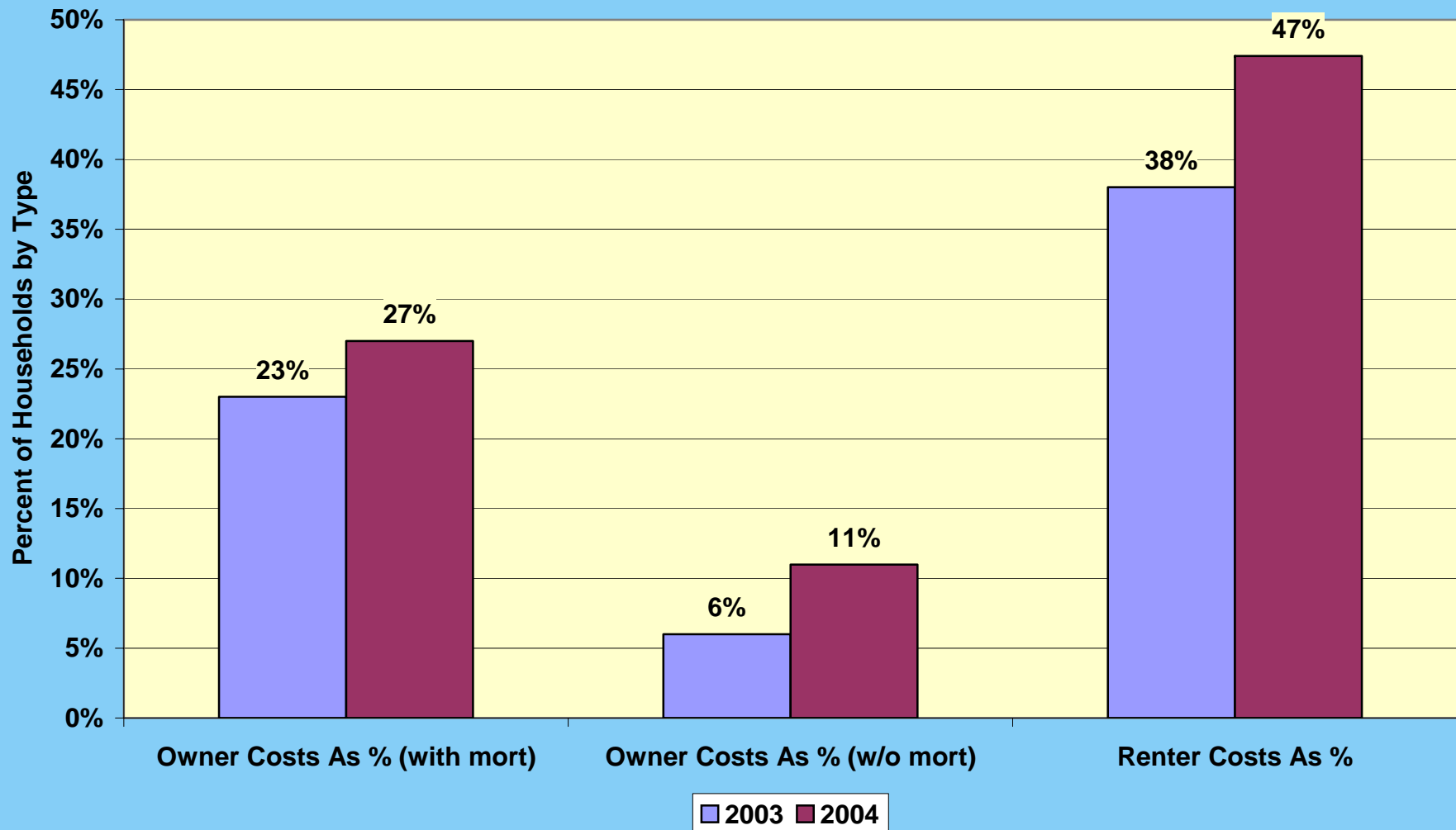
Source: BMC Building Permit Data System.

Share of Households with Housing Costs Greater Than 30 Percent of Income, 2000



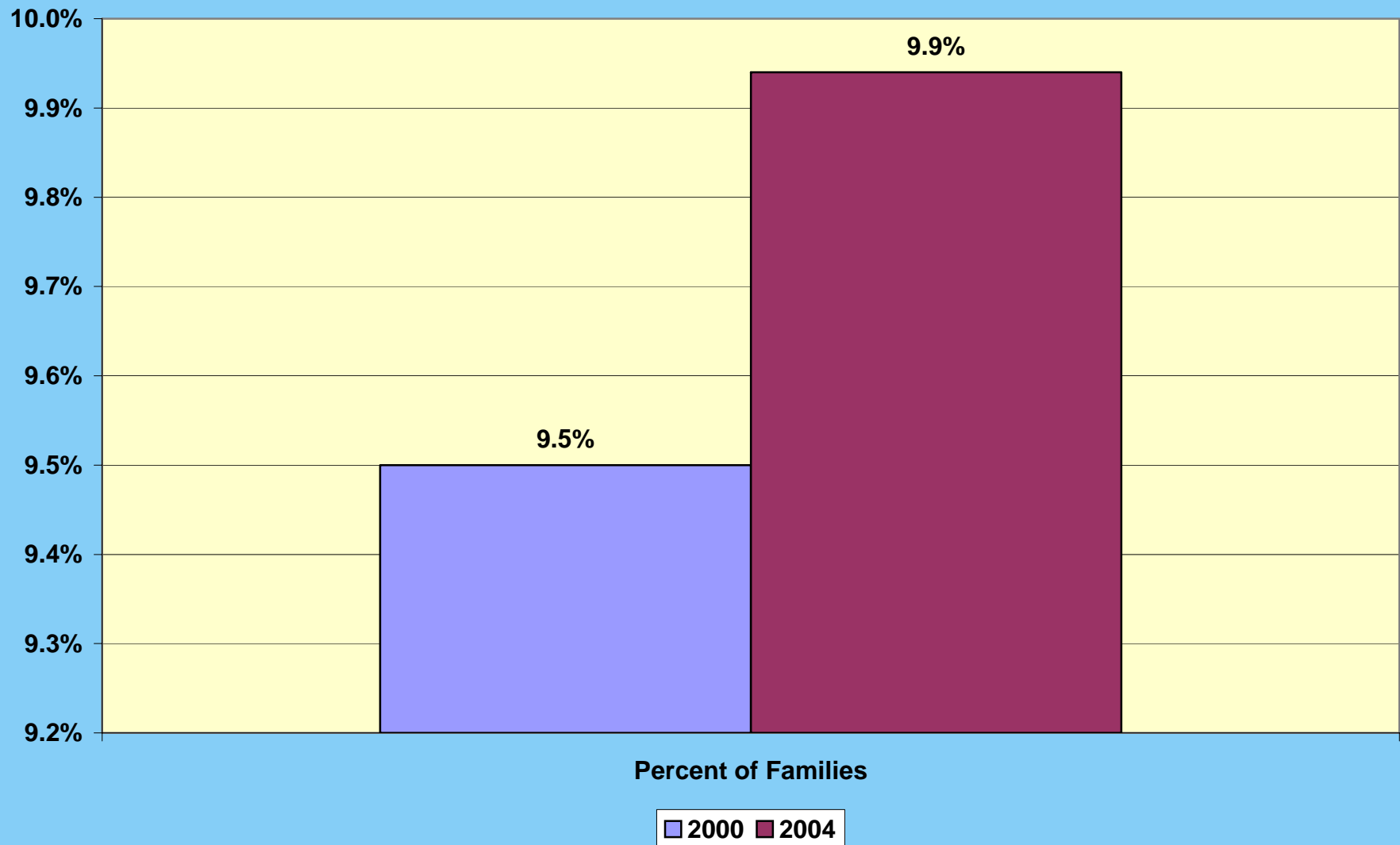
Source: US Bureau of the Census, Census 2000, SF 3.

