

Summary of Affordable Housing Production 1992 – 2003

Since 1992, a total of 82 units of affordable housing (rental and for-purchase) have been built on Bainbridge Island - 44 rental units and 38 for-purchase units. (**Table 29**, below) Two of the Affordable Housing Program for-purchase units have been re-sold. When a for-purchase unit produced under the Affordable Housing Program is re-sold, the City may recapture a certain percentage of the seller's equity net of closing costs. Any recaptured equity is credited to the City's Housing Trust Fund. Of the two homes sold to date, only one had equity for recapture, providing \$25,425 to the Housing Trust Fund.

Table 29: Summary of Affordable Housing Production

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For Rent	1992	1994	1998	1999	2000	2001	2002	2003	Total
Affordable Housing Program	-	-	-	-	-	-	4	-	4
Housing Resources Board	10	1	11	-	-	9	-	9	40
Habitat For Humanity	-	-	-	-	-	-	-	-	0
Subtotal	10	1	11	0	0	9	4	9	44
For Purchase									
Affordable Housing Program	-	-	-	2	6	22	4	1	35
Housing Resources Board	-	-	-	-	-	-	-	-	0
Habitat For Humanity	-	-	-	-	-	-	-	3	3
Subtotal	0	0	0	2	6	22	4	4	38
Combined Total	10	1	11	2	6	31	8	13	82
Less: Affordable Housing Program Re-sales							-1	-1	-2
Net Total ¹	10	1	11	2	6	31	7	12	80
1. When re-sold, purchasers are not income qualified and homes can be re-sold at the market.									
Source: Department of Planning and Community Development, City of Bainbridge Island									

Population Growth in the Winslow Master Plan Study Area

Bainbridge Island, in its Comprehensive Plan and in response to a mandate under the State Growth Management Act to plan for future growth, set a goal of locating 50% of the Island's projected population growth between 1992 and 2012 in the Winslow area. Winslow, in the 1998 Winslow Master Plan Study Area (WMPSA), is defined as the pre-incorporation City of Winslow and the area bounded by SR 305, east to include Wing Point and north to the Ferncliff/Grand Avenue junction.

With a projected growth of 7,430 people in that twenty-year planning horizon (16,850 in 1992, growing to 24,280 by 2012), Winslow would need to provide housing for 3,715 individuals. The data on population and permitted dwelling growth (building permits issued) in the WMPSA and the rest of Bainbridge (1992 – 2002) is presented in **Tables 30 & 31**, on the following pages. Between 1992 and 1996 the WMPSA's population grew by 500 individuals. From 1996 to 2002, 1,124 new residents moved into 495 new single- and multifamily structures. These units accommodated 29% of the Island's total population growth.

The 199 new multifamily dwellings comprised 40% of the new dwellings and housed 331 residents, less than one-third of the WMPSA's population growth. Very little multifamily housing is located on the rest of the Island: Only 50 individuals, or 1.8% of the 1996 – 2002 population growth, live in the new multifamily housing located outside the WMPSA. The estimated average household size in the WMPSA was less than the rest of the Island – 2.27 versus 2.65 with the average household size in the single-family and multifamily housing consistent across the Island.

To meet the WMPA's requirement of a total growth of 3,715 residents, an additional 2,091 individuals would need to be housed by 2012. **Table 31**, on the next page, estimates the number of single family and multifamily units that would need to be built to achieve that goal – 467 single family homes and 505 multifamily units, or an average of 52 single -family and 56 multifamily units per year, respectively.

As of January 17, 2003, the Kitsap County Assessor records showed 27.62 acres of vacant land parcels with zoning allowing multifamily in the WMPA. However, no estimate was available of the number of units these parcels could accommodate.

Table 30: Population & Permitted Dwelling Growth (Building Permits Issued) 1996 – 2002

