

2. Housing Profile

The national housing goal that every American family be able to afford a decent home in a suitable environment has not changed. Without quality, affordable housing, a community won't have stable households, livable neighborhoods, and a healthy economy. A variety of housing types is needed to meet the requirements of households and families of different sizes, ages, and characteristics.

This section of the Consolidated Plan inventories the housing in the community and provides an overview of the availability of housing affordable to low and moderate income households. The local housing inventory includes the private sector owner and renter housing, public and assisted housing. Housing for persons who are homeless and those with special needs is addressed in Section 3.

General Characteristics:

The U. S. Census indicates there were 31,652 housing units in St. Joseph in 2000, only 438 more than counted ten years earlier. More than seventy-three percent (73.3%) were single-family structures. That number included 1,052 mobile homes and 2,626 vacant units.

The number of housing units in tracts 9, 10, 11, 12, 14, 15, and 19 continues to decrease while most of the new construction occurs east of the Belt Highway. There were a total of 1,416 vacant units in tracts 9, 10, 11, 12, 14, 15, and 19, representing almost 52% of all vacant structures in the community.

Census tracts 10, 11, 12, 14, and 19 lost a total of 1,162 housing units in the ten years between 1980 and 1990 and another 762 during the next decade. Census tract 10 suffered the greatest loss, a total of 219 housing units, while tract 14 lost 187 units, and tract 12 lost 204. There were a total of 1,053 vacant housing units in the five tracts, representing 38.6% of all vacant.

After the City of St. Joseph and Neighborhood Partners, Inc. began implementing its 5-year comprehensive Mid-City Neighborhood Revitalization Strategy that was submitted to and approved by HUD in July 2002, residents of the 54 block area that covers portions of Census Tracts 10 and 14 began witnessing the rehabilitation of several vacant structures. Trinity Management and Community Development Corporation has rehabbed three rental units and one single-family structure. There is new construction in the Mid-City NRSA: four new homes built by Habitat for Humanity; Community Action Partnership's addition of two and plans to build three more. Neighborhood Partners, Inc. has constructed six single-family houses and one duplex, and has plans to add four more

units. Prior to the approval of the Mid-City NRSA, it had been more than twenty years since a new home was constructed in tract 10.

Less than 17% of the single-family units are located in the low-to moderate- income areas west of Twenty-Second Street (Census Tracts 10, 11, 12, 14, and 19). In comparison, 35.6% of the multi-family units (2 or more units) are located in those census tracts.

During the period, 2000 through 2004, the City of St. Joseph issued 19 building permits for manufactured homes, 614 permits for the construction of new single family homes, 197 for attached duplexes, and 16 for multi-family units. Although locational information for these new single family and multi-family structures is not included in the annual compilation of permit records, a cruise through the community, especially the area east of the Belt Highway, reveals very little new housing stock has been added in the low- to moderate-income neighborhoods west of Twenty-Second Street.

	Manufactured Homes	Single Family Homes	Attached Duplex	Multi-Family **
2000	3	122	18	3
2001	5	93	41	2
2002	3	122	102	0
2003	4	156	10	7
2004	4	121	26	4
Total	19	614	197	16

New affordable senior housing was made available by the construction of two additional garden apartment senior housing projects east of the Belt Highway. Each of the 88 apartments is a two-bedroom unit. The two projects were constructed with HOME funds in conjunction with equity from tax credits and an AHP mortgage through the Missouri Housing Development Commission. With the two new senior housing projects, St. Joseph offers a total of 807 affordable units for senior citizens; 56 of the units are accessible for individuals that are disabled. Only 35 of the 807 units were vacant on January 12, 2005.

