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Farmington CDBG



Housing Affordability 2010 Update

Updated Data From:

- **US Census American Community Survey 2008**
- **US Census American Community Survey 2006-2008**
- **Daily Times Rental Data 2009**
- **San Juan County Board of Realtors 2009**
- **San Juan County Assessor's Office 2009**

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City of Farmington CDBG

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Executive Summary

Purpose

The City of Farmington is beginning to work on the new Affordable Housing Strategic Plan. To prepare for this new strategic plan, Community Development Block Grant (CDBG) Staff has created this housing affordability update to provide the most current data available. The 2009 – 2014 Consolidated Plan's Housing Affordability section primarily used 2006 data.

This report will serve as a resource document for local policy makers on the issues of affordable housing, demographic data, and for the application of grant funds for the development of affordable housing. This report will also provide a basis to determine fair market rent for rental assistance projects operating in San Juan County (SJC). The findings of this report will be forwarded to the State of New Mexico Mortgage Finance Authority and to the DC HUD office for review of the rental data results.

Introduction

This report looks at all of the data that leads to housing affordability. Income, poverty, housing expenditures, housing and rental costs, and housing sales data are used to define the current affordability of rentals and housing ownership.

Area of Report and Data Sources

Many of the statistics in this report come from the American Community Survey (ACS), which is part of the US Census. The area covered by this data is described as the Farmington Metropolitan Statistical Area or the MSA. The Farmington MSA is identical to and interchangeable with the San Juan County borders. A new source of data from the ACS is the 3-year Average. Survey data is collected annually by the US Census and compiled each year for 3-year averages. This data is available for both the Farmington MSA and for the City of Farmington. Because of this, comparisons of San Juan County and the City of Farmington data are now available. The ACS does not yet have specific data for Aztec or Bloomfield.

Affordability

This report looks at the affordability of rental units and home purchases for various socio-economic groups, family types, for families that earn the median income and those that earn 80%, 50%, and 30% of the Median Family Income (MFI).

In the Farmington MSA, affordability in 2008 has reached the point where the median family income can no longer afford to purchase the median price home. The median family income can still afford a mobile home, and this may be why 32.5 percent of all housing units in the Farmington MSA are mobile homes (2006). Of all the groups shown on the Housing Affordability Table (Table 14 on page 42), the only group that can afford to buy a median priced home is married couple families. American Indian, Hispanic, younger and older families, families with young children, and female headed households are all far short of being able to afford to purchase the median priced home.

Rental affordability in the Farmington MSA is somewhat better than the home ownership affordability. The median rental prices for two bedroom units and apartments are affordable for most socio-economic groups except for 15 to 24 year old and over 65-year-old households, female-headed households, and for those earning 50% MFI or less. However, American Indian, younger and older families, and female-headed households are unable to afford the median priced three-bedroom rental, house, or townhome/condo. This may be the reason why 12.1 percent of all renter occupied units are overcrowded (2006), and why 34.3

percent of all rental households pay more than 30 percent of their income in rent (2006-2008 data).

From 2000 to 2008, the median overall rental cost has increased 97 percent, while the median family income has increased 67 percent. If the current increases in housing costs continue to outpace the gains in wages, then housing in the Farmington MSA will become more unaffordable.

In comparison to Albuquerque, Santa Fe, and Las Cruces, Farmington housing is more affordable to its residents. Table 12 (page 37), near the end of this report, shows an affordability comparison of the four New Mexico MSA's and their principal cities. Farmington has a much lower percentage of households paying more than 30 percent and 50 percent than the other MSA's and Cities. Not surprisingly, Santa Fe is the worst off with 54.4 percent paying more than 30 percent of their income on rent. However, the Farmington MSA still has 3,643 households living in unaffordable rentals and 4,429 households living under an unaffordable mortgage. We are better off, but we still need to address the needs of the many families living in unaffordable conditions.

The housing market and the recent increase in unemployment, which hit in 2009, are on everyone's minds. However, housing price data from the San Juan County Assessor's office and from the San Juan County Board of Realtors (SJCBR) points to continuing housing price increases, with only the first dip occurring in 2009. The City of Farmington housing vacancy rate of 5.7% is far below other New Mexico cities and contributes to the high rental and housing costs.

Building permits are down as well as the number of units sold. However, the San Juan County market has been well insulated from the National housing crisis. Table 6 (page 12) in this report shows that while the national market in 2007, 2008, and 2009 fell -27.05 percent, -37.73 percent, and -22.41, the county market fell only -6.60 percent, -14.03 percent, and -18.53 percent.

Recommendations

The 2008 Housing Needs Assessment recommended, that during the creation of the new 2009 Consolidated Plan, housing affordability projects be given a high priority and that a variety of Action Plan projects be considered for future funding to address the important issue of housing affordability.

With the benefit of the new data in this 2010 update, CDBG staff still recommends that a high priority be given to address housing affordability, both rental and purchase. The local community must be prepared to provide assistance to those families in greatest need. The development of the Housing Affordability Strategic Plan is only a first step. The goals and objectives of that plan must be put into action, code, and policy to develop affordable housing to help those in the greatest need.

1. Income and Socio Economic Groups

a. 2008 Median Family Income

Table 1 shows the 2008 Median Family Income (MFI) and income groups for the Farmington Metropolitan Statistical Area (MSA) along with the number of families and percent of families by group. The income groups 80%, 50%, and 30% MFI are standard income categories established by HUD for reporting and qualification of benefits. The three income groups also correlate to the descriptions Moderate, Low, and Very Low Income. For example, all CDBG projects administered by the City target 80% MFI or moderate income. In addition, the 50% MFI group or low income is one of the definitions of families in greatest need, which is part of the needs assessment in the 2009 – 2014 Consolidated Plan. The 2008 ACS data shows that there are 5,844 families in the Farmington MSA that are considered to be in greatest need (less than 50% MFI.)

Median Family Income is a constantly moving number. Every year the US census publishes the latest available numbers. Therefore, the 80%MFI figure changes at least once a year. This is especially important when creating CDBG contracts with public service providers.

Table 1

2008 Median Family Income MFI Moderate, Low, and Very Low Income Levels				
	Category Income	Number of Families	Percent of all Families	
MFI	\$ 56,657			Median
80% MFI	\$ 45,326	5,293	19%	Moderate
50% MFI	\$ 28,329	3,453	12%	Low
30% MFI	\$ 16,997	2,391	8%	Very Low
2008 ACS Farmington MSA				

b. Comparison City and County Income

Table 2 is similar to Table 1 but it shows a comparison between the Farmington MSA or San Juan County and the City of Farmington. The source of this data still comes from the American Community Survey (ACS) but rather than being from a single year, it comes from a published three-year average of annual survey results. This is the only current data source that covers just the City of Farmington. The median income, number of families and percent of families is shown by income group for both the City of Farmington and the Farmington MSA. If you look at both tables, you will see that the 2008 data shows a median income of \$56,000 while the 2006 – 2008 data shows \$52,000. This is due to the multiyear averaging.

The comparison of the two jurisdictions shows some significant differences:

- The City of Farmington has a nine percent higher MFI than the County as a whole.
- There are approximately three times as many people in the County that are moderate income or less.
- In the County 46% of all families are moderate income or less while 35.9% are in the City of Farmington.

Table 2

Comparison of the Farmington MSA and the City of Farmington Median Income and Income Groups						
	Farmington MSA (SJC)			City of Farmington		
Median Family Income	\$ 52,564	Number of Families in Group	Percent of All Families	\$ 57,438	Number of Families in Group	Percent of All Families
80% MFI	\$ 42,051	7,149	18.1%	\$ 45,950	1,862	11.6%
50% MFI	\$ 26,282	4,116	10.4%	\$ 28,719	1,605	10.0%
30% MFI	\$ 15,769	6,942	17.5%	\$ 17,231	2,294	14.3%
Totals of all less than 80% MFI		18,207	46.0%		5,761	35.9%

c. Income by Group

One-half of the housing affordability question is the median incomes of various socio economic groups. Table 3 shows all of the groups in this study along with their number of families and median incomes. The three predominate races White, American Indian, and Hispanic account for about 97% of the total population. Due to the very small number all the other races in this area, detailed data is not available. The data in this table comes from the 2008 ACS.