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Year	Population Growth				Rest of Island			Total Population Growth
	Winslow Master Plan Study Area ¹				Living in SF	Living In MF	Total	
	Living in SF	Living In MF	Total	% of Total Growth				
1996	72	10	82	17.2%	394	0	394	476
1997	113	30	143	25.7%	413	0	413	556
1998	139	119	258	41.3%	367	0	367	625
1999	169	0	169	26.4%	472	0	472	641
2000	123	63	186	29.0%	456	0	456	642
2001	67	20	87	19.0%	354	17	371	458
2002	110	89	199	44.7%	252	33	285	484
Total	793	331	1,124	29.0%	2,708	50	2,758	3,882
%	70.6%	29.4%	100.0%		98.2%	1.8%	100.0%	
Source: Winslow Population Growth Review, February 7, 2002 (with update May 2003), Steve Morse, COBI Natural Resource Planner								
Permitted Dwellings (Building Permits Issued)								
Year	Winslow Master Plan Study AREA				Rest of Island			Total Increase in Dwellings
	SF Dwellings	MF Dwellings	Totals	% of Total Growth.	SF Dwellings	MF Dwellings	Total	
1996	27	6	33	18.3%	147	0	147	180
1997	42	18	60	28.0%	154	0	154	214
1998	52	72	124	47.5%	137	0	137	261
1999	63	0	63	26.4%	176	0	176	239
2000	46	38	84	33.1%	170	0	170	254
2001	25	12	37	20.7%	132	10	142	179
2002	41	53	94	45.0%	95	20	115	209
Total	296	199	495	32.2%	1,011	30	1,041	1,536
%	59.8%	40.2%	100.0%		97.1%	2.9%	100.0%	
Population Increase 1996 - 2002	793	331	1,124		2,708	50	2,758	3,882
Avg. Household Size	2.68	1.66	2.27		2.68	1.67	2.65	2.53
Source: Winslow Population Growth Review, February 7, 2002 (with update May 2003), Steve Morse, COBI Natural Resource Planner								

Table 31: Winslow MPSA Goal 1992 – 2012

Table 31: Estimated Number of Dwelling Units Needed to Meet WMPSA Population Goal					
Winslow MPSA Goal 1992-2012 for Added Population:	Population in WMPSA				
	3,715	Avg. Annual Growth			
Winslow MPSA Population Growth 1992 to 1996	500	125			
Winslow MPSA Population Growth 1996 to 2003	1,124	187	Permitted Dwellings in WMPSA		
Required WMPSA Population Growth 2003 to 2012	2,091	232	SFR	MF	Totals
1996 to 2003 Permitted Dwelling Units (Building Permits Issued) by Type			296	199	495
Percentage			63.6%	36.4%	100.0%
Required WMPSA Population Increase 2003 - 2012			1,330	761	2,091
Projected Avg Household Size (based on 1996 - 2003)			2.68	1.66	
Estimated Number of Dwelling Units Needed to Meet WMPSA Population Goal			496	458	
Average Per Year			55.2	50.8	
Source: Winslow Population Growth Review, February 7, 2002 (with update May 2003), Steve Morse, COBI Natural Resource Planner					

In the WMPSA, as of January 2003, the City estimates there are 27.62 acres of vacant parcels with zoning allowing multifamily housing to accommodate the WMPSA population goal. The vacancy information was drawn from the Kitsap County Assessor's records. Estimating the potential number of multifamily units in the WMPSA was outside the scope of the Housing Needs Assessment.

Facilities for Groups with Special Needs

Homeless

Bainbridge Island has no facilities to house the homeless. Seattle and Bremerton have the closest emergency shelters for the homeless. Max Hale, located in Bremerton, provides transitional housing for men. No shelters exist for women with children in Kitsap County. There is a shelter in Bremerton for teens in crisis but most displaced teens would rather sleep in cars or outside rather than leave the Island.

Bainbridge had a group home for teens but it was closed for lack of funds in the early 1970s. According to Helpline House, many Bainbridge residents who find themselves homeless, prefer to remain on Bainbridge Island and camp, sleep in their boats or cars or the couch of a friend or wherever else they can find a place. Helpline House supports the Island's homeless with food, bedding and funds to pay camping fees.

Through its food bank, Helpline House maintains a good sense of the ongoing homeless population, and estimates the population holds fairly constant at around 50. There have been infrequent and unscientific homeless counts in the past. The 1994 Housing Needs Assessment, prepared as part of the Housing Element, cited "47 single adults and 14 couples or families were homeless for part of the year." Some of

these homeless were long-term residents of Bainbridge Island and one out of three were women. Many were the working poor.

The most recent count of the homeless on Bainbridge, conducted by Helpline House and Bainbridge Youth Services, occurred in January of 2001 as part of the Kitsap County Continuum of Care count. The results were:

Youth (22 and under):	19
Adults:	<u>27</u>
Total	46

In the fall of 2003 another count will be conducted under the auspices of the Continuum of Care and the Washington State Office of Community Development.