Share of Households with Housing Costs Greater Than 30 Percent of Income, 2003 and 2004, Anne Arundel County



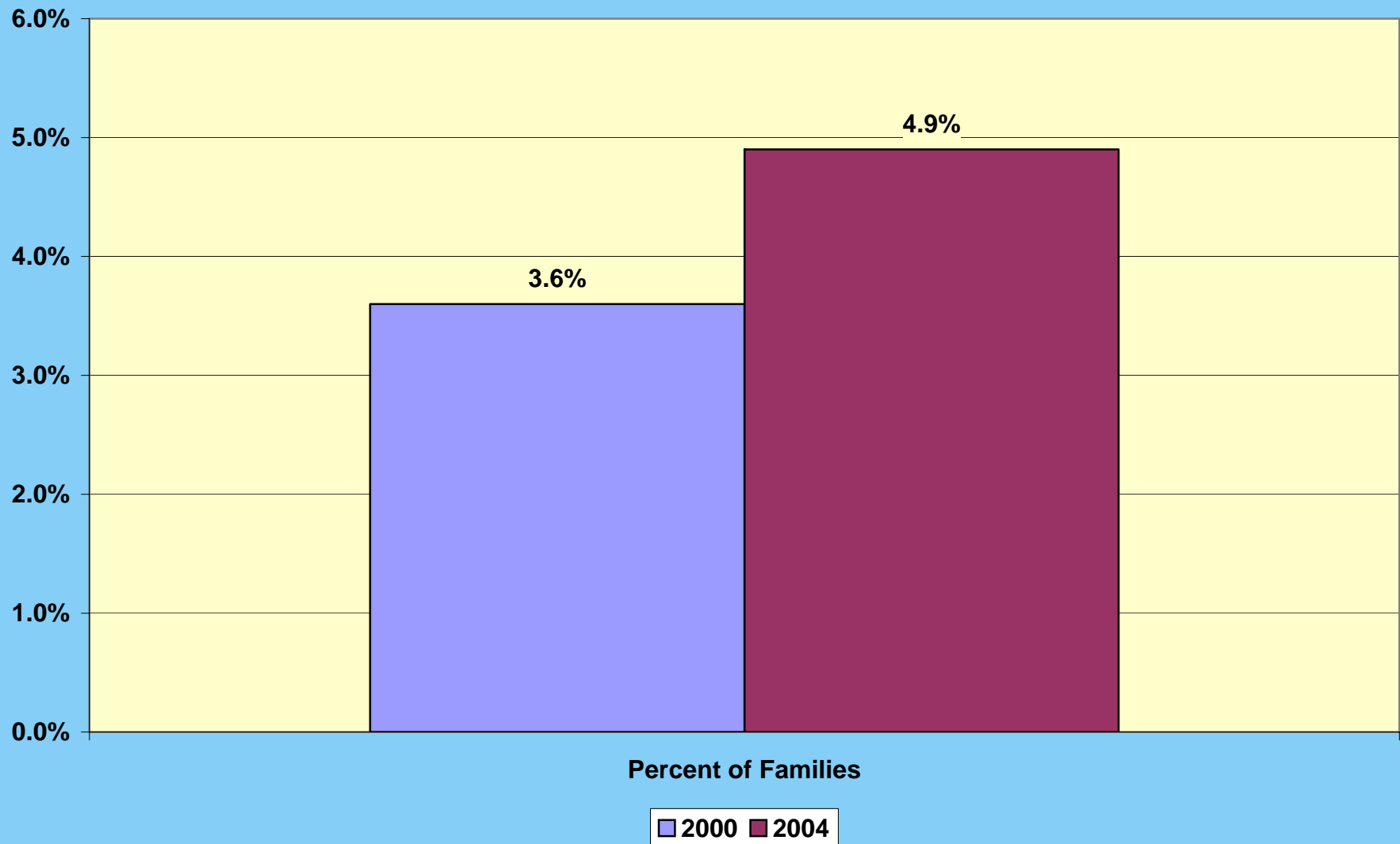
Source: US Bureau of the Census, American Community Survey, 2003 and 2004.

Family Poverty Rate, City of Annapolis, 2000 and 2004



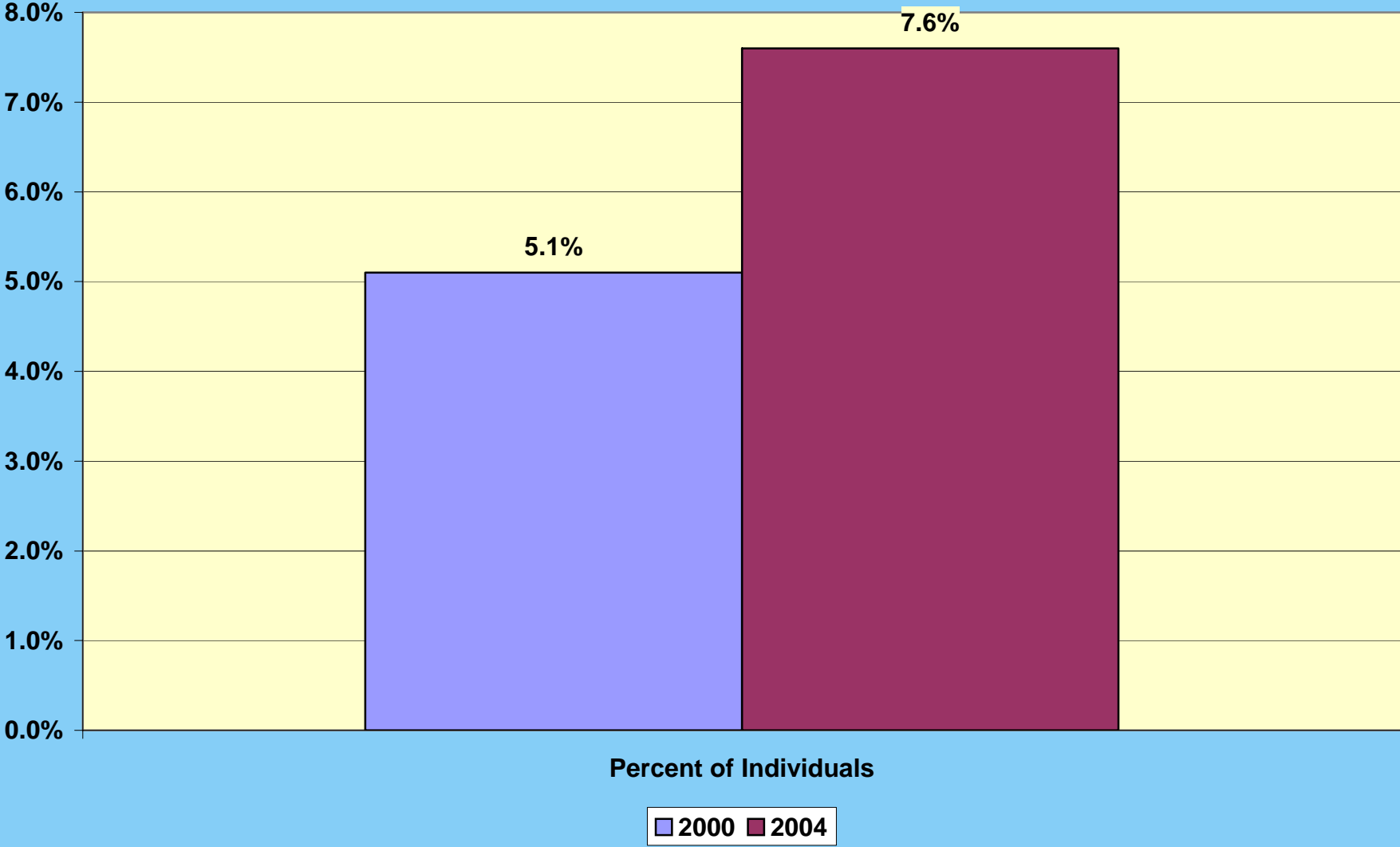
Source: US Bureau of the Census, Census 2000 and Claritas Data.

Family Poverty Rate, Anne Arundel County, 2000 and 2004



Source: US Bureau of the Census, Census 2000, SF 3 and American Community Survey, 2004.