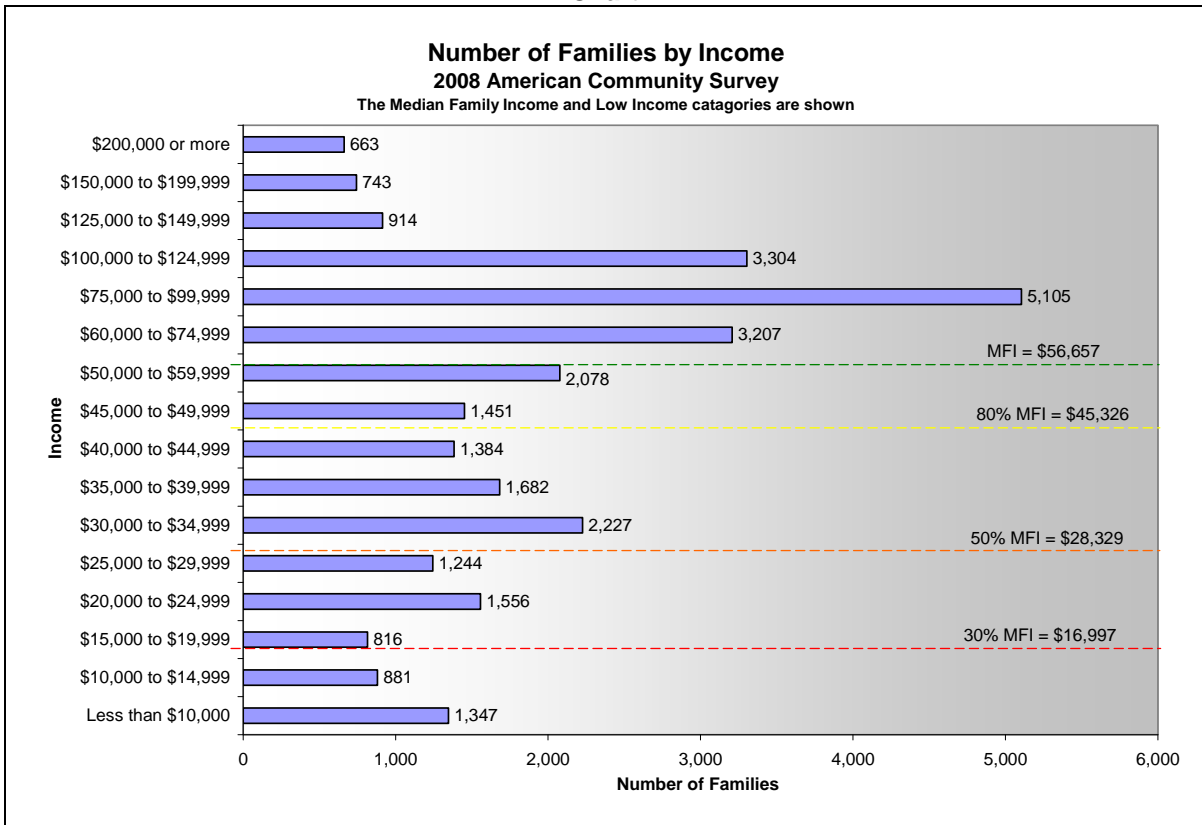
Table 3

Socio- Economic Groups Farmington, NM MSA	Number Households or Families	Median Income of Group
Household		
White Alone	15204	\$ 51,434
Native American	8497	\$ 43,526
Hispanic or Latino	4569	\$ 44,635
Household by Age of Householder		
Householder under 25 years	2340	\$ 35,357
Householder 25 to 44 years	12061	\$ 51,159
Householder 45 to 64 years	17735	\$ 58,283
Householder 65 years and over	7725	\$ 24,493
Tenure - Own or Rent		
Owner Occupied	29525	\$ 52,332
Renter Occupied	10336	\$ 40,187
Family		
Total Median Family Income - 2008	28602	\$ 56,657
80% of MFI - Moderate Income	5293	\$ 45,326
50% of MFI - Low Income	3453	\$ 28,329
30% of MFI - Very Low Income	2391	\$ 16,997
Family Type		
With own children under 18 years	9067	\$ 51,467
No own children under 18 years	10781	\$ 60,663
Married-couple family --	19848	\$ 72,304
Female householder, no husband present --	5923	\$ 31,126
Male householder, no wife present --	2831	\$ 46,391
Source 2008 ACS		

d. Number of Families by Income

Chart 1 depicts the number of families in income groups to show the distribution of incomes in the Farmington MSA. The income categories are on the left and the number of families runs across the chart. Also, depicted on the chart are the MFI and percent of MFI values to show where the distribution of families fall. The horizontal bars show the number of families by income category. This chart does not show a classic bell distribution, but a large spike in three bars covering the \$60K to \$125K income range. The next largest bar is in the \$30K to \$35K range. The lowest numbers on the table are in the highest two income categories, but notice that the lowest income category of less than \$10K is a small spike with 1,347 families

Chart 1



2. Poverty

The National Center for Children in Poverty states, “that on average, families need an income of about twice the federal poverty level to meet their most basic needs.” “The United States measures poverty by an outdated standard developed in the 1960s.” In 2009, the federal poverty income level for a family of four was \$22,050 and the 80% MFI for the Farmington MSA was \$45,326. To put this in perspective, the 80% MFI is the maximum income for eligibility for assistance from the Community Development Block Grant and that was just a little bit over twice the poverty level.

While the poverty data in this report does not directly relate to affordability, it is important background information for this report as it helps to define the lowest income groups and is relevant data for many of the non-profit service providers who will use this report.

a. 2009 Poverty Rates

The 2009 Poverty Guidelines have been extended to run unchanged through March of 2010. There may be some concern that the rates may actually go down due to the economic crisis just as there was concern about the Social Security cost of living adjustment. Poverty income levels are dependent on the number of people in a family.

Table 4

2009 Poverty Guidelines	
Persons in family	Poverty guideline
1	\$ 10,830
2	\$ 14,570
3	\$ 18,310
4	\$ 22,050
5	\$ 25,790
6	\$ 29,530
7	\$ 33,270
8	\$ 37,010
For families with more than 8 persons, add \$3,740 for each additional person	
Source: Federal Register	

b. 2008 ACS Poverty Data

Table 5 shows 2008 ACS poverty data for all of San Juan County. The table shows the numbers and percent of families, by race, family types, and educational attainment. The highest poverty rates are for those who did not graduate high school, young families with children under 18, for households that are 65 or over, and American Indian families. Female householder with no husband present has some of the highest rates of poverty in all of the race, age, or educational categories.

Table 5

2008 Poverty Data for the Farmington MSA						
Subject	All families		Married-couple families		Female householder, no husband present	
	Total	Percent Below Poverty Level	Total	Percent Below Poverty Level	Total	Percent Below Poverty Level
Families	28,602	10.00%	19,848	5.40%	5,923	21.60%
With related children under 18 years	15,833	14.00%	10,048	6.50%	3,973	28.30%
RACE AND HISPANIC OR LATINO ORIGIN						
Families with a householder who is--						
American Indian and Alaska Native	8,497	15.30%	4,733	6.60%	2,497	26.90%
White alone, not Hispanic or Latino	15,204	5.00%	11,513	4.10%	2,391	4.50%
Householder 65 years and over	4,558	19.80%	2,982	12.70%	1,105	27.60%
Family received --						
Social security income in the past 12 months	5,756	10.30%	4,018	4.90%	1,059	14.10%
EDUCATIONAL ATTAINMENT OF HOUSEHOLDER						
Less than high school graduate	4,410	20.70%	2,328	11.60%	1,493	37.80%
High school graduate (includes equivalency)	9,284	8.10%	6,649	4.60%	1,044	8.80%
Some college, associate's degree	10,647	10.00%	7,409	5.90%	2,752	20.50%
Bachelor's degree or higher	4,261	2.70%	3,462	1.60%	634	9.30%
Source: 2008 ACS						