Table 30
Housing for Senior Citizens

Senior Housing Complex	No. of Units Available	No. of Units Vacant on 01-12-2005	No. of HCP Accessible Units	No. of Vacant HCP Units
Brock Court 1901 Jamesport Street	12	0	2	0
King Hill Apartments 6010 King Hill Avenue	72	10	4	1
East Ridge Manor 1501 Village Drive	80	1	8	1
Danford Hall 2608 Penn	38	10	0	0
Chilton Place 415 North 10 th	57	2	0	0
St. Francis Apartments 1601 South 38 th	109	2	12	0
Wesley Senior Towers 10 th and Francis	111	7	11	1
Westchester Village of St. Joseph 2302 Village Drive	60	1	1	0
Windwood Estates 1316 North Woodbine Road	48	0	2	0
Village East Tower Apartments 1218 Village Drive	108	2	11	0
Wellington Point 3811 Beck Road	48	0	3	0
Whittington Estates 1502 Buckingham Street	40	0	4	0

During the 2000-2004 period, 301 residences and 22 duplex structures were demolished. The areas of greatest impact were the older neighborhoods west of Twenty-Second Street. Most of the demolition eliminated vacant, abandoned and dangerous structures that were blighting eyesores in these lower income areas. Some of the demolition was the result of extensive fire damage. A few, in the developing suburban areas, were demolished in support of new construction.

Table 31
Demolition Permits, 2000-2004

Year	Residences	Duplex	Other Buildings	Commercial Structures
2000	67	5	52	7
2001	42	5	49	18
2002	58	3	50	8
2003	63	3	46	20
2004	71	6	19	33
Total	301	22	216	86

Housing Tenure

Although the number of housing units increased, the percentage of owner-occupied housing units decreased during the ten year period, 1990-2000. According to the 2000 Census, 64.8% of the 31,652 occupied units of housing were owner-occupied units, compared to 1990 when the percentage was 65.8% of 28,411 units. As in the past, there continues to be a significant difference in the owner occupancy rate in the lower income neighborhoods west of Twenty-Second Street, compared to the community as a whole.

Almost 60% of the housing in the moderate- to high-income neighborhoods that are east of the Belt Highway (tracts 1, 7, 17 and 22) are owner-occupied, compared to only 39% in the six census tracts where a majority of the residents are recognized by HUD as being low-to-moderate- income (tracts 10, 11, 12, 14, and 19).

Table 32
Percent of Owner-Occupied Structures
In Low- to Moderate Income Areas
Source: U.S. Census, 2000

Census Tract	Occupied Housing Units	% Owner Occupied
10	1,396	27.1%
11	1,531	36.2%
12	949	25.4%
14	1,668	48.2%
19	916	60.0%
City as a Whole	31,652	64.8%

Housing Condition

Age of housing is one method for determining housing conditions.

Table 33
Age of Housing
Source: 2000 Census
(DP-4: Profile of Selected Housing Characteristics)
(Note: data based on sample)

Year Constructed	Number of Units	Percent
1939 or earlier	11,115	35.1
1940-1959	7,302	23.0
1960-1969	4,259	13.4
1970-1979	4,630	14.6
1980-1989	2,021	6.4
1990-1994	1,016	3.2
1995-1998	1,041	3.3
1999-March 2000	323	1.0

Table 34
Units Built Prior to 1959 by Tenure
(Lower Income Areas of Community)

Census Tract	Owner Built pre-1959	Renter Built pre-1959	Total Units	% Built Prior to 1959
3	735	191	1,322	70.0%
4	413	196	713	85.4%
9	1,150	556	2,056	83.0%
10	367	607	1,128	86.3%
11	477	503	1,273	77.0%
12	226	440	793	84.0%
14	689	462	1,410	81.6%
15	1,319	554	2,121	88.3%
19	508	205	796	89.6%
21	509	161	943	71.0%
24	478	195	798	84.3%
25	577	168	970	76.8%

In June 2004, Aquila Community Housing Assessment Team conducted a study of housing in St. Joseph. The CHAT Team aptly concluded that:

“Structural Condition in older neighborhoods is a key issue for St. Joseph. Many houses, including buildings of great architectural merit have deteriorated to the point where their continued viability is in question. Many of the city’s great houses are being lovingly restored. However, continued deterioration of houses threatens the security of these efforts and discourages others considering a city house. Conditions in many rental units are also suspect.”¹

The pre-1959 housing stock is most likely to be found in the census tracts located to the west of the Belt Highway, from Frederick Avenue south to U.S. Highway 36. Of the 7,508 housing units in tracts 9, 10, 12, 14, and 15, almost eighty-five percent (6,370) were constructed before 1959. Of those pre-1959 units, 5,189 were constructed prior to 1939 and only 2,191 during the next two decades, 1940 to 1959. During the next forty years, 1,401 new units were added.