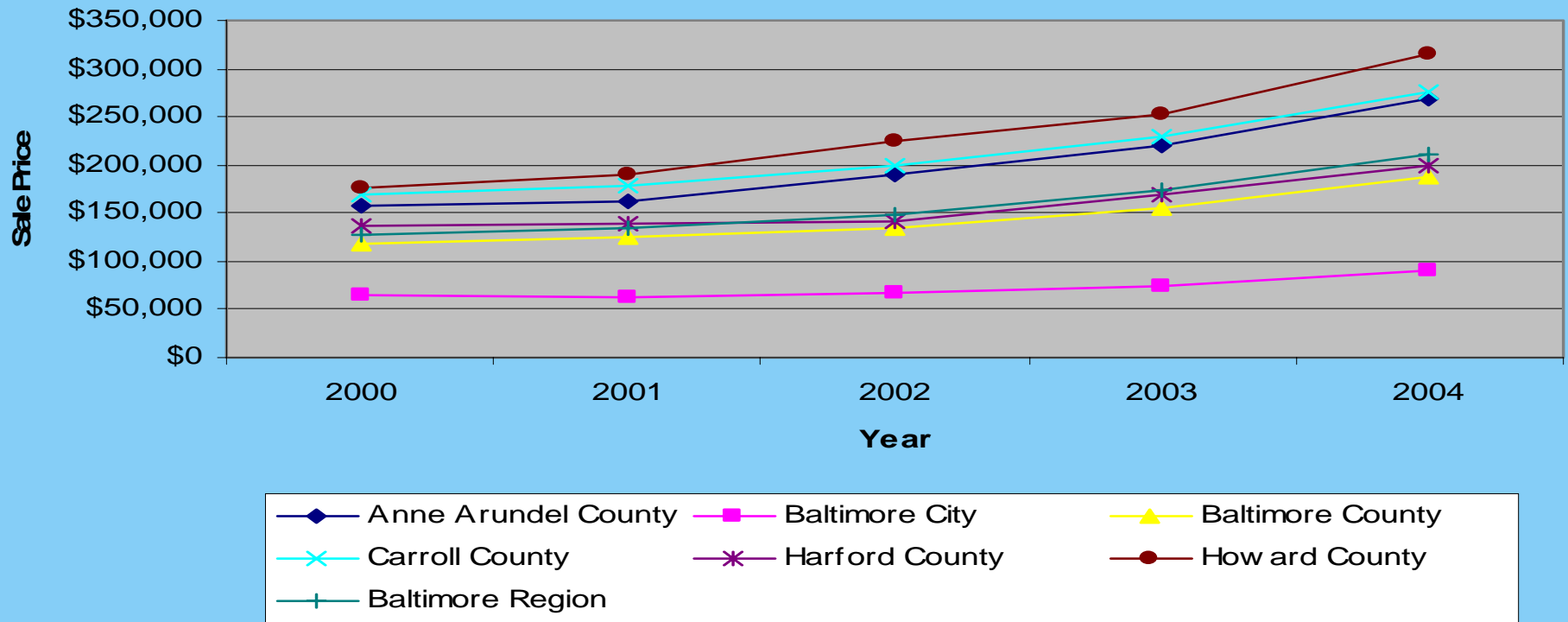
Poverty Rate - Individuals, Anne Arundel County, 2000 and 2004



Source: US Bureau of the Census, Census 2000, SF 3 and American Community Survey, 2004.

Single-Family Home Prices in the Region Surging Upward

Median Single-Family Home Sales Price Baltimore Region 2000 - 2004



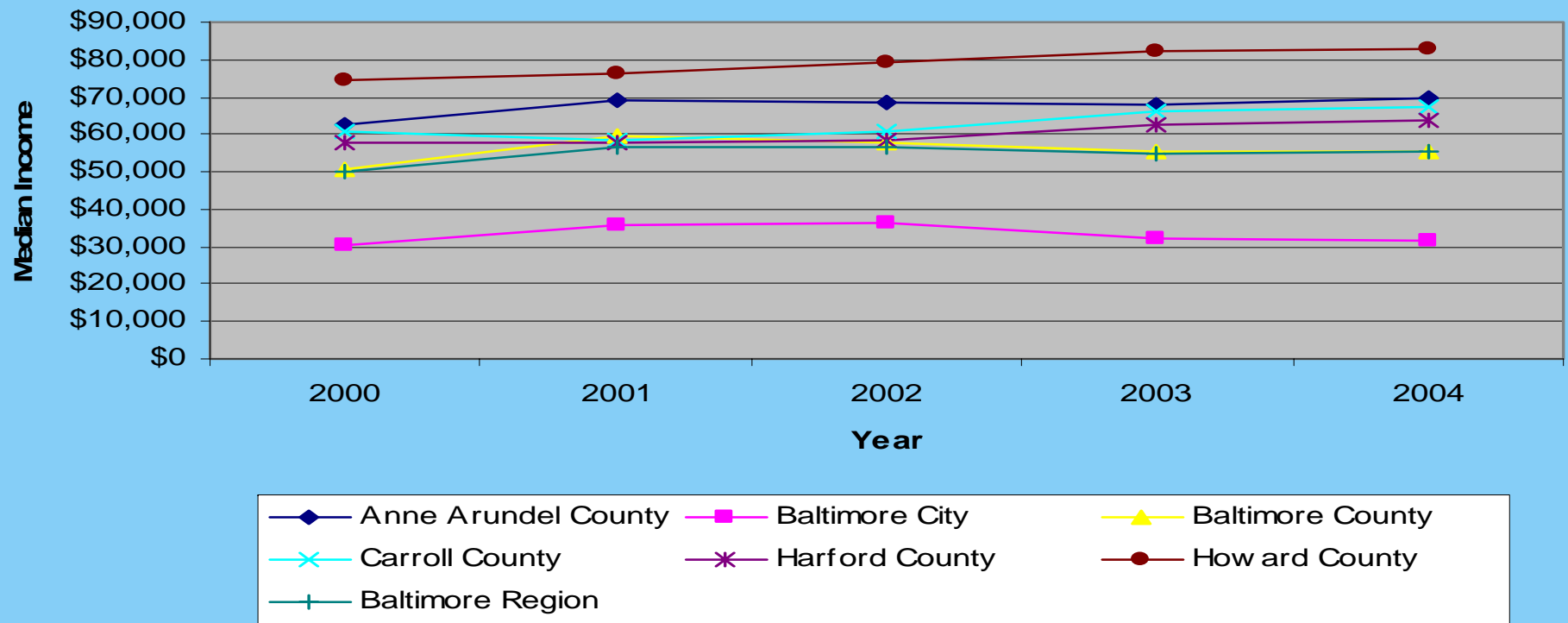
Median Housing Prices Up 64% Since 2000

	<u>2000</u>	<u>2004</u>	<u>% change</u>
Anne Arundel County	\$156,900	\$269,900	72%
Baltimore City	\$65,000	\$90,000	38%
Baltimore County	\$119,000	\$187,000	57%
Carroll County	\$169,000	\$274,900	63%
Harford County	\$136,500	\$199,900	46%
Howard County	\$176,500	\$315,000	78%
Baltimore Region	\$128,000	\$210,000	64%