c. Ratio of Income to Poverty Level

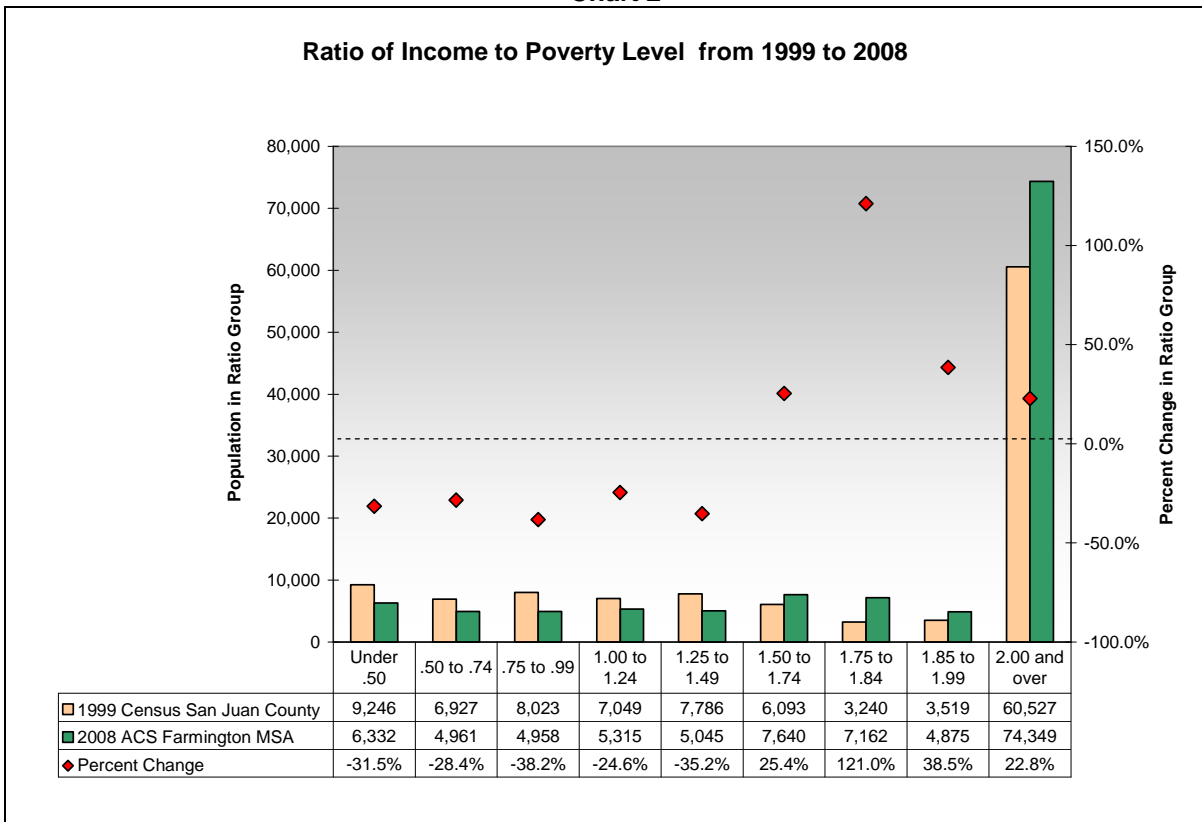
i. 2000 to 2008 Trends

Chart 2 below shows the ratio of income to poverty level and the percent change from 1999 to 2008. As stated at the beginning of the poverty section, twice the poverty level is \$44,100 per year for a family of four. All of the people earning twice the poverty level per year, or more, are represented in the far right column at the 2.0 or more ratio. Remember that according to the National Center for Children in Poverty, only the most basic needs of a family are met at twice the poverty level. The 1.0 to 1.24 column represents people whose income is at the poverty level or a little bit more. The under 0.5 column represents people who earn half or less of the poverty level in a year. Therefore, this table details the income levels of those who cannot meet the basic needs of their families, those who earn less than twice the poverty level in a year.

The left side of the chart and the colored bars show the number of people in a particular ratio category. The right side of the chart and the red diamonds show the percent change for each category from 1999 to 2006. The dashed line across the chart shows the zero point for the percent changes, positive above and negative below.

In the ratio categories of less than 1.5, there were 25 to 35 percent declines in the number of people in these low-income groups. However, in the 1.5 to 1.99 groups there have been significant increases, including a 121 percent growth in the 1.75 to 1.84 ratio category. So, there has been a huge growth in jobs that fall under the 80% MFI category where families cannot afford their basic needs.

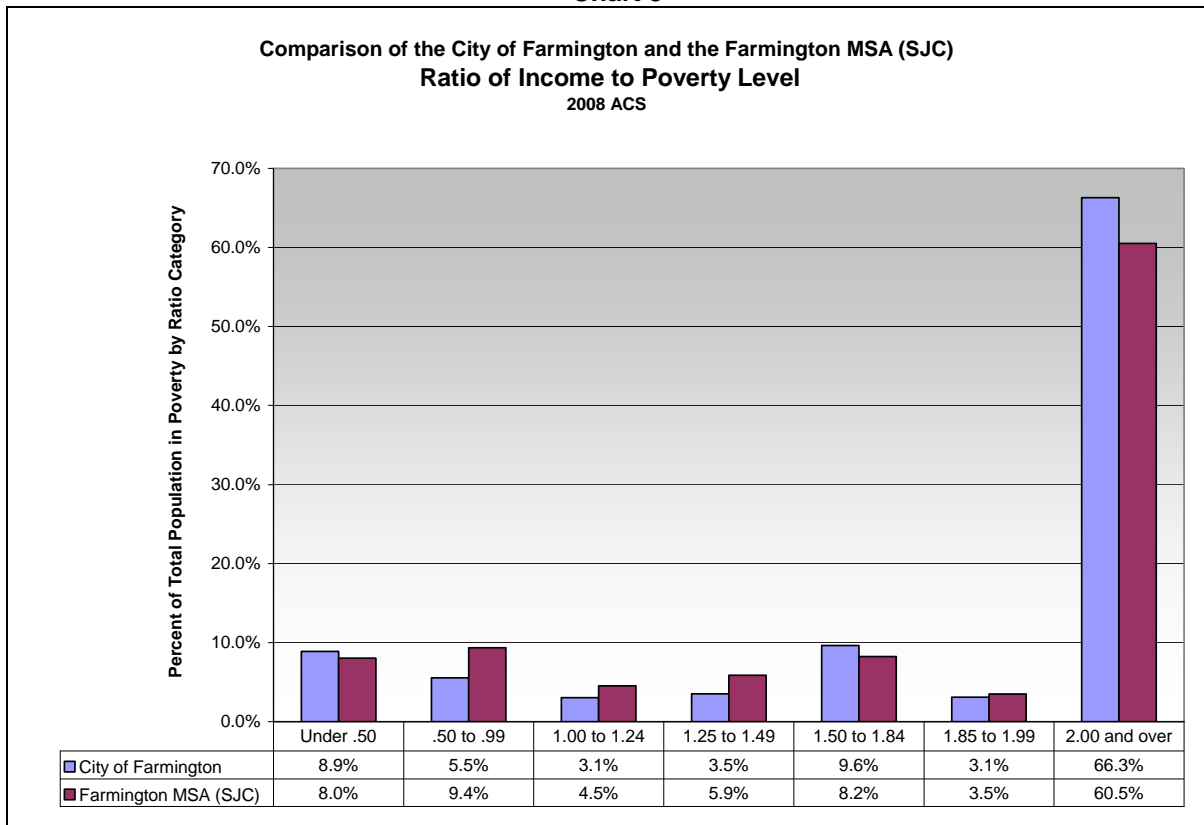
Chart 2



ii. **Comparison of the Farmington MSA and the City of Farmington**

Chart 3 shows a comparison of the ratio of income to poverty level between the City of Farmington and the Farmington MSA. The City of Farmington has a higher percentage of its population in both the over 2.0 category and the under 0.5 categories. This shows a concentration of both good paying jobs and those who earn the very least. The City of Farmington also has a higher percentage of the 1.5 to 1.84 category. That category represents low paying jobs where families cannot meet their basic needs.

