

Housing Market

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Data Highlights: Tenure and Income Comparison

Population by Tenure

2012-2016 American Community Survey 5-Year Estimates

	Washtenaw County	Ann Arbor city	Ypsilanti city
Owner occupied	215,345	49,701	5,689
Renter occupied	123,350	57,299	11,884
Total	338,695	107,000	17,573
Percent in rental units	36%	54%	68%

*Ypsilanti total population estimate from the 2016 ACS is 20,577

Households by Tenure

2012-2016 American Community Survey 5-Year Estimates

	Washtenaw County	Ann Arbor city	Ypsilanti city
Owner occupied	82,693	21,283	2,399
Renter occupied	55,979	25,965	5,588
Total	138,672	47,248	7,987
Percent in rental units	40%	55%	70%

Number of Households, Household Income, and Cost Burden

2012-2016 American Community Survey 5-Year Estimates

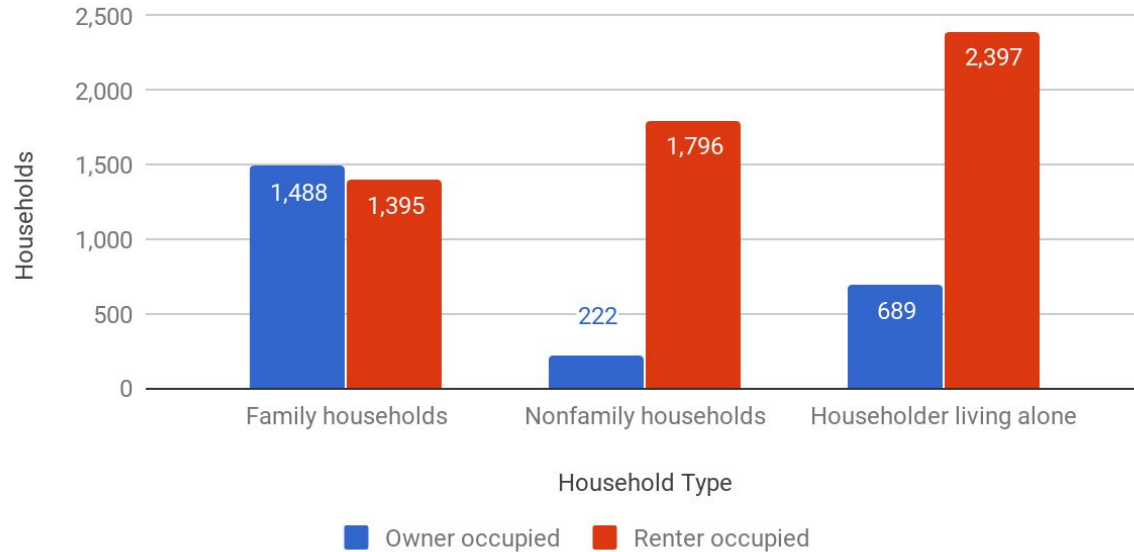
	Households	Median Household Income	Cost-Burdened Households (Count)	Cost-Burdened Households (Percent of Total)
Washtenaw	138,672	\$62,484	45,687	32.95%
Ann Arbor	47,248	\$57,697	17,660	37.38%
Ypsilanti	7,987	\$33,055	3,919	49.07%

Cost-burden defined as paying 30 percent or more of household income to housing costs.

Data Highlights: Household Type

Household Type by Tenure, City of Ypsilanti

2012-2016 American Community Survey 5-Year Estimates



Data Highlights: Affordability by Household Size

City of Ypsilanti Median Household Income by Household Size and HUD Income Limits for Washtenaw County

2012-2016 American Community Survey 5-Year Estimates

MHSDA 2018 HUD Income Limits

	City of Ypsilanti Median Household Income	Rent Affordable at 30 percent of income	Washtenaw County Median Household Income	Ypsilanti Median as Percentage of County Median
	(2016 ACS Estimates)		(HUD Income Limits)	
Median	\$33,055	\$826	\$92,900	35.58%
1-person households	\$20,210	\$505	\$65,100	31.04%
2-person households	\$42,460	\$1,062	\$74,400	57.07%
3-person households	\$46,164	\$1,154	\$83,700	55.15%
4-person households	\$59,432	\$1,486	\$92,900	63.97%
5-person households	-	-	\$100,400	-
6-person households	-	-	\$107,800	-
7-or-more-person households	\$44,038	\$1,101	\$115,200	38.23%