Source: Metropolitan Regional Information System, Inc

Modest Growth in Household Income

Median Household Income Baltimore Region 2000 - 2004



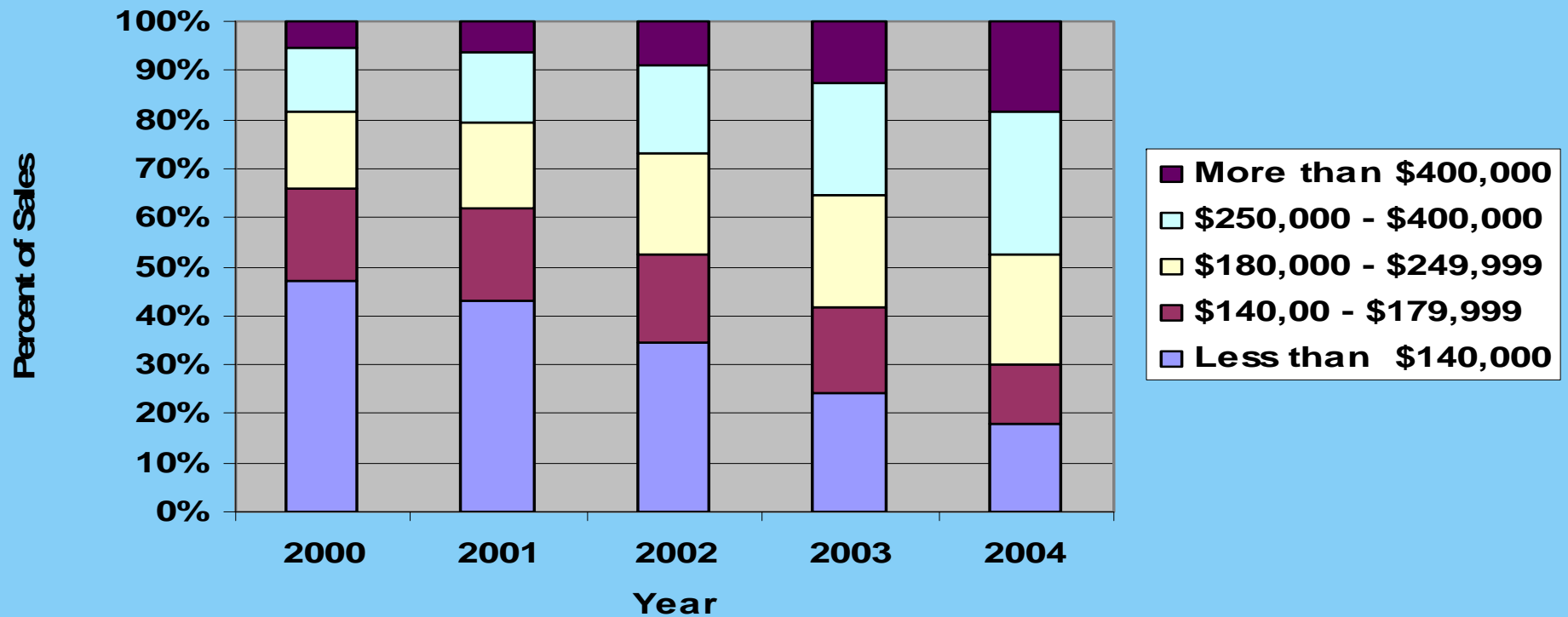
Modest Growth in Household Income

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>% Change 2000- 2004</u>
Anne Arundel County	\$62,499	\$68,859	\$68,307	\$68,069	\$69,535	11%
Baltimore City	\$30,203	\$35,939	\$36,614	\$32,472	\$31,758	5%
Baltimore County	\$50,954	\$59,732	\$57,970	\$55,286	\$55,493	9%
Carroll County	\$60,502	\$58,252	\$60,952	\$65,948	\$67,549	12%
Harford County	\$57,983	\$57,859	\$58,707	\$62,760	\$63,686	10%
Howard County	\$74,356	\$76,317	\$79,126	\$82,060	\$82,929	12%
Baltimore Region	\$49,818	\$56,729	\$56,381	\$54,626	\$55,231	11%

Source : Claritas Data..

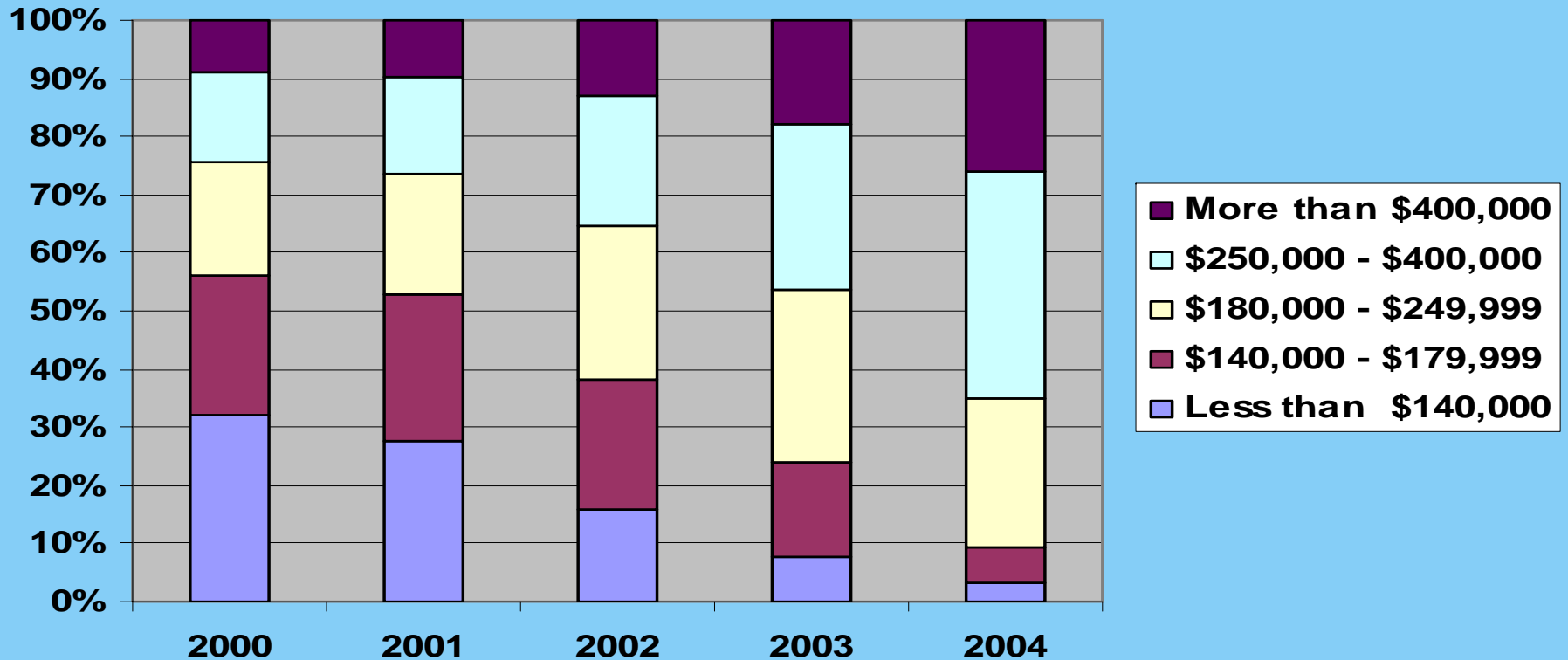
Moderate Priced Housing Declines, the High End Increases

Single-Family Home Sales Price
Baltimore Region
2000 - 2004



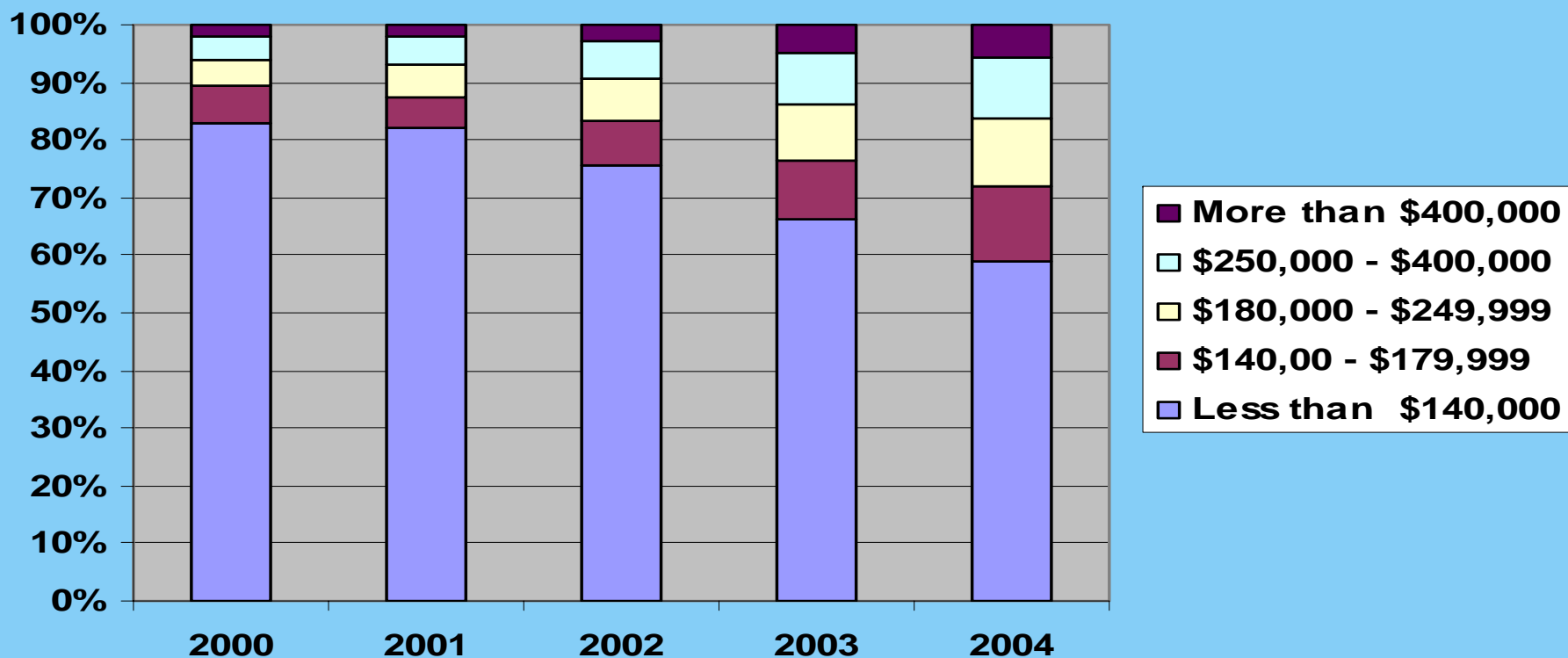
By 2004 in Anne Arundel County 25% of Sales Above \$400,000