As stated previously, most of the new construction in the past ten years (1990-March 2000) occurred in tracts 1 and 7 where a total of 751 owner units and 615 rental units

¹ The St. Joseph Area CHAT Report by Aquila Community Housing Assessment Team, June 17, 2004.

were added. Nearly two-thirds (467) of the 751 new owner units are situated in census tract 1, while most of the rental units (514) were built in tract 7.

The inhabitancy of St. Joseph’s older housing units continues to change. The 2000 Census shows 67.5% of the units constructed before 1940 as owner-occupied, down from 70.4% in the previous census. For those built between 1940 and 1959, the percentage increased from 67.9% to 70.8%, and the housing built during the 1960 to 1979 period also increased from 61.3% to 65.8%.

CHAS Data², 2000, indicates there are 4,113 renter households and 3,984 owner households “with conditions” or housing problems. HUD defines “with conditions” as a household having at least one of the following housing conditions:

- ❑ lacks complete plumbing facilities,
- ❑ lacks complete kitchen facilities,
- ❑ there are more than 1.01 persons per room, and
- ❑ selected monthly owner costs greater than 30 percent of household income (1999), or
- ❑ gross rent as a percentage of household income (1999) is greater than 30 percent.

*2005 Section 8 Income Guidelines
by Household Size - 80% of Median*

<u>HOUSEHOLD SIZE</u>	<u>80% OF MEDIAN</u>
1 person	\$29,100
2 persons	\$33,300
3 persons	\$37,450
4 persons	\$41,600
5 persons	\$44,950
6 persons	\$48,250
7 persons	\$51,600
8 or more persons	\$54,900

It is interesting to note that there are 30 homeowners and four renter families that live in housing “with conditions” described above, even though their incomes are \$100,000 or more. The following tables portray the number of renter and owner households “with conditions”. The shaded areas in the household size columns provide a picture of the households that are considered by HUD to be low- to moderate-income (80% of the 2005 median family income of \$51,950, adjusted by family size.)

² CHAS Data is from HUD’s EMAD Special Tabulations DataBase on HUDUSER.org. The data was developed by the U.S. Census Bureau under an interagency agreement funded by the U.S. Department of Housing and Urban Development. The data for 1990 is from the 1990 Decennial Census Summary Tape File 4 Tables HB59 and HB60. The data for 2000 was extracted from a special run of the 2000 Decennial Census.

Table 36
Renter Households with Conditions

Income Intervals	Total	1-person	2-persons	3-persons	4-persons	5+persons
Total	4,113	1,913	985	478	385	352
Less than \$9,999	1,860	1,184	323	164	99	90
\$10,000-\$14,999	982	445	327	115	55	40
\$15,000-\$19,999	575	128	169	109	120	49
\$20,000-\$24,999	317	84	54	70	70	39
\$25,000-\$29,999	140	50	34	4	19	33
\$30,000-\$34,999	51	4	35	4	0	8
\$35,000-\$39,999	67	14	14	4	10	25
\$40,000-\$49,999	67	4	19	0	4	40
\$50,000-\$59,999	26	0	0	8	4	14
\$60,000-\$69,999	10	0	10	0	0	0
\$70,000-\$79,999	4	0	0	0	0	4
\$80,000-\$99,999	10	0	0	0	0	10
\$100,000-\$149,999	4	0	0	0	4	0
\$150,000 or more	0	0	0	0	0	0