Chart 3



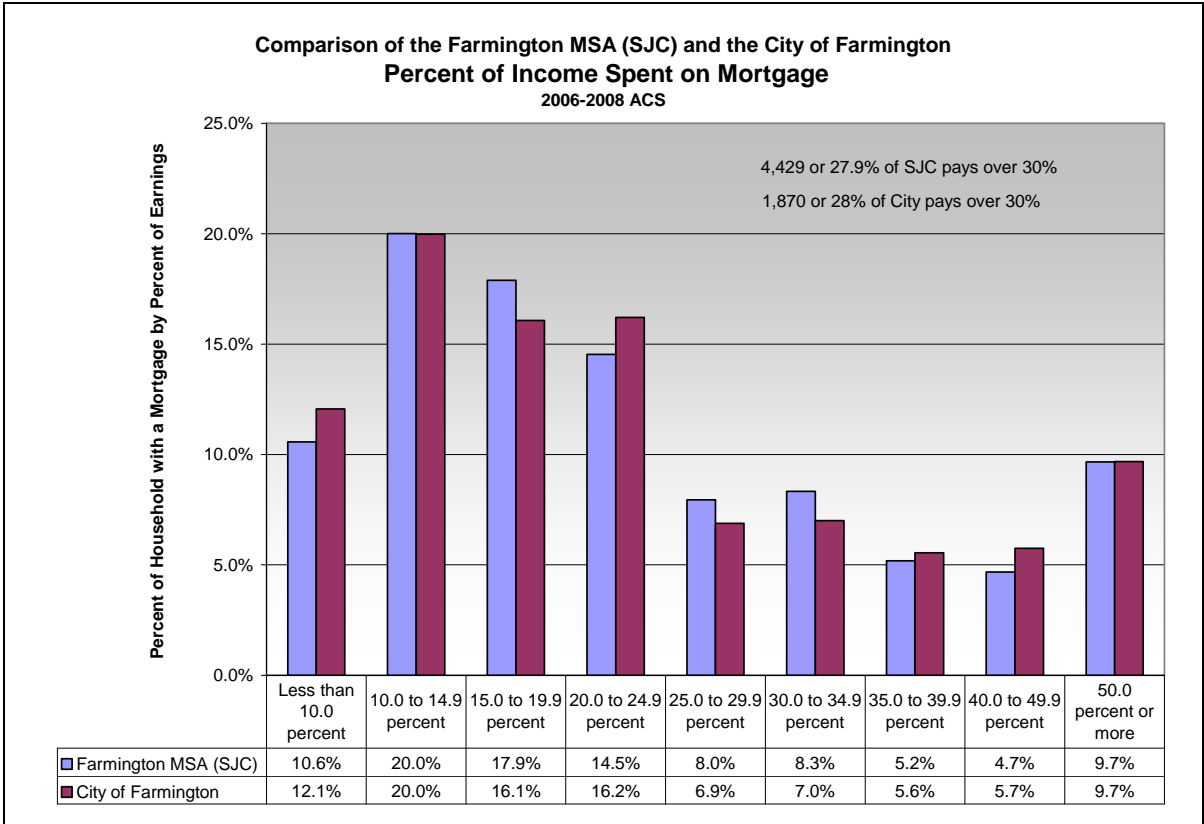
3. Housing Ownership Data

a. American Community Survey Housing Data

i. Comparison of the Percent Spent on Homes with a Mortgage

Chart 4 compares the Farmington MSA and the City of Farmington in the percent of income spend on a mortgage. A detail in the chart shows the number of households that spent more than 30% of their monthly income on their mortgage, 4,429 SJC and 1,870 for the City. There are no glaring differences between the City and County data in this case. The percent of households paying more than 30% is almost identical at 28 percent. However, what this means is, 28 percent of all mortgage holders are in the unaffordable housing category. The 50% and over category is also identical but it shows that 9.7 percent of all mortgage holders are in the greatest need category, 4,429 households in the MSA or County and 1,870 households in the City of Farmington.

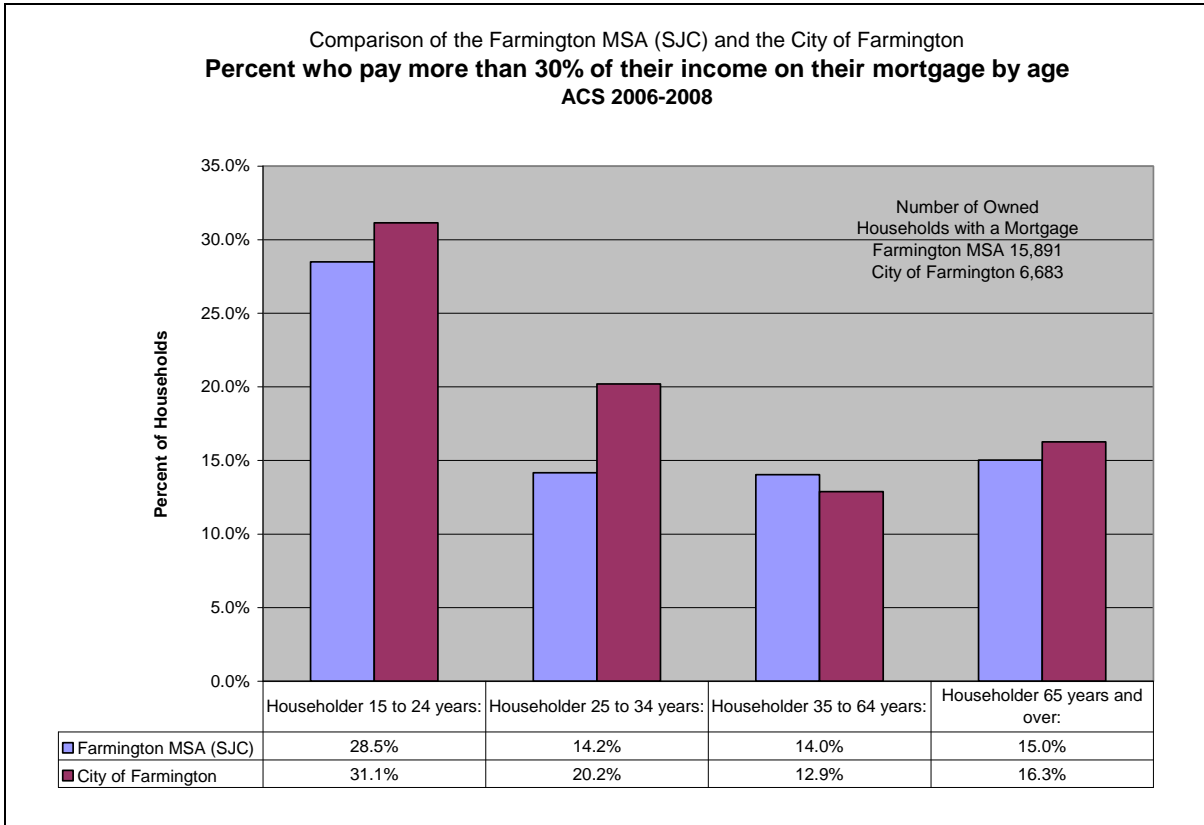
Chart 4



ii. Comparison of Households Paying More than 30% by Age

Chart 5 shows the percent of households that pay more than the affordable 30% on their mortgages broken down by age and compares the Farmington MSA and the City of Farmington. Not surprisingly the 24 and under category has the highest percentages, 31.1 percent for the City and 28.5 for the MSA. Only in the 35 to 64 year age category does the MSA have a higher percentage.

Chart 5



b. San Juan County Board of Realtors Data

This section explores data from the San Juan County Board of Realtors (SJCBR) and compares it with recent national sales data. Data through 2009 is included in this section.

i. SJCBR County and National Sales Comparison Table

The San Juan County data in Table 6 comes from the San Juan County Board of Realtors and represents all sold single-family residential homes, site built and manufactured. The national housing market data come from the US Census Bureau New Residential Sales December Press Releases. The number of residential units sold, average and median sales price, and the annual percent change is shown from 2000 to 2009. The County median price was not available prior to 2003. The matching colored rows compare the county and national data. The green shading compares the number of units sold, the blue shading compares the average sales price, and the yellow shading compares the median sales price.

The comparison of the number of units sold shows that while the national market in 2007, 2008, and 2009 fell -27.05 percent, -37.73 percent, and -22.41, the county market fell only -6.60 percent, -14.03 percent, and -18.53 percent. This shows that while San Juan County is following the national housing market trend, the county is well insulated from the dramatic downturn. Another important fact on this table is that in 2009 there was a slight decline in the median and average sales price for San Juan County. This shows a very small correction following the very high price gains from 2003 to 2007.