Single-Family Home Sales
Anne Arundel County
2000 - 2004



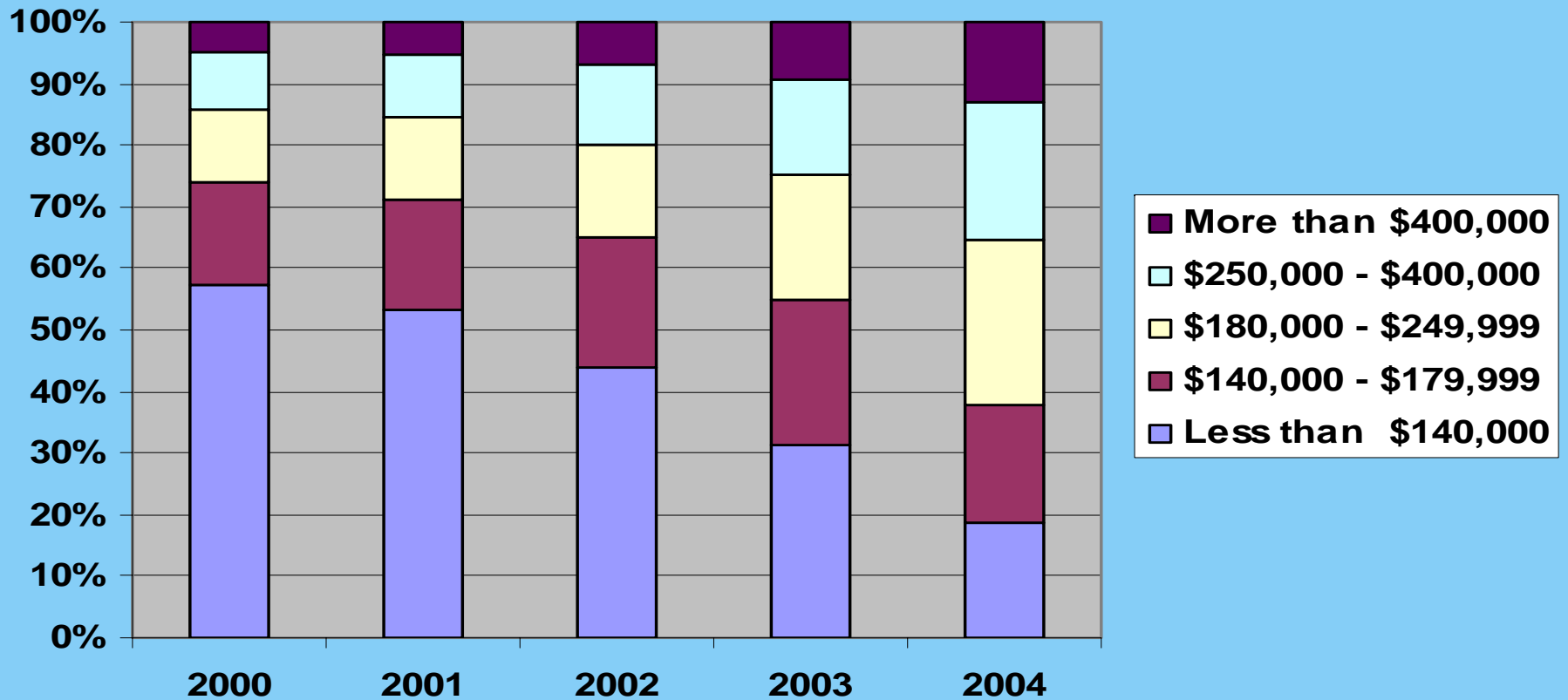
By 2004 in Baltimore City nearly 60% of sales are under \$140,000

**Single-Family Home Sales Price
Baltimore City
2000 - 2004**



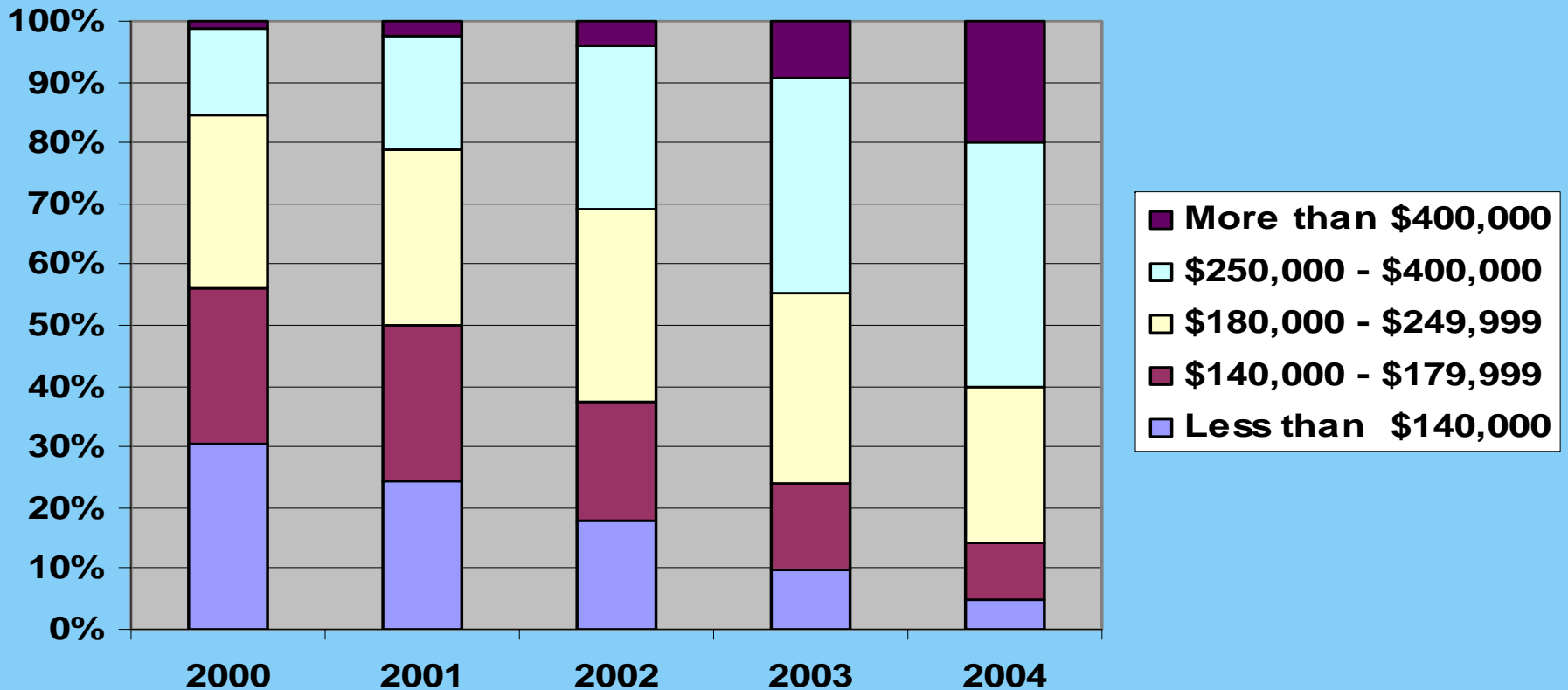
By 2004 in Baltimore County less than 20% of sales are below \$140,000