Data Highlights: Rents

Rent by Number of Bedrooms, City of Ypsilanti

	2012-2016 American Community Survey 5-Year Estimates	Costar, 2018	Rental Listings, January to March 2018
	Median Gross Rent	Average Asking Rent	Median Asking Rent
No bedroom/Studio	\$558	\$744	\$685
1 bedroom	\$646	\$795	\$775
2 bedrooms	\$851	\$897	\$975
3 bedrooms	\$1,097	\$960	\$1,350
4 bedrooms	\$1,398	N/A	\$1,650
5 or more bedrooms	\$1,592	N/A	\$2,300

**Rental Listings, January to March
2018**

Bedrooms per unit	Number of listings
0	6
1	53
2	49
3	23
4	11
5	10
6	2
7	1
8	2

Sources: rent.com and zillow.com active listings for dwellings located within the City of Ypsilanti (listings were accessed from January 15, 2018 to March 15, 2018).

Data Highlights: Affordability and Tenure

Household Income by Tenure, City of Ypsilanti

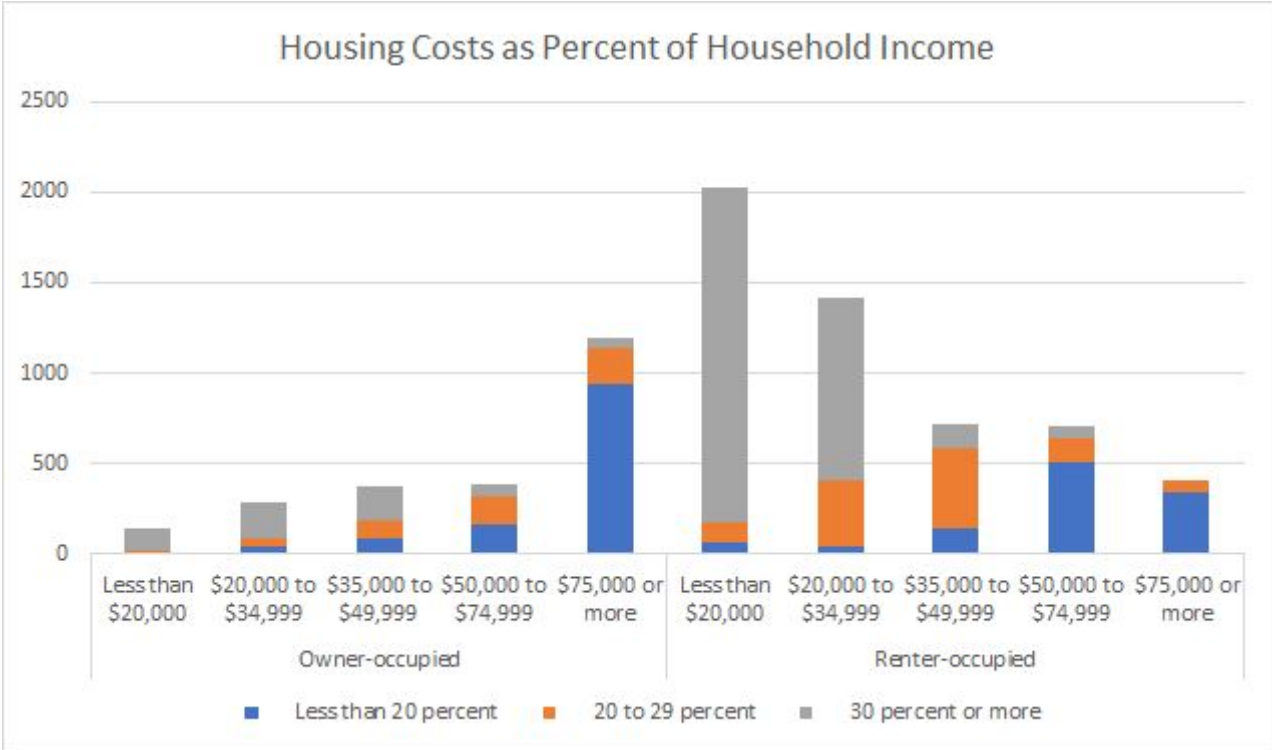
2012-2016 American Community Survey 5-Year Estimates



Affordable Rent Thresholds

Income	Rent at 30 Percent of Monthly Income
\$10,000	\$250
\$15,000	\$375
\$25,000	\$625
\$35,000	\$875
\$50,000	\$1,250
\$75,000	\$1,875
\$92,900	\$2,323