Table 6

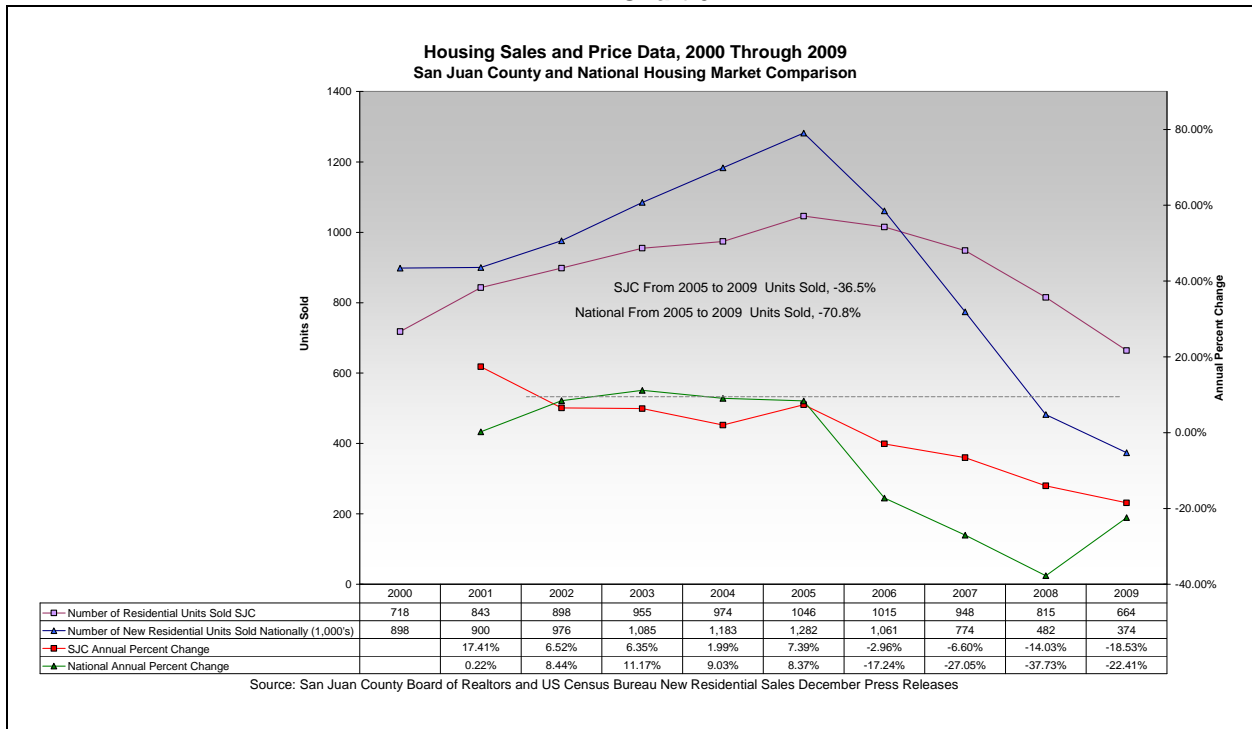
Housing Sales and Price Data, 2000 Through 2009 San Juan County and National Housing Market										
San Juan County	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Number of Residential Units Sold SJC	718	843	898	955	974	1046	1015	948	815	664
Annual Percent Change Units Sold		17.41%	6.52%	6.35%	1.99%	7.39%	-2.96%	-6.60%	-14.03%	-18.53%
Average Residential Sales Price SJC	\$ 118,217	\$ 123,285	\$ 130,075	\$ 141,629	\$ 151,941	\$ 174,234	\$ 195,805	\$ 209,141	\$ 209,182	\$ 205,085
Annual Percent Change of Average Price		4.29%	5.51%	8.88%	7.28%	14.67%	12.38%	6.81%	0.02%	-1.96%
Median Residential Sales Price SJC				\$ 125,000	\$ 134,000	\$ 153,000	\$ 169,000	\$ 186,800	\$ 190,000	\$ 185,000
Annual Percent Change of Median Price					7.20%	14.18%	10.46%	10.53%	1.71%	-2.63%
National Housing Market										
New Homes Sold	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Number of Residential Units Sold Nationally	898,000	900,000	976,000	1,085,000	1,183,000	1,282,000	1,061,000	774,000	482,000	374,000
Annual Percent Change Units Sold		0.22%	8.44%	11.17%	9.03%	8.37%	-17.24%	-27.05%	-37.73%	-22.41%
Average Residential Sales Price Nationally	\$ 205,100	\$ 225,400	\$ 238,500	\$ 261,100	\$ 276,600	\$ 272,900	\$ 290,100	\$ 267,300	\$ 246,900	\$ 290,600
Annual Percent Change of Average Price		9.90%	5.81%	9.48%	5.94%	-1.34%	6.30%	-7.86%	-7.63%	17.70%
Median Residential Sales Price Nationally	\$ 155,100	\$ 170,200	\$ 186,400	\$ 197,000	\$ 222,000	\$ 221,800	\$ 235,000	\$ 219,200	\$ 206,500	\$ 221,300
Annual Percent Change of Median Price		9.74%	9.52%	5.69%	12.69%	-0.09%	5.95%	-6.72%	-5.79%	7.17%
Source: San Juan County Board of Realtors and US Census Bureau New Residential Sales December Press Releases										
SJC Median Sales Data is only available from 2003 forward.										

ii. SJCBR County and National Sales Comparison Chart

Chart 6 uses data from Table 6 above and depicts the county and national trends from 2000 to 2009 for the number of units sold and the annual percent change. The left scale of this table shows the number of site built and manufactured units sold, tracked by the dark blue and red lines. The National data is on the same scale as 1,000's of units sold. It turns out that SJC makes up just about one thousandth of the total national housing market. This makes it very convenient to compare the sales data on the same table. The dark blue national line shows a steeper climb in home sales through 2005 but a much steeper decline through 2009. The plum county line is doing the same thing as the national line, but climbs and falls slower.

The scale on the right of the chart shows the percent change in the sales data. The dashed line shows 0% on the percent scale. The green national line shows solid growth from 2001 to 2005 and then the dramatic declines of 2006 and 2008. In 2009, the uptick is still a 22% decline; it is just a smaller decline than 2008. The red line shows how limited the decline is for SJC has been in comparison to the national housing crises.

Chart 6

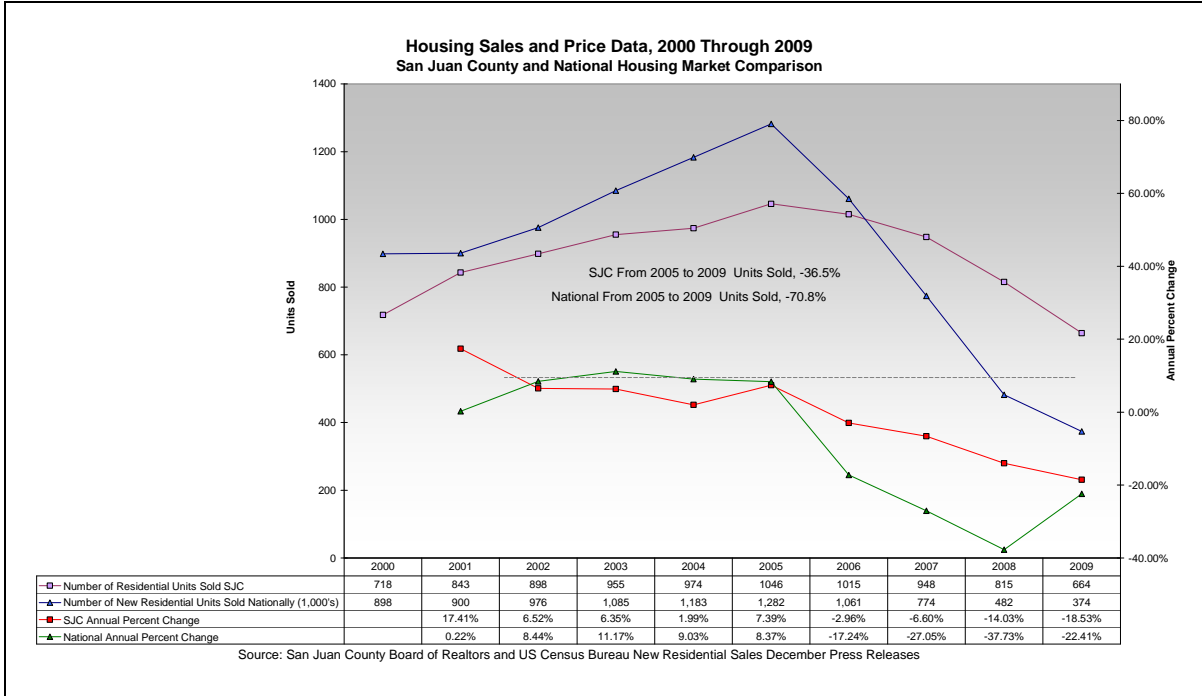


iii. SJCBR Median and Average Sales Price

Chart 7 depicts the average and median sales price along with the number of units sold in San Juan County from 2000 through 2009. The data come from the San Juan County Board of Realtors. Median price is not available prior to 2003. The sales price is on the left side of the chart and relates to the green and blue sales price lines. The

number of units sold is on the right side and it relates to the red line. An import point for this chart is that even with the decline in the number units sold beginning in 2006, the average and median sales prices continued to climb through 2008. Only in 2009, has there been the first decline in the average and median sales prices.

Chart 7



4. San Juan County Assessor's Data

The San Juan County Assessor's office provided data on the reported sales prices of all residential units sold. This is the only sales data available that gives a breakdown of different types of dwellings. Therefore, this data is used for the housing affordability table at the end of this report.

a. 2009 Sales Data

Table 7 has all of the new data for 2009, the number and percent of sales, median reported sales price, median size in square feet, and the median price per square foot. The data is broken out for the overall County, County only (or non-incorporated areas), Farmington, Aztec, and Bloomfield. For each area site built homes, mobile homes on a permanent foundation, and townhome/condo/duplex are shown. As a note, there were no sales of townhomes in Aztec and Bloomfield.