Table 37
Owner Households with Conditions

Income Intervals	Total	1-person	2-persons	3-persons	4-persons	5+persons
Total	3,984	1,384	1,143	530	453	474
Less than \$9,999	1,048	655	244	65	55	29
\$10,000-\$14,999	475	234	150	39	28	24
\$15,000-\$19,999	542	194	174	59	80	35
\$20,000-\$24,999	376	105	104	75	63	29
\$25,000-\$29,999	410	118	119	68	60	45
\$30,000-\$34,999	251	12	99	35	45	60
\$35,000-\$39,999	227	14	104	49	20	40
\$40,000-\$49,999	271	38	70	74	50	39
\$50,000-\$59,999	165	14	43	19	30	59
\$60,000-\$69,999	100	0	24	29	8	39
\$70,000-\$79,999	40	0	8	4	14	14
\$80,000-\$99,999	49	0	0	0	0	49
\$100,000-\$149,999	22	0	4	14	0	4
\$150,000 or more	8	0	0	0	0	8

The City of St. Joseph defines substandard conditions and substandard structures suitable for rehabilitation as follows:

- **Substandard condition:** Any condition in an existing structure that fails to meet any of the basic performance requirements established in Section 24 CFR 882.109, *Housing Quality Standards (HQS)*.
- **Substandard structure suitable for rehabilitation:** An existing structure that has potential for meeting twelve (12) basic performance standards as outlined in the Housing Quality Standards (HQS), Section 24 CFR 882.109, after priority rehabilitation within established feasibility guidelines or when the cost of rehabilitation does not exceed the estimated finished appraised value, less existing mortgage balances.

Lead Poisoning

Although federal legislation has been passed to limit the amount of lead used in certain products, lead is a metal that continues to affect our children. Lead poisoning continues to be one of the most common and preventable environmental health problems today. It is a special concern for children under six years of age because they engage in more hand-to-mouth behaviors and their bodies absorb more lead during each exposure than adults do. This may result in a variety of adverse developmental health effects depending on the child's blood lead level:

Slowed physical growth
Inability to concentrate
Hyperactivity

Learning difficulties
Nervous system damage
Short attention span

Hearing problems
Decreased intelligence
Abdominal pain

According to the Missouri Department of Health and Human Services, an estimated one million children have elevated blood lead levels of at least 10 micrograms per deciliter in the U.S. According to 2003 Missouri blood lead testing data, three thousand children under the age of six, were identified with elevated blood lead levels in the state. The 2003 Missouri *Kids Count* Data Book tracks various indicators of child well being. *Kids Count* states that in 1998 (base year), 12.3 percent of the children in Missouri that were screened had elevated blood lead levels of 10 or more micrograms of lead per deciliter; in 2002, the percentage decreased to 5.0. There was little improvement in Buchanan County, however, as the percentage in 2002 was only .3 less than the base year's 9.6 percent.

The Environmental Protection Agency (EPA) estimates there are 1,327,626 housing units in Missouri with lead-based paint. Any housing built prior to 1978 may be considered suspect, although nationally, pre-1950 housing stock is considered most likely to contain lead-based paint.

In Missouri, an estimated 60% of dwellings built between 1960 and 1978 contain lead-based paint, with that number jumping to 80% for dwellings built between 1940-1959 and as high as 90% for pre-1949 dwellings.³ St. Joseph's children continue to be at risk. There are 18,417 housing units -- 58% of the housing stock -- that were built before 1959.