Transitional Housing

IslandHome, built in 1992 and owned and operated by the Housing Resources Board, provides transitional housing for 10 families with children at no more than 30% of gross household income per HUD's Section 8 program. The tenant's rent subsidy comes through the Section 8 project-based certificates, which are given to the project rather than to eligible individuals or households. The maximum stay is two years. During this two-year period at least one adult in each household is required to participate in the career development program, Stepping Stones, a Helpline House service.

An ongoing concern and challenge for graduates of the Stepping Stones program is locating appropriate and affordable housing on Bainbridge. With a shortage of permanent rent-assisted or other affordable housing options, particularly 2 and 3-bedroom units, graduates are often forced to leave the Island and the community that has supported them. Only a handful of all IslandHome residents who have graduated from the Stepping Stones program have been able to find permanent housing on Bainbridge. This shortage of affordable housing options results in a loss for the community who invested in the career development of the graduates and for the graduates who lose the opportunity to remain connected and to continue contributing to the community.

Developmentally and Mentally Disabled

Currently there is only one long-term housing option for individuals who have developmental and mental disabilities - Serenity House, a 34-bed facility in Lynwood Center. Both Island Rehab, on Madison Avenue, and Messenger House, located on Manitou Park Boulevard, have several long-term residents who are in need of 24-hour care. (See page 54.) Previously, two USDA Rural Development senior projects (Virginia Villa, on High School Road, and Winslow Arms, on Parfitt Way) also accepted developmentally disabled and mentally disabled persons on Social Security Supplemental Income. USDA has since changed the eligibility criteria after concluding that these populations did not integrate well with the senior population. Although these facilities are no longer accepting disabled residents, several previously eligible residents continue to reside there.

Most individuals with developmental disabilities need both rent assistance and handicap-accessible housing. Even those able to obtain a Section 8 voucher and receive Social Security Supplemental Income are not always able to find housing that is handicap accessible.

Transportation Options for The Elderly & Disabled

Accessible and affordable transportation for the elderly and disabled is a critical element of housing for these households. ACCESS, a service of Kitsap Transit, provides door-to-door or curb-to-curb transportation to those elderly and disabled who are unable to use the fixed route transit system. ACCESS delivers individuals to doctor's appointments, shopping, visiting friends, or any other destination within Kitsap County. Paratransit Services, a private, nonprofit transportation company located in Bremerton, provides Medicaid transportation services to the developmentally disabled throughout Kitsap County

Housing for The Mentally Ill

Kitsap Mental Health Services (KMHS) has 95 beds in various facilities to treat mental illness, as outlined in **Table 32**, below. The closest group facility to Bainbridge Island for the mentally ill is in Suquamish.

Table 32: Kitsap Mental Health Services' Housing for the Mentally Ill

Table 32: Kitsap Mental Health Services' Housing For The Mentally Ill						
Facility	Location	Type	Service Provided	Beds ¹	Age Group	# of Residents
Supported Living Houses	Suquamish, Bremerton and Port Orchard	Independent living for individuals with a primary diagnosis as mentally ill	Case mgmt	39	Adults - 18+ (1 house, called Youth Adult Transition, is dedicated to 18-26 year olds.)	39
Petersville Road Complex	Bremerton	Independent living for individuals with a primary diagnosis as mentally ill	Case mgmt	8	Adults - 18 +	8
Harris Road Complex	Port Orchard	Independent living for individuals with a primary diagnosis as mentally ill	Case mgmt	8	Adults - 18 +	8
Burwell House	Bremerton	Residential treatment facility	Case mgmt	15	Adults	15
Adolescent (& Child) Treatment Unit	Bremerton	Inpatient (secured)	Intensive psychiatric treatment	10	8 - 18	10
Adult Treatment Unit	Bremerton	Inpatient (secured)	Intensive psychiatric treatment	<u>15</u>	Adults	<u>15</u>
Totals				95		95

Note 1. Number of beds varies among the 13 "houses", two of which were built for KMHS by KOCHA and co-managed. These complexes provide 8 beds each in 2 2-BR and 14 1-BR units)

Source: Kitsap Mental Health Services

Foster Child Care

There are eight licensed foster care homes on Bainbridge Island as of July 2003, down from 10 in 1994. Two of the eight homes currently have children in their care. However, it is possible other foster children are being cared for in Bainbridge homes if they were placed by out of state agencies. DSHS only tracks children placed by Washington State. The need for foster care on the Island varies from time to time and some homes were licensed in order to provide care for a particular child. DSHS's goal now is to place more children with the least amount of moves, ideally with relatives or as close to their family setting as possible. One approach they are employing to achieve this goal is soliciting foster care settings through contacts at the child's school.