Single-Family Home Sales Price Baltimore County 2000 - 2004



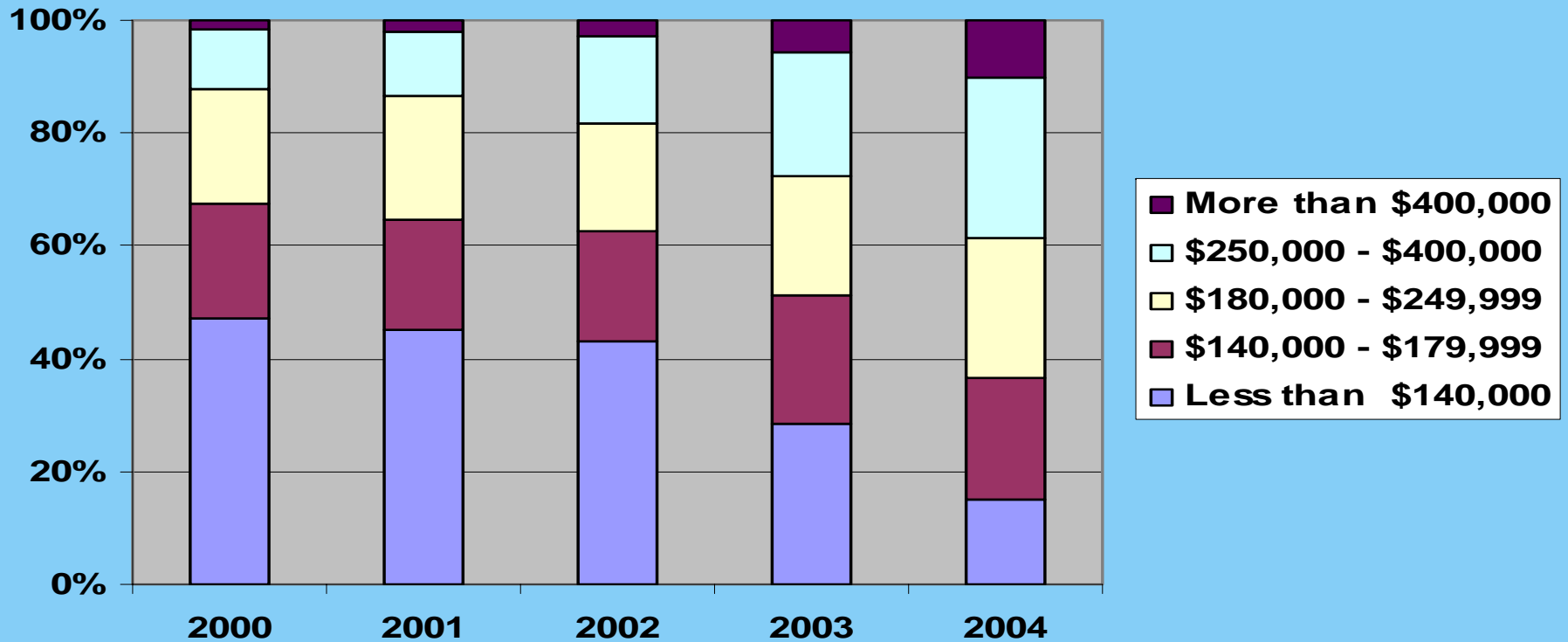
By 2004 in Carroll County 60% of housing sales are above \$250,000

**Single-Family Home Sales Price
Carroll County
2000 - 2004**



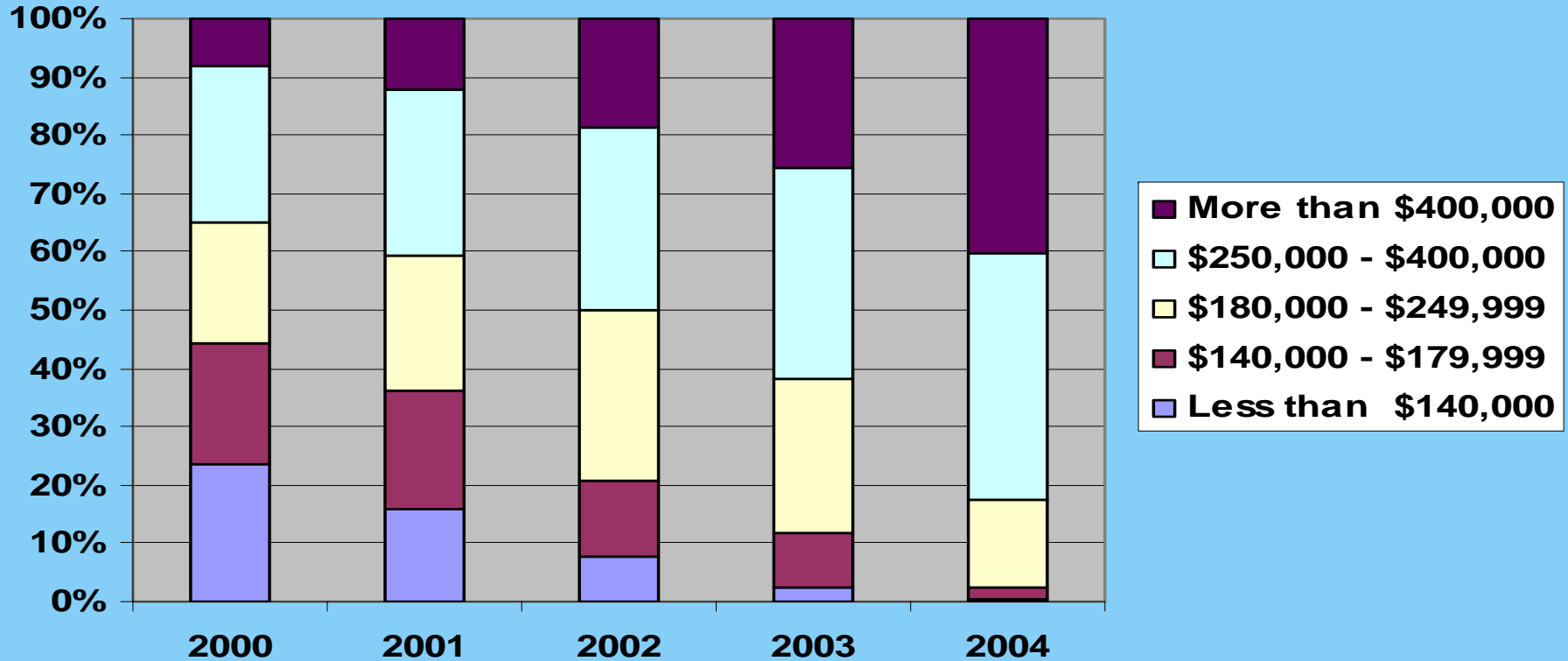
By 2004 in Harford County less than 20% of sales are under \$140,000