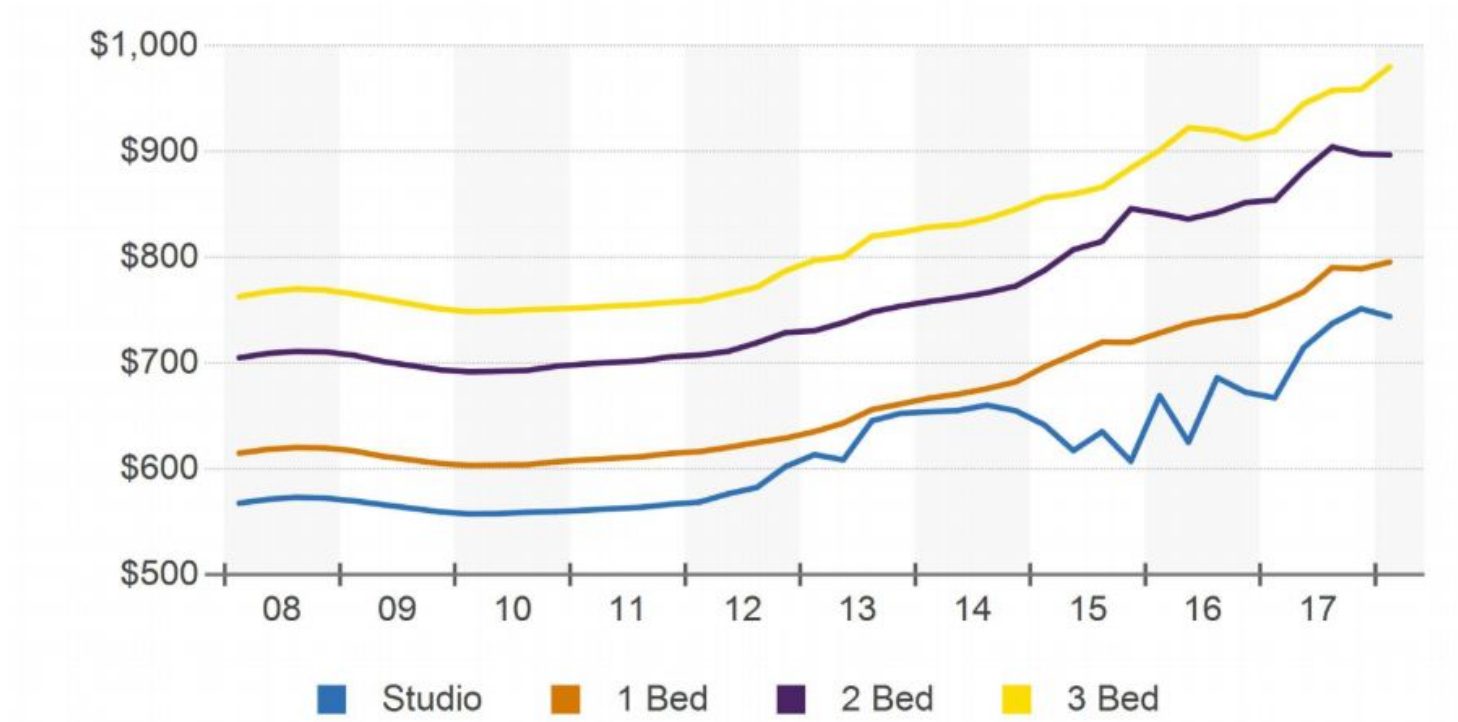
Data Highlights: Housing Cost Burden and Tenure