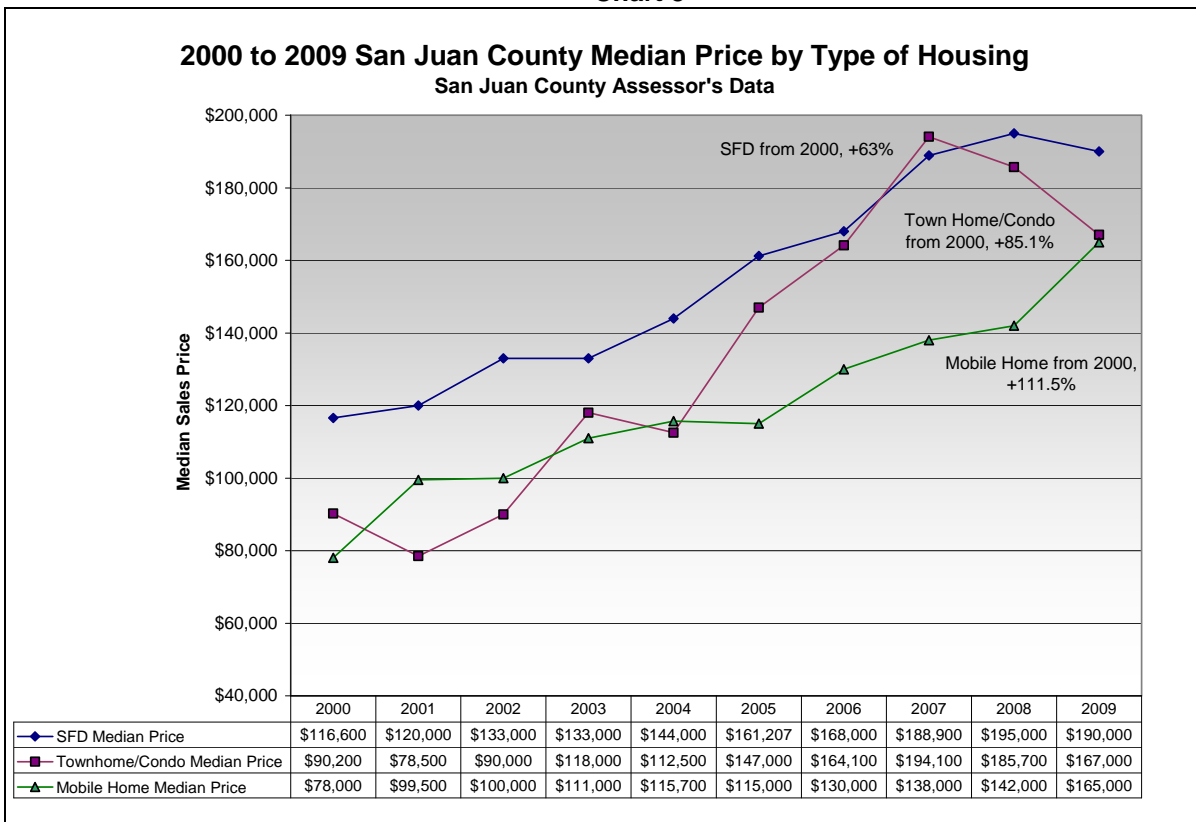
Table 7

2009 San Juan County Assessor's Reported Sales Data					
	2009 Number of Sales	Percent of All 2009 Sales	Median Sales Price	Median Size in Square Feet	Median Price Per Square Foot
All County Sales	804		\$187,040	1,600	\$122
County Only Site Built Homes	113	14.1%	\$210,000	1,648	\$126
County Only Mobile Homes on Permanent Foundation	57	7.1%	\$167,750	1,711	\$99
All City of Farmington Sales	519	64.6%	\$194,000	1,610	\$125
City of Farmington Site Built Homes	500	62.2%	\$195,550	1,618	\$125
City of Farmington Townhome Condo	11	1.4%	\$167,000	1,448	\$128
City of Farmington Mobile on Permanent Foundation	8	1.0%	\$145,000	2,071	\$78
City of Aztec Site Built Homes	60	7.5%	\$161,250	1,443	\$124
City of Aztec Mobile Homes	4	0.5%	\$155,750	1,738	\$89
City of Bloomfield Site Built Homes	44	5.5%	\$139,250	1,314	\$114
City of Bloomfield Mobile Homes on Permanent Foundation	7	0.9%	\$123,000	1,689	\$77

b. San Juan County by Price and Type of Housing

The overall San Juan County sales data from the San Juan County Assessor is shown on Chart 8. All homes, townhomes, and mobile homes are tracked from 2000 to 2009. Site built homes are the blue line and the median reported sales prices have increased 63%. Far less townhomes are sold each year than site built home and that may be why the median prices move around so much. There was an 85.1% increase in price and that includes a steep drop-off in 2008 and 2009. Some of these big swings in price can be attributed to new townhome construction in Farmington. Significant numbers of townhomes were developed from 2005 to 2007 and the sales of the brand new units may have inflated the median price. In comparison, in 2008 and 2009 far fewer were built and the median sales of existing rather than new town homes appears to be the reason for the price downturn. Mobile homes on permanent foundations provide a big surprise increase of 111.5%. From 2008 to 2009, there was a big increase in the median sales price. Without the spike in 2009, the increase would still be 82%, since 2000. Considering that this table is showing the overall county it may be safe to consider that much of this increase relates to much larger lots in the county and the recent inflation of land costs. Another explanation is that in 2009 more people have purchased mobile homes as a response to the huge price increases in site built homes.

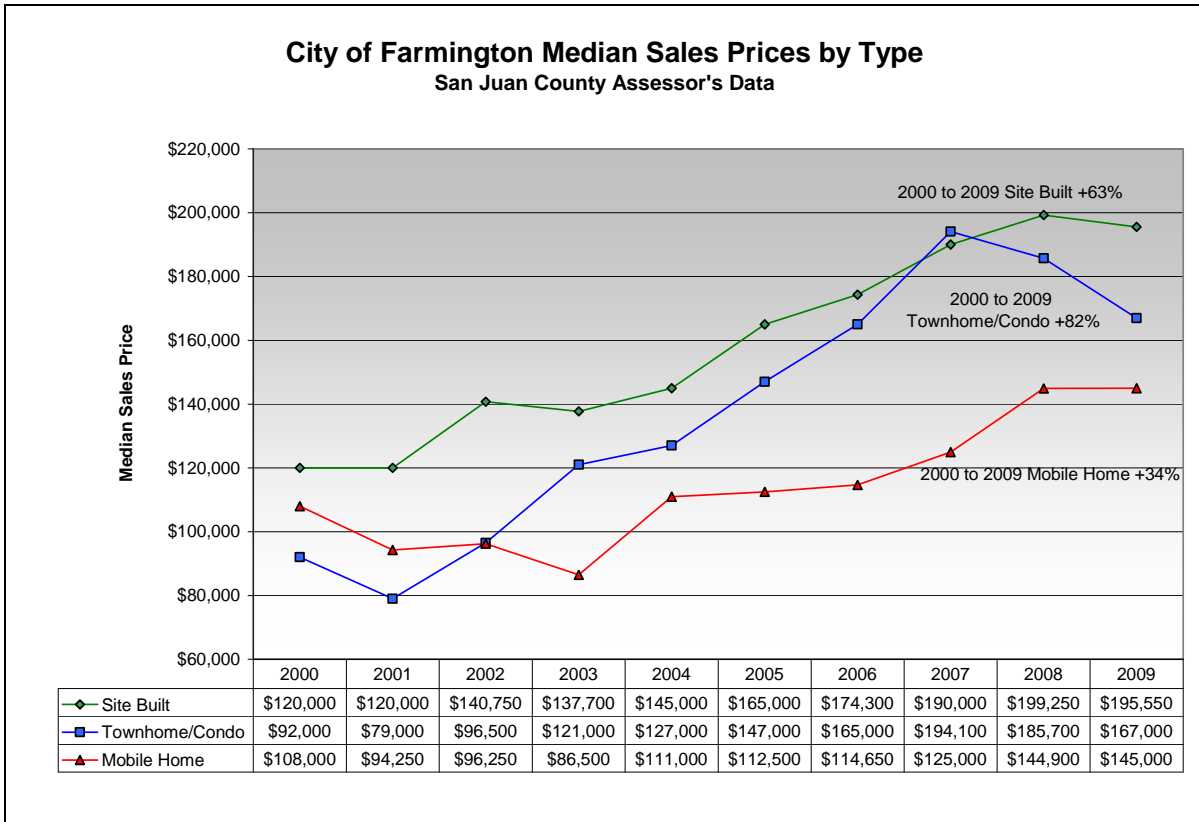
Chart 8



c. City of Farmington by Price and Type of Housing

Chart 9 shows the City of Farmington specific data from the San Juan County Assessor by type of housing. The percentage growth in the reported site built housing is identical, the data for the townhomes is also identical because no sales of this type occurred outside of the city limits. The mobile home data however, is very different from the reported county sales. Inside the Farmington City Limits, mobile homes are typically placed on smaller residential lots, not on large acre parcels, so the prices are not propped up by the land value as much. In 2009, the median price of mobile homes on a residential lot was \$145,000, while it was \$165,000 in the county. This resulted in a 34% increase in Farmington as opposed to a 111.5% increase in the county.