**Single-Family Home Sales Price
Harford County
2000 - 2004**



By 2004 in Howard County 40% of the housing sales exceed \$400,000

Single-Family Home Sales Price Howard County 2000 - 2004



NUMBER OF HOUSEHOLDS BELOW MEDIAN SALES PRICE BY INCOME CLASS BALTIMORE REGION, 2004

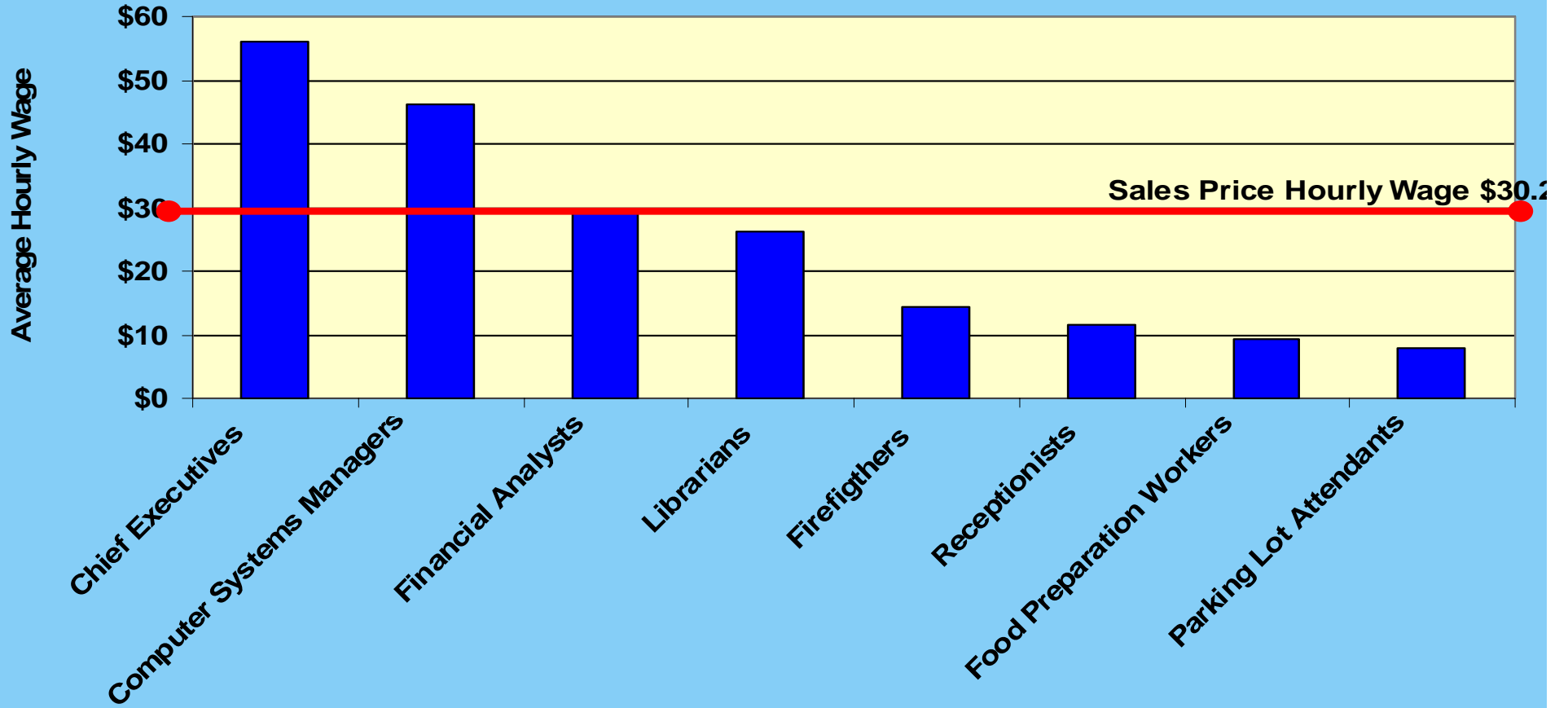
Household Income Class	Anne Arundel	Baltimore City	Baltimore County	Carroll County	Harford County	Howard County	Baltimore Region
Less than \$15,000	11,821	66,472	29,223	3,653	6,011	4,690	121,870
\$15,000-\$24,999	11,201	31,399	28,547	4,052	6,004	4,010	85,213
\$25,000-\$34,999	15,200		35,361	4,730	7,899	6,049	69,239
\$35,000-\$49,999	24,323		41,123	7,077	11,221	10,172	93,916
\$50,000-\$74,999	20,223			11,267		17,843	49,333
Total Households below Needed Median Income	82,768	97,871	134,254	30,779	31,135	42,764	419,571
Total 2004 Households	188,297	250,731	311,255	57,560	86,288	96,953	991,084
Median Household Income Needed to Meet Median Sales Price Mortgage	\$63,000	\$21,000	\$43,651	\$64,170	\$46,662	\$73,530	\$49,020
Percent of Households Below Needed Median Income Value	44.0%	39.0%	43.1%	53.5%	36.1%	44.1%	42.3%
2004 Median Housing Sales Price	\$269,900	\$90,000	\$187,000	\$274,900	\$199,900	\$315,000	\$210,000
2004 Median Income	\$69,535	\$31,758	\$55,493	\$67,549	\$63,686	\$82,929	\$55,231

Source: Clarksville Mortgage Corp. standard mortgage calculator, April 7, 2005

Income data – Claritas Data.

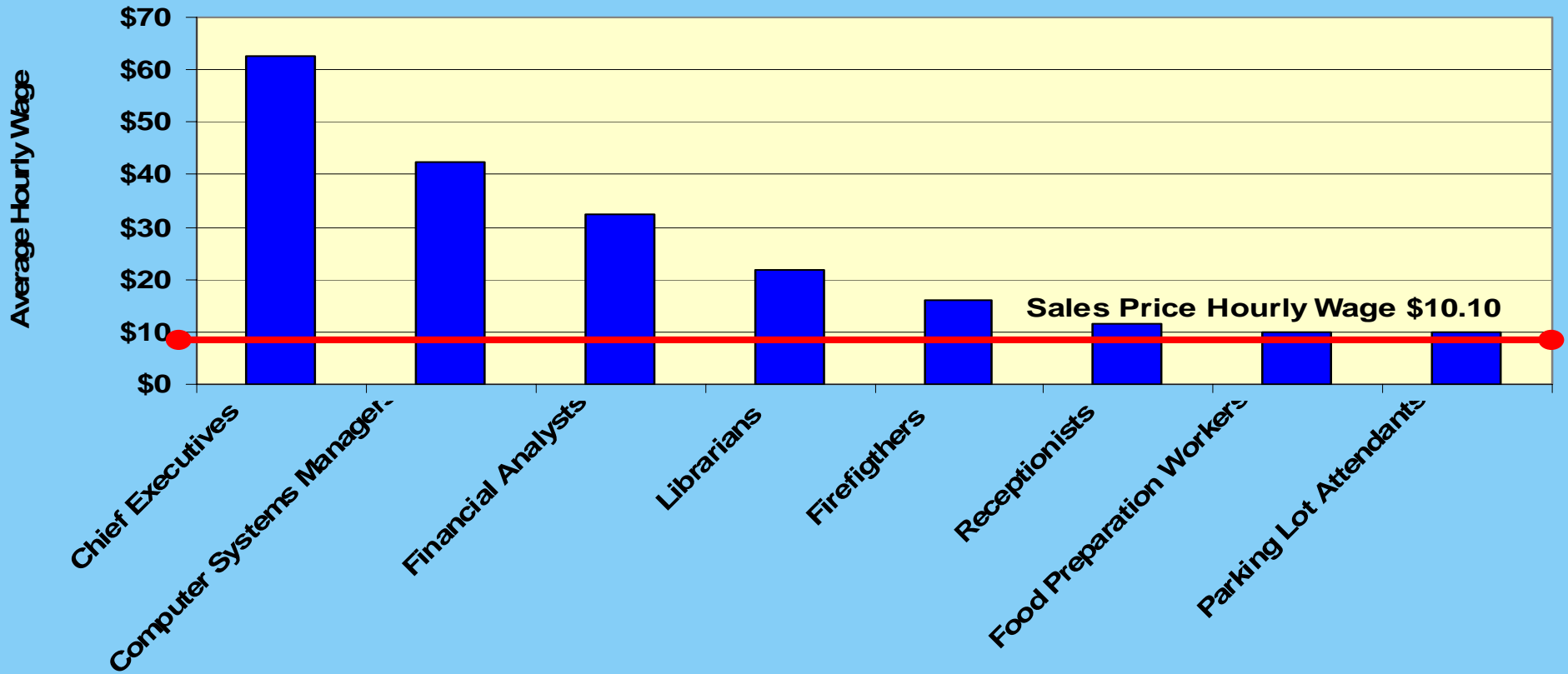
Housing sales data from MRIS, 2005.