Table 33: Housing Facilities For Groups With Special Needs

Table 33: Facilities for Groups with Special Needs					
I Adult Family Homes ¹					
Facility	Provider	Facility Address	Phone	Total Beds	Population Served
Fir Acres LLC	Shirley Haugen	391 Fir Acres	842-2944	6	specialty dementia, elderly, wheel chair, respite, specialty mental health
Hidden Cove Home LLC	Shirley Haugen	13382 Hidden Cove Lane NE	842-2944	5	specialty dementia, elderly, wheel chair, respite, specialty mental health
Total				11	
1. "These are residential homes licensed to care for up to six non-related residents . They provide room, board, laundry, necessary supervision, and necessary help with activities of daily living, personal care, and social services. RCW 70.128.010." Definition on DSHS website.					
Source: Washington State Department of Social and Health Services @ http://www.aasa.dshs.wa.gov					

II Boarding Homes ¹.

Facility	Provider	Facility Address	Phone	Total Beds ² .	Population Served/Contract Status ³ .
Serenity Group Home I ⁴ .	Not listed	4500 Pleasant Beach DR NE	842-3907	34	Adult Resident Care, Enhanced Adult Resident Care
Madison Avenue Retirement Center ⁵ .	Not listed	285 Madison Avenue South	842-3694	35	This home has no contract status.
Wyatt House Retirement Center ⁶ .	Not listed	186 Wyatt Way NW	780-3646	45	This home has no contract status.

Total 114

"These facilities in a community setting are licensed to care for seven or more residents. The boarding home (BH) provides room and board and help with activities of daily living (ADL). Some BHs provide limited nursing services; others may specialize in serving people with mental health problems, developmental disabilities, or dementia (Alzheimer's disease). RCW 18-20-020(2)". DSHS website.

2. Madison Avenue Retirement Center and Wyatt House Retirement Center are also listed on Table 7: Market Rate Multi-family & Assisted Living Units.

3. "Some boarding homes provide Assisted Living through a contract with the Department of Social and Health Services. Specific services are provided in a contracted Assisted Living boarding home." DSHS website.

4. 22 residents as of June 17, 2003.

5. No developmentally disabled residents per Ron Fenner, General Manager.

6. No developmentally disabled residents now or in the past per Robin Garretson, Administrator.

Source: Washington State Department of Social and Health Services @

<http://www.aasa.dshs.wa.gov>

III Nursing Homes

Facility	Operator /Licensee	Facility Address	Phone	Total Licensed Beds	Administrator / Contact
Island Health And Rehabilitation Center ¹ .	Extencicare Homes Inc.	835 Madison Avenue North	842-4765	72	Administrator - Karen Trahan
					Contact - Mary Render, Social Services Director
Messenger House Care Center ² .	Soundcare Inc.	10861 Manitou Park Blvd N	842-2654	96	Administrator - Scott D. Churchill
					Contact - Linda Field, Admissions Coordinator

Total 168

1. Three developmentally disabled who are long-term residents who need assistance with all ADL (activities of daily living). Annual census over the last year has been in the high 50s. They are working to downsize to 62 licensed beds by creating some private rooms and making triple occupancy rooms into doubles.

2. One long term resident who is developmentally disabled and when Serenity House residents need nursing home care they move temporarily into Messenger House until they are well enough to return home to Serenity House. As a nursing home they are not the appropriate housing for developmentally disabled who can live in a group setting. Alzheimers: 49 of the 96 beds are in a secure unit at Messenger House dedicated to the care of Alzheimer's patients - one of only three such facilities in Kitsap County.