³ State of Missouri Department of Health and Senior Services (<http://www.dhss.mo.gov/Lead>)

Nationally, the following percentages are used for guidance in determining the number of households living in housing that contains lead-based paint:

Table 38
**Percentage of Households That
 May Be Affected by Lead-based Paint**

Year Built	Percent with Lead Based Paint
After 1980	0
1960-1979	62% +/- 10%
1940-1959	80% +/- 10%
Before 1940	90% +/- 10%

In 2001, Buchanan County ranked **eleventh** of Missouri counties for the percentage of children with elevated blood lead levels -- 8.6%. Andrew County ranked **ninth** with 8.9% of the children who were screened having blood that contained 10 or more micrograms of lead per deciliter.⁴

During the past four years, there were a total of 4,776 blood lead tests conducted on children up to age 72 months that had addresses of residence in Buchanan County. The St. Joseph Buchanan County Health Department conducted 1,656 of the tests; the others were performed at various medical facilities. There were 360 children found to have elevated blood lead levels. Three families were temporarily moved into the lead safe apartment that is located on South 15th Street. One child went through chelation. (A child must live in a lead safe environment for nineteen days during chelation and remain in a lead safe environment for five to six days after chelation is completed.)

Table 39
 Children Tested for Elevated Blood Levels
 2000-2004⁵

Year	Children Tested in Buchanan County	Children Tested by Health Dept.	Number of Environmental Assessments Performed	Tests Showing Elevated Blood Lead Levels	Number of Repeat Tests	Number of Children Tested with EBL	Number that Used Lead Safe Apartment
2000	1,060	392	2	150	58	92	0
2001	835	248	0	117	43	74	1
2002	774	305	0	136	73	63	0
2003	909	354	2	120	55	65	1
2004	1,198	357	7	134	63	71	1

⁴ CLIKS: County-City-Community Level Information on Kids, Source: Missouri Department of Health

⁵ Report compiled by St. Joseph Buchanan County Health Department.

The Health Department says the children found to have elevated blood lead levels lived in the following zip codes:

Table 40
Residency of Children Found with EBL

Zip Code	2000	2001	2002	2003	2004	Total
64501	41	21	24	22	21	129
64502	1	3	5	2	3	14
64503	17	14	13	13	12	69
64504	10	10	4	4	9	37
64505	3	12	6	9	10	40
64506	7	3	3	5	5	23
64507	12	11	8	10	11	52
64448	1					1
Total	92	74	63	65	71	365

Fifteen percent (15%) of the children in Buchanan County have families with incomes below the U.S. poverty threshold, as defined by the Bureau of the Census. These 3,021 children exist in families that in 2002 lived with incomes of less than \$18,000 for a family of four.

Energy Efficiency

A significant portion of a low-income family's housing costs is related to energy. Due to poor insulation, outdated furnaces and water heaters, and the poor condition of many of the houses, low-income households may use more energy than the population as a whole.

Rental Housing Inventory

No recent inventory of the rental housing stock in St. Joseph is available. Therefore, this inventory is based on 2000 census data and the CHAS Data Book, 2000.

The 2000 Census counted 10,203 renter-occupied housing units. The rental vacancy rate was quoted at 7.6 percent. The median contract rent was \$435.00.

While 96% of the renter units are considered affordable for families with incomes at or below 80% of the median family income (MFI), for those families with incomes at the lower end of the MFI spectrum, locating affordable housing is much more difficult, if practically impossible. For families with low incomes (31-50% of the MFI), about 42% of the rental housing is considered affordable. Further, for extremely low-income families, those with incomes at or below 30% of the MFI, about 47% of the rental housing is affordable.

According to social service agencies, there continues to be a lack of decent, safe *and* affordable rental units for large families. Interpretation of HUD statistical data supports this assertion. In 2000, there were a total of 824 vacant units available for rent. Of that number, only 129 units had three or more bedrooms.

Affordability is one of many factors that determine adequate housing. There is a direct connection between affordability and housing habitability. About 61% of the renter households with incomes that fall at or below 50% of the Median Family Income have housing deficiencies, in comparison to just 35% for all renter households.

Four percent (3.5%) of the small related renter families, 12.3% of the large renter families, and 5.8% of all renter families with moderate incomes (81-95% MFI) have housing problems in the form of physical defects or overcrowding. Only 2.5% of all the moderate-income renters are experiencing cost burdens.

Public and Assisted Housing

The Housing Authority of the City of St. Joseph offers two housing programs: Section 8 Voucher Program, and Conventional Public Housing. It also has thirty (30) units of single family scattered site housing. The Housing Authority is the only entity that offers public housing.