September 2004 Average Hourly Wage: Anne Arundel County



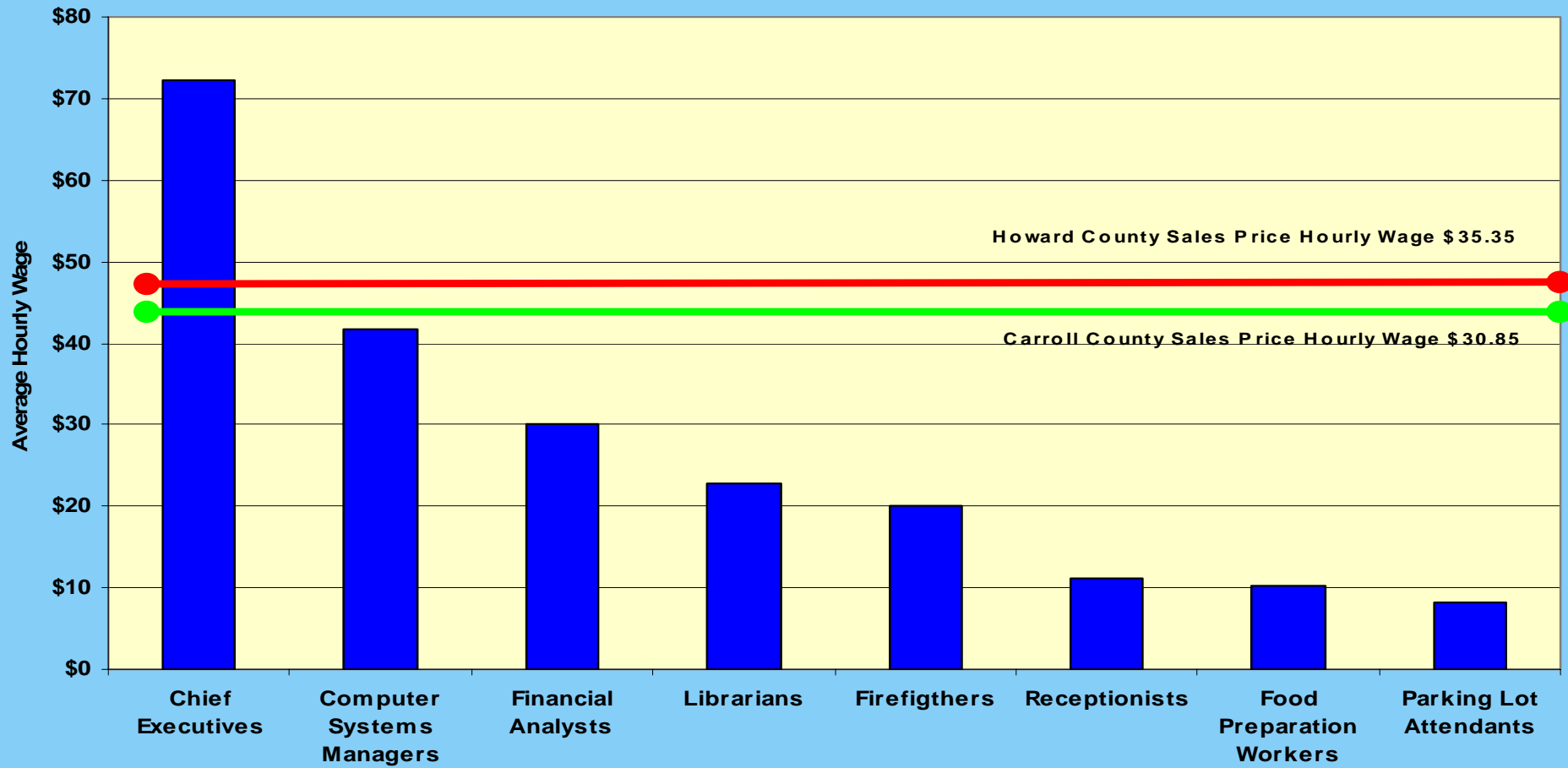
Source: Maryland Department of Labor, Licensing, and Regulation website, 2005.

September 2004 Average Hourly Wage: Baltimore City



Source: Maryland Department of Labor, Licensing, and Regulation website, 2005.

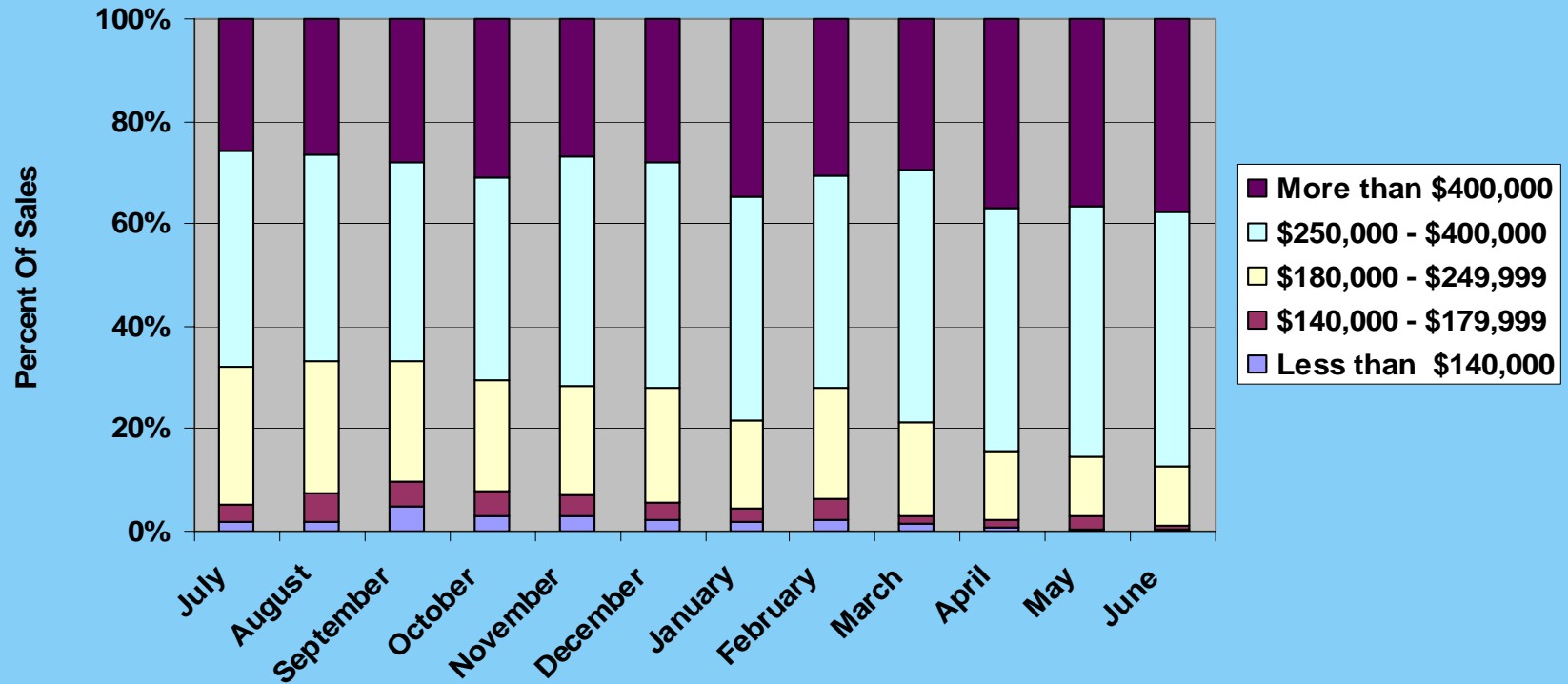
September 2004 Average Hourly Wage: Carroll/Howard Counties



Source: Maryland Department of Labor, Licensing, and Regulation website, 2005.

Housing Sales under \$250,000 declined 60% in 12 Months since June 2004

Anne Arundel County
Single-Family Home Sales by Price
July 2004 - June 2005



Source: Metropolitan Regional Information System

THE END

Thank you from the BMC.