APPENDIX

Table 34 – Multifamily Vacancies 1993 – 2002

Table 34a: Vacancies - Multifamily, November 2002		
Type of Project	# Vacant	% Vacant by Type
Established Market Rate Units	15	4.7%
Established Subsidized Units	10	3.9%
Total Vacancies in Established	25	4.6%
New Market Rate - In Rent Up ¹ .	28	93.3%
Total Vacancies	53	9.2%

Source: Apartment survey November 2002 by Space-Solutions pllc
1. Lynwood Commons

Table 34b: Vacancies - Multifamily Vacancies Over Time 1993 - 2002 (See notes 1 & 2, below)									
	1993	1995	1996	1997	1998	1999	2000	2001	2002
Established Market Rate Units	1			No Data Available			1	2	15
New Market Rate - In Rent Up	33						0	28	
Subsidized Units							4	10	
Total Vacancies	34	3	4				3	6	53
% Vacant	6.2%	0.5%	0.7%	0.6%	1.1%	9.2%			

Table 34c: Change in Multifamily Survey Inventory 1993 - 2002 (See notes 1 & 2, below)									
Total Units	528	537	537	537	537	537	529	529	574
Net Change in Survey Count		9	0	0	0	0	-8	0	45
Cumulative Net Change in Survey Count		9	9	9	9	9	1	1	46
% Change			0.0%	0.0%	0.0%	0.0%	-1.5%	0.0%	8.5%
Corrected Count of Units	552	552	552	552	552	552	544	544	574

Notes to Tables 34 a - c: Change in Survey Numbers of Multifamily Units 1993 - 2002				
1993 -1995 Net Change: + 9			Adds	Lost
Market Rate:	Driftwood Apartments (undercounted by 2 units in '93)		2	0
	Sea Breeze (not counted in '93)		6	0
	Unknown		1	0
Net Change 1993 - 1995			9	
2000 Net Change: - 8			Adds	Lost
Market Rate:	Driftwood Apartments (gut rehab, converted to market rate condos)		0	-19
Subsidized:	Village Home (new construction)		11	0
Net Change 2000			-8	
2002 Net Change: - 45+			Adds	Lost
Market Rate:	550 Madison (existing building, new to survey)		13	0
	Lynwood Commons (new construction, in lease up)		30	0
	Quay Bainbridge (existing building, undercounted by 2 units)		2	0
Net Change 2002			45	
Totals			65	-19
Total Net Change in Survey Inventory 1993 - 2002				46
1. Winslow Manor, a 39 unit project, opened in December '92 and was in rent-up mode with 33 units available at the time of the January 1993 survey. Source: Housing Needs Assessment, September 1, 1994.				
2. Lynwood Commons, a 3-building 30 unit project, had two units rented at the time of the survey.				

Table 35: Average New Home Prices

Table 35: Average New Home Prices ¹								
	Bainbridge	Other Kitsap Areas	Price Difference	Bainbridge Price "Premium"	Change in Bainbridge Price	% Change	Change in Other Kitsap Prices	% Change
1992	\$186,940	\$115,054	\$71,886	162.5%				
1993	\$205,725	\$139,674	\$66,051	147.3%	\$18,785	10.0%	\$24,620	21.4%
1994	\$249,673	\$141,826	\$107,847	176.0%	\$43,948	21.4%	\$2,152	1.5%
1995	\$260,458	\$146,819	\$113,639	177.4%	\$10,785	4.3%	\$4,993	3.5%
1996	\$304,735	\$150,911	\$153,824	201.9%	\$44,277	17.0%	\$4,092	2.8%
1998	\$348,819	\$165,298	\$183,521	211.0%	\$44,084	14.5%	\$14,387	9.5%
1999	\$382,306	\$178,201	\$204,105	214.5%	\$33,487	9.6%	\$12,903	7.8%
2000	\$410,050	\$182,202	\$227,848	225.1%	\$27,744	7.3%	\$4,001	2.2%
2001	\$453,023	\$200,719	\$252,304	225.7%	\$42,973	10.5%	\$18,517	10.2%
2002	\$481,114	\$216,194	\$264,920	222.5%	\$28,091	6.2%	\$15,475	7.7%
Change 1992 - 2002				\$294,174	Change 1992 - 2002			\$101,140
Bainbridge Annualized Growth				9.91%	Other Kitsap Annualized Growth			6.51%

1. Source: Kitsap County TRENDS Report

Note: 1997 was not reported in the TRENDS Report because it was incomplete, in part due to the MLS purchase by the NWMLS and there was no data for August and September sales.