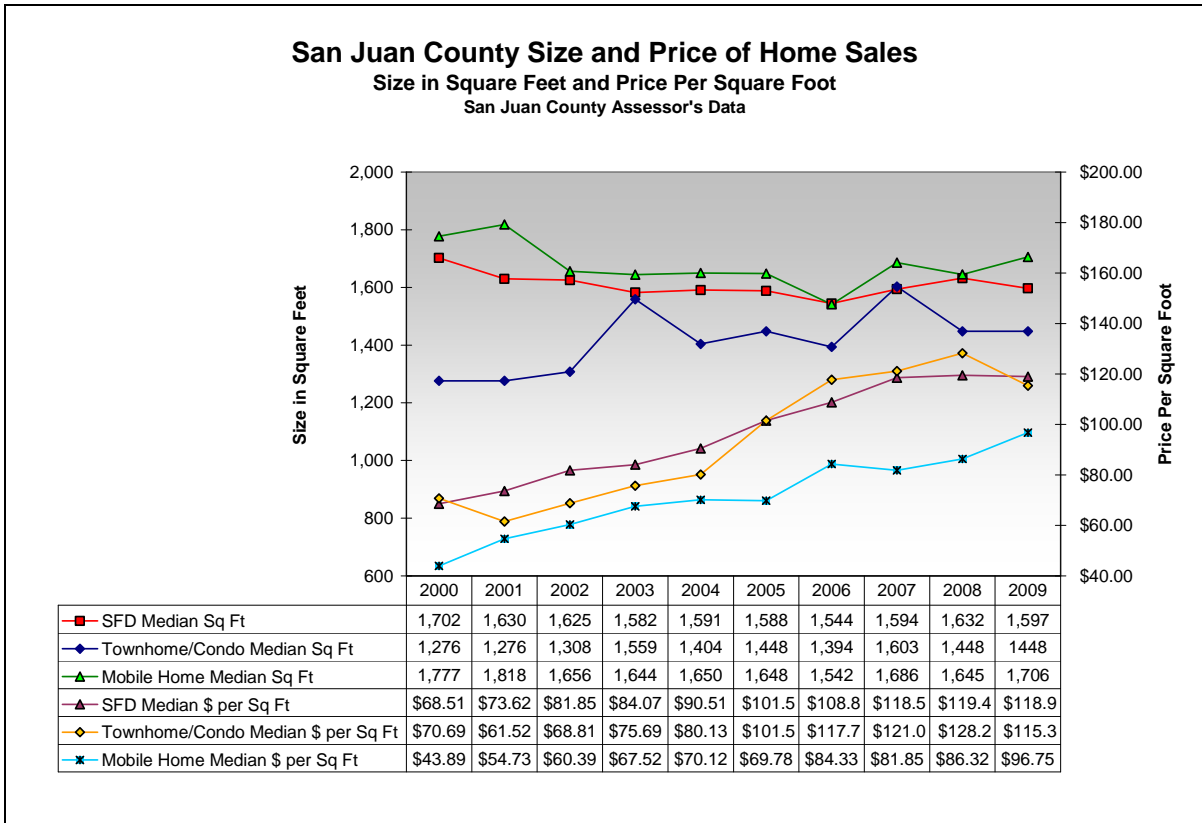
Chart 9



d. San Juan County Size and Price per Square Foot

Chart 10 shows the median size in square feet and the median price per square foot by housing type in San Juan County. The left side of the table shows the size in square feet for the red, blue, and green lines. The right side of the table shows the price per square foot for the purple, orange, and light blue lines. The size of units for sale has decreased slightly for site built homes and increased slightly for townhomes. Mobile homes have consistently been larger than other sold units due to their initial price savings. The reported sales price per square foot has seen significant increases since 2000.

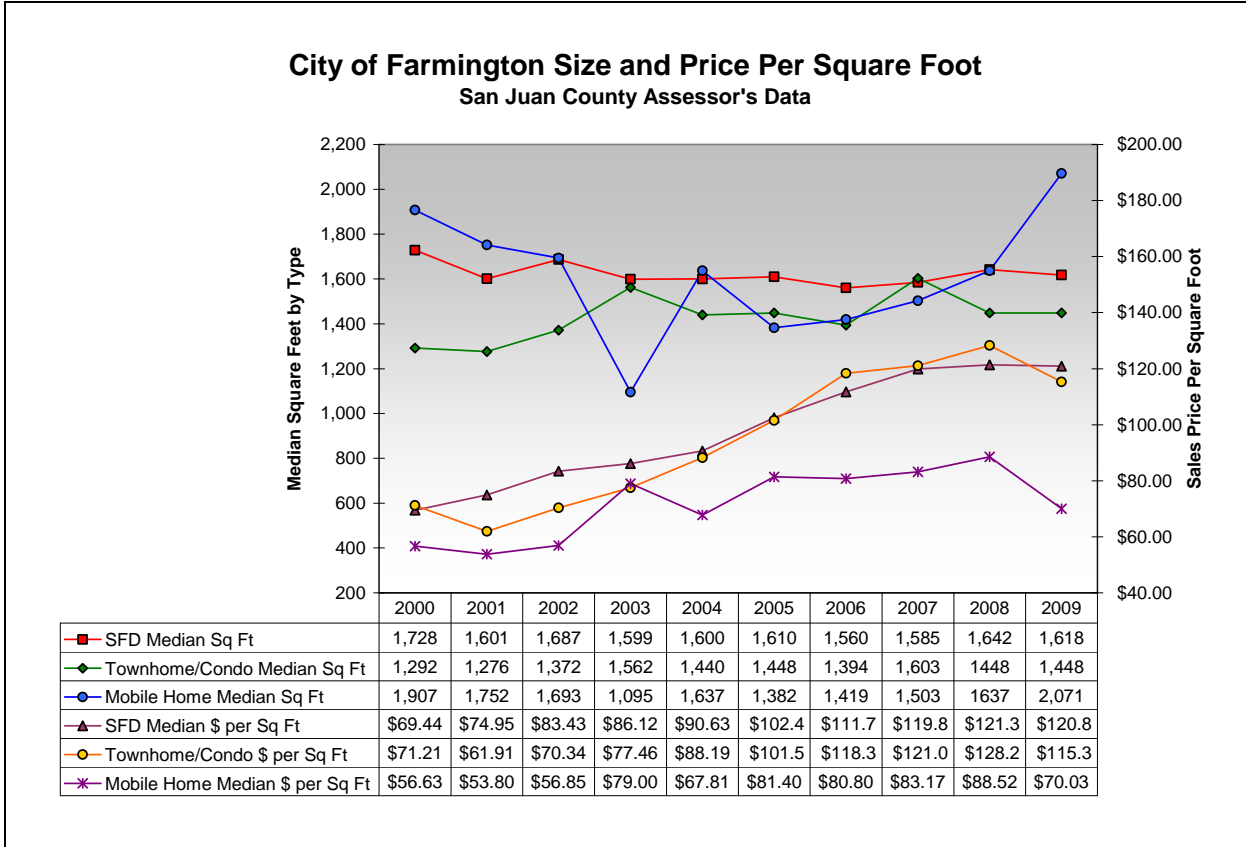
Chart 10



e. City of Farmington Size and Price per Square Foot

Chart 11 is similar to Chart 10 above but it shows the City of Farmington size and price per square foot data. One notable point in this table is the mobile home size in 2009. There was a very large increase in the median size from 1,639 to 2,071 square feet. This may be a reaction to the significant increases in housing costs and the lack of affordability of new housing. There has been a downward trend in the size of homes built and sold in Farmington and bigger families still need larger homes to avoid overcrowding.

Chart 11



f. Aztec and Bloomfield Sales Data

Table 8 shows the County Assessor's data for the City's of Aztec and Bloomfield. In 2009, both cities had significant decreases in the median sales prices for site built homes, and significant increases in the median sales prices for mobile homes. The median size of the mobile homes was also significantly larger in 2009. This is another sign of the lack of affordable housing as families are shifting to mobile homes to be able to afford housing in a size they need.

Table 8

Aztec and Bloomfield Sales Price and Size							
City of Aztec							
Single Family Dwellings				Mobile Homes			
	Median Sales Price	Median Square Feet	Median Price Per Square Foot		Median Sales Price	Median Square Feet	Median Price Per Square Foot
2009	\$161,250	1443	\$ 123.87	2009	\$155,750	1738	\$ 89.41
2008	\$184,250	1508	\$ 127.77	2008	\$ 123,750	1421	\$ 96.95
2007	\$ 174,000	1406	\$ 123.76	2007	\$ 124,000	1505	\$ 88.80
2006	\$ 157,000	1416	\$ 117.91	2006	\$ 115,000	1853	\$ 77.44
City of Bloomfield							
Single Family Dwellings				Mobile Homes			
	Median Sales Price	Median Square Feet	Median Price Per Square Foot		Median Sales Price	Median Square Feet	Median Price Per Square Foot
2009	\$139,250	1314	\$ 113.98	2009	\$123,000	1689	\$ 77.10
2008	\$146,500	1200	\$ 121.12	2008	\$ 110,000	1467	\$ 79.19
2007	\$ 149,950	1252	\$ 116.62	2007	\$ 118,750	1789	\$ 69.42
2006	\$ 133,500	1232	\$ 111.70	2006	\$ 105,000	1418	\$ 74.05
Source: SJC Assessor's Sales Data							

5. Rental Housing Data

This rental housing section includes data from the American Community Survey and from the Farmington Daily Times Rental Survey. These sources are very different types of data, but can both be used to track changes in the rental market.