Scattered Sites for Homeownership Program

The Housing Authority constructed thirty (30) single family homes on scattered sites. Twenty-six (26) of the homes have 3-bedrooms and four (4) others are 4-bedroom units for large families. The thirty homes were the beginning of the PHA's Homeownership Program and the occupants are families that intend to eventually become homeowners. Two of the houses have been purchased and the Housing Authority is in the process of selling a third one. As the PHA sells the properties, it deposits the proceeds into a revolving fund to perpetuate the program.

Public Housing

The Housing Authority owns and manages 148 public housing units in one apartment complex, Pleasant Heights, located at 2902 South 36th Street. Seventy-two (72) of the units have two-bedrooms, 65 have three-bedrooms, and eleven have four-bedrooms. Two of the two-bedroom units and three of the three-bedroom units are accessible to individuals with physical disabilities. The Central Office has a ramp and one unit has a handicapped accessible shower.

In mid-February, 2005, 123 of the Pleasant Heights apartments were occupied. All of the vacant units are three bedroom units. The Housing Authority currently is trying to fill the complex by “overhousing”, allowing families that only qualify for two-bedroom units to be placed in a three-bedroom unit.

The Housing Authority strives to keep their public housing inventory in good condition. The PHA utilizes the Comprehensive Improvement Assistance Program (CIAP) for modernization and other needed exterior and interior improvements. Its Five-Year Plan includes replacing closet doors, balconies and stairs, moving and/or replacing hot water heaters, installing new cabinet countertops, and replacing all windows in the complex.

The organization has no plans to convert the public housing units to home ownership during the period covered by the Consolidated Plan. The agency does not expect, for any reason, to lose any public housing units over the next five-year period.

Section 8 Assisted Housing

The Section 8 program provides tenant-based assistance to eligible low- income households with a subsidy to make private market rents affordable. Tenants choose their own units. The units must meet minimum codes adopted by the City of St. Joseph and HUD’s Housing Quality Standards (HQS).

In mid-February, 2005, the Housing Authority had 737 Section 8 Vouchers on the program and twenty families had vouchers and were searching for units. There were 448 people on a waiting list. This waiting list began in March 2004 and the Housing Authority began issuing vouchers from that waiting list in January 2005. The agency says it cannot predict how long it will take to deplete the waiting list because only 20 vouchers were issued after 102 applicants were notified.

When the Housing Authority issues vouchers, the recipient has sixty days to locate a suitable unit and get it inspected. When the individuals are added to the waiting list, they are determined to be income eligible, but no other screening is conducted.

Because of its funding level, the Housing Authority says it can only afford to house an average of 847 families per month, instead of the 864 base line units it is supposed to have. Its average units per month are 851 units.

Other Assisted Housing

Community Housing Ministry, Inc. (CHM) has a total of 893 units in its management and administrative portfolio; 808 of the units are assisted with Section 8 funds through the Department of Housing and Urban Development (HUD).

A total of 372 family units are available in St. Joseph, Brookfield, MO, and the four county areas of Andrew, Buchanan, Clinton and DeKalb. At total of 521 units for elderly, handicap accessible, and/or chronically mentally ill are available in St. Joseph.

Northwood Terrace Apartments, a family complex located off St. Joseph Avenue near Krug Park in St. Joseph, MO offers 128 units. It was funded under the Section 236 BMIR family housing program and offers rental assistance for 81 of the units. There are 32 one-bedroom units, 72 two-bedroom units, and 24 three-bedroom units.

In addition, CHM provides Section 8-voucher assistance to 188 families living in the four-county area surrounding St. Joseph.