Table 36: Renter Households Paying 30% or More of Household Income in Gross Rent (1990 & 2000)

Table 36: Renter Households Paying 30% Or More of Household Income in Gross Rent ¹										
Household Income	Renter Households - 1990			Renter Households - 2000			Change 1990 - 2000			
	Total HHs	HHs Paying 30% +	% HHs Paying 30% +	Total HHs	HHs Paying 30% + ²	% HHs Paying 30% +	Total HHs	% Total HHs	HHs Paying 30% +	% Paying 30% +
< \$10,000	261	180	69.0%	187	99	52.9%	-74	-28.4%	-81	-45.0%
\$10,000 to \$19,999	256	127	49.6%	283	217	76.7%	27	10.5%	90	70.9%
\$20,000 - \$34,999	425	99	23.3%	286	155	54.2%	-139	-32.7%	56	56.6%
\$35,000 +	514	38	7.4%	950	160	16.8%	436	84.8%	122	321.1%
Total	1,456	444	30.5%	1,706	631	37.0%	250	17.2%	187	42.1%

Source: U.S. Census, Table QT-H13. Gross Rent as a Percentage of Household Income in 1999: 2000 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

1. "Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.)..." U.S. Census Bureau, Census 2000, Appendix B Definitions of Subject Characteristics

2. Fully 85% of the renter households (or 537) are paying 35% or more in gross rent. 15% (or 94) are paying between 30% and 34.9% for gross rent.

Table 37: Owner Households Paying 30% or More of Household Income For Housing Costs

Table 37: Owner Households Paying 30% Or More of Household Income For Housing Costs ¹ .										
Household Income	Owner Households - 1990			Owner Households - 2000			Change 1990 - 2000			
	Total HHs	HHs Paying 30% +	% HHs Paying 30% +	Total HHs	HHs Paying 30% + ²	% HHs Paying 30% +	Total HHs	% Total HHs	HHs Paying 30% +	% Paying 30% +
< \$10,000	174	122	70.1%	110	83	75.5%	-64	-36.8%	-39	-32.0%
\$10,000 - \$19,999	252	139	55.2%	230	197	85.7%	-22	-8.7%	58	41.7%
\$20,000 - \$34,999	628	211	33.6%	526	296	56.3%	-102	-16.2%	85	40.3%
\$35,000 - \$49,999	2,628	349	13.3%	494	219	44.3%	-2,134	-81.2%	-130	-37.2%
\$50,000 - \$74,999				889	342	38.5%				
\$75,000 +				3,038	335	11.0%				
Total	3,682	821	22.3%	5,287	1,472	27.8%	-2,322	-1	-26	-3.2%

Source: U.S. Census, Table QT-H16. Selected Monthly Owner Costs as a Percentage of Household Income in 1999: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

1. "Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property ...real estate taxes; fire, hazard, and flood insurance on the property; utilities...fuels...monthly condominium fees or mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees)." U.S. Census Bureau, Census 2000, Appendix B Definitions of Subject Characteristics, Page B-61.

2. 74.5% of the owner households (or 1,097) are paying 35% or more for housing costs. 25.5% (or 375) are paying between 30% and 34.9% for housing costs.

Table 38: QT-13 Gross Rent as a Percentage of Household Income in 1999:

QT-H13. Gross Rent as a Percentage of Household Income in 1999: 2000		
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data		
Geographic Area: Bainbridge Island city, Washington		
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 10 percent	151	8.9
10 to 14 percent	178	10.4
15 to 19 percent	231	13.5
20 to 24 percent	153	9
25 to 29 percent	247	14.5
30 to 34 percent	94	5.5
35 to 39 percent	123	7.2
40 to 49 percent	129	7.6
50 percent or more	285	16.7
Not computed	115	6.7
Median	26.7	(X)
HOUSEHOLD INCOME IN 1999 BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than \$10,000		
Less than 20 percent	0	0
20 to 24 percent	0	0
25 to 29 percent	40	21.4
30 to 34 percent	0	0
35 percent or more	99	52.9
Not computed	48	25.7
\$10,000 to \$19,999		
Less than 20 percent	25	8.8
20 to 24 percent	10	3.5
25 to 29 percent	26	9.2
30 to 34 percent	22	7.8
35 percent or more	195	68.9
Not computed	5	1.8
\$20,000 to \$34,999		
Less than 20 percent	23	8
20 to 24 percent	42	14.7
25 to 29 percent	39	13.6
30 to 34 percent	30	10.5
35 percent or more	125	43.7
Not computed	27	9.4
\$35,000 or more		
Less than 20 percent	512	53.9
20 to 24 percent	101	10.6
25 to 29 percent	142	14.9
30 to 34 percent	42	4.4
35 percent or more	118	12.4
Not computed	35	3.7
Subject	Number	Percent
(X) Not applicable.		
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H69, H70, and H73.		