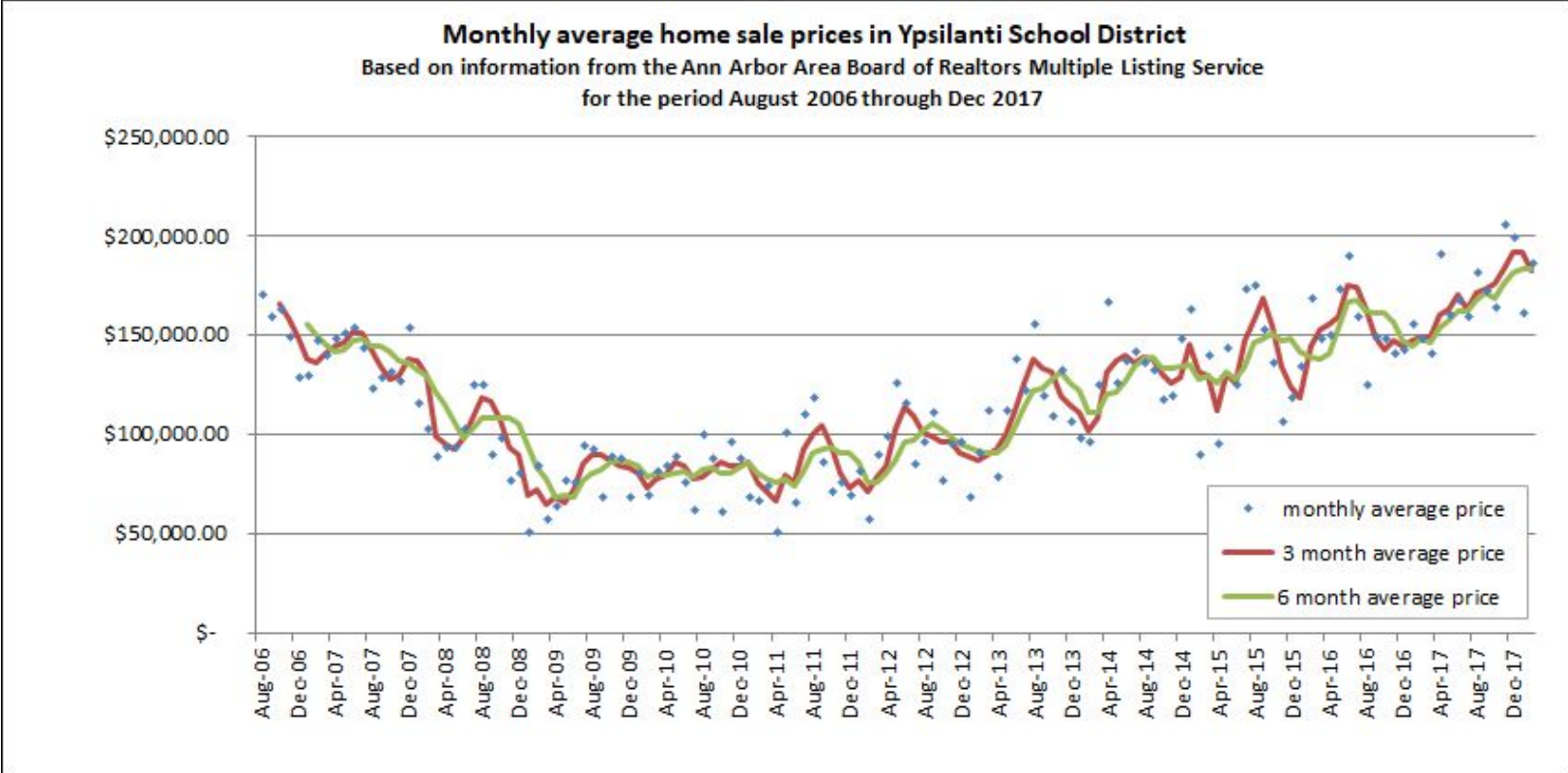
	Households	Percent Cost-Burdened
<i>Owner-occupied</i>		
Less than \$20,000	145	88.97%
\$20,000 to \$34,999	286	68.18%
\$35,000 to \$49,999	375	49.07%
\$50,000 to \$74,999	383	16.71%
\$75,000 or more	1,189	3.87%
Zero or negative income	21	100.00%
No cash rent	0	0.00%
<i>Renter-occupied</i>		
Less than \$20,000	2,025	91.26%
\$20,000 to \$34,999	1,421	71.57%
\$35,000 to \$49,999	720	19.31%
\$50,000 to \$74,999	706	9.63%
\$75,000 or more	409	0.00%
Zero or negative income	208	100.00%
No cash rent	99	0.00%
Total	7,987	49.07%

Data Highlights: Rent Trends - CoStar 2018

ASKING RENT PER UNIT BY BEDROOM



Data Highlights: Home Sale Prices



Data Highlights: Home Sale Volume



Data Limitations and Needs:

- Tenure, income, and cost burden by race and disability status.
 - Affordability in accessible housing.
 - Generational displacement of black neighborhoods.
- Rent estimates and availability of affordable units
- Accounting for student population - how do we want to do that?
- Affordability thresholds doesn't account for transportation costs and needs
- Number of dedicated affordable units, and when credits expire.

What did we miss? What would you like to see?