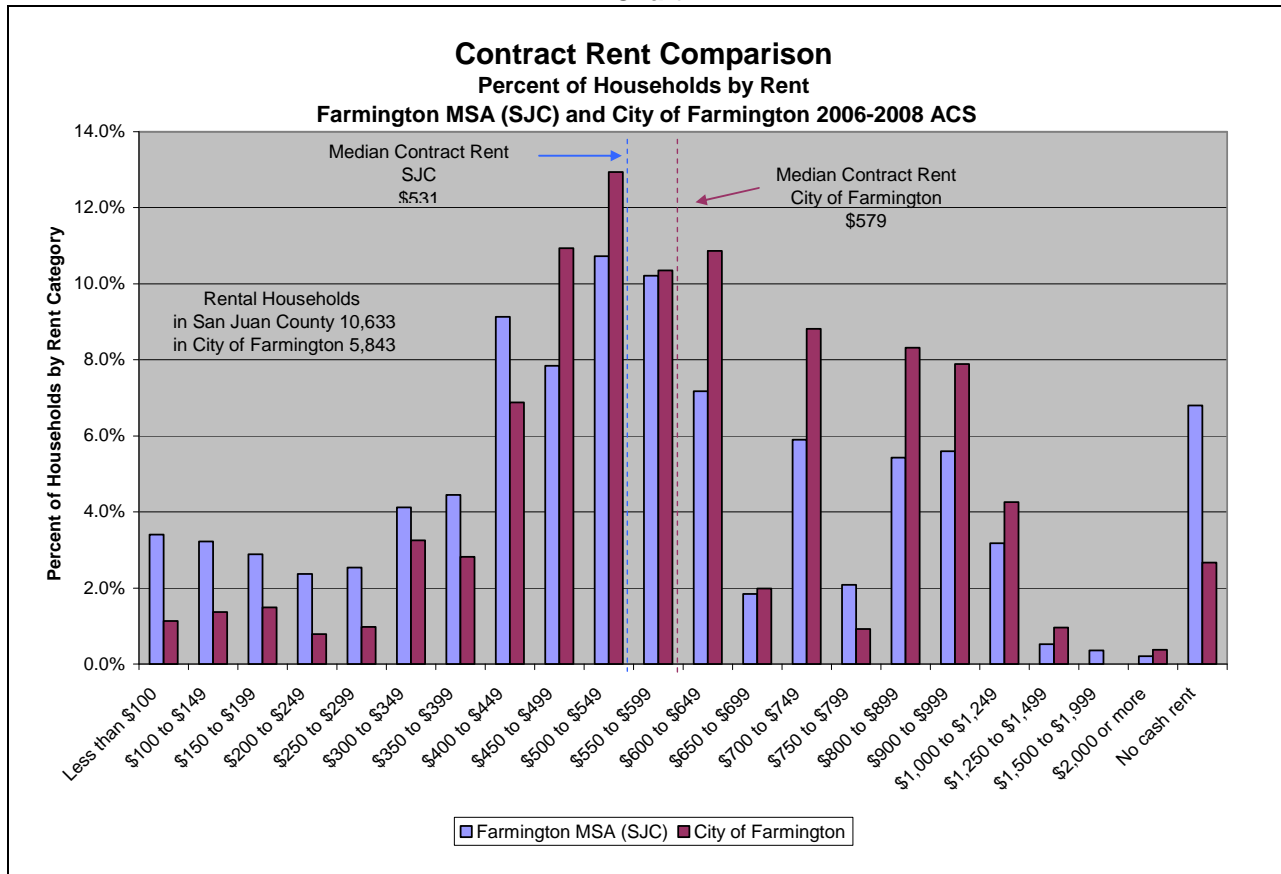
a. American Community Survey Rental Data

Rental contract data from the American Community Survey represent a sample survey of current renters in all types of rentals. Some of which may have been in their units for many years. While the information and tracking its changes is informative, the median rental contract does not reflect the going rate of rentals that a new resident would find looking for a new home. If a family is looking for a new home or apartment to rent, the Farmington Daily Times data below is going to give a more accurate look at current available rental costs.

i. Comparison of the Farmington MSA and the City of Farmington

Chart 12 depicts a comparison of the City of Farmington and the Farmington MSA or San Juan County. The vertical bars show the percent of households paying different amounts for rent, blue for the Farmington MSA and purple for the City of Farmington. The two vertical dashed lines show the median contract rent for the two areas. There are very noticeable differences between the two areas. The County has higher bars on the left side in the lower rent categories, while the City has higher bars in the \$600 to \$1,400 categories. This shows that a higher percentage of families are paying higher contract rents in Farmington than in the County.

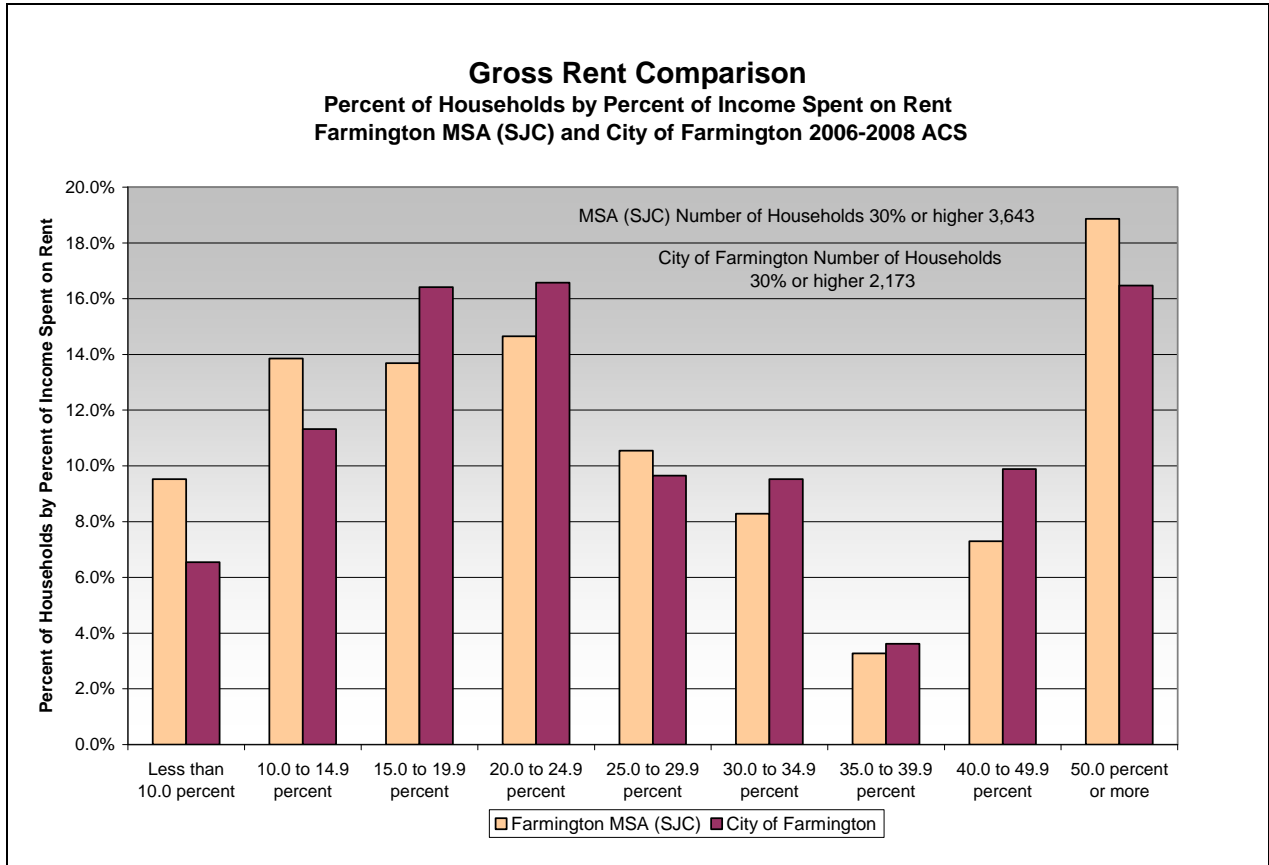
Chart 12



ii. Gross Rent Comparison

This Gross Rent Comparison chart shows the percentage of households paying certain percentages of their income in rent. A portion of this table has a nice bell curve to it, but there is a large spike in the 50% or more category. In the City of Farmington 906 families are paying more than 50% of their income on rent and this puts them in the greatest needs category.