The senior citizen, handicap accessible, and/or chronically mentally ill assisted units in St. Joseph include:

Chilton Place	415 North 10 th Street
Danford Hall	2608 Penn Street
East Ridge Manor	1501 Village Drive
King Hill Apartments	6010 King Hill Avenue
St. Francis Apartments	1601 South 38 th Street
Wesley Towers	1001 Francis Streets

On March 1, 2005, CHM had a total of 59 vacant units in its portfolio. There were 58 families listed as waiting for assisted housing. The waiting list for units in St. Joseph is always open. The waiting list for the four county area is currently closed. There are 11

requests for efficiency units, 40 for one-bedroom units, 3 for two-bedroom units, and 5 for three-bedroom units.

Owner Housing Inventory and Market

Of the 31,752 housing units in St. Joseph, approximately 18,823 are owner-occupied. About 86% of the units are in good condition.

St. Joseph is well known for its affordable housing. According to the 2000 Census, the median value of a home in our community was \$67,337. In comparison, the median value of a home in the St. Joseph, MO MSA was \$72,948, and in the suburbs, \$90,503.⁶

Census tracts 1, 7, and 22 had the highest home values, with a median ranging from \$144,100 in tract 1 to \$112,800 in tract 7, and \$123,600 in tract 22. Homes in the inner city, were much cheaper, as shown in the following table:

Table 41
Median Value of Owner-Occupied Homes
in Low-to Moderate Income Neighborhoods
Source: 2000 U.S. Census

Census Tract	Median Value
10	\$47,800
11	\$47,200
12	\$37,300
13	\$22,500
14	\$41,500
19	\$36,600
City-wide	\$69,600

Only 14,175 or 75% of the owner-occupied housing units are considered affordable to low- to moderate-income families, those with incomes not exceeding 80% of the median family income.

The following charts identify the total number of owner-occupied units and vacant owner units available, by bedroom size, and depict the number of units that are affordable for families at or below 50% and 80% of the Median Family Income Levels.

⁶ SOCDS Census Data: Output for St. Joseph, MO
(<http://socds.huduser.org/scripts/odbc.exe/census/rntval.htm> 5/14/2004)]

Table 42
 Owned or For Sale By Number of Bedrooms
 Affordable to Households with Incomes at or below
 50% and 80% of Median Family Income
 (Source: HUD -- SOCS CHAS Data: Affordability Mismatch Output for All Households)

	0 & 1 Bedrooms	2 Bedrooms	3 or More Bedrooms
Units available	717	5,729	12,101
No. Affordable For:			
0 to 50% MFI	505	3,721	4,543
50 to 80% MFI	126	1,456	4,101
More than 80% MFI	86	552	3,457

Units that are shown as affordable to households 0 to 50% MFI have values affordable to households with incomes at or below 50% of HUD Area Median Family Income. HUD defines “affordable” as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying incomes times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Table 43
 Vacant Units for Sale Affordable to Households with
 Incomes at or below 80%, 50% and 30% of Median Family Income

	0 & 1 Bedrooms	2 Bedrooms	3 or More Bedrooms
Total Units	59	107	185
No. Affordable For:			
0 to 50% MFI	47	91	80
50 to 80% MFI	8	16	35
More than 80% MFI	4	0	70

Information is not readily available on cost and size by number of bedrooms for the current St. Joseph real estate market. The local Board of Realtors does not maintain statistics on price listings in comparison to the structure’s age, location, number of bedrooms, or by any other characteristics.

The sale of new and existing homes increased twelve percent (12%) in St. Joseph last year, but the real estate industry predicts 2005 will bring new challenges. Many realtors are anxious to see what affect Triumph Foods will have on the St. Joseph housing market. The pork processing plant is expected to begin production in the fall of 2005 and no one is sure what kind of labor force will work at the plant. However, some realtors say they are noticing out-of-town investors buying foreclosed homes for possible sale or rent to Triumph laborers. The questions surrounding Triumph are part of a broader issue of housing availability for middle-income wage earners, especially in older parts of the city.⁷

Issues relating to Triumph Foods and its effect on the housing market are further discussed in the “Housing Needs” section of this Consolidated Plan.

⁷ *St. Joseph News Press*, article entitled, “Home Sales Up in 2004”, Tuesday, February 22, 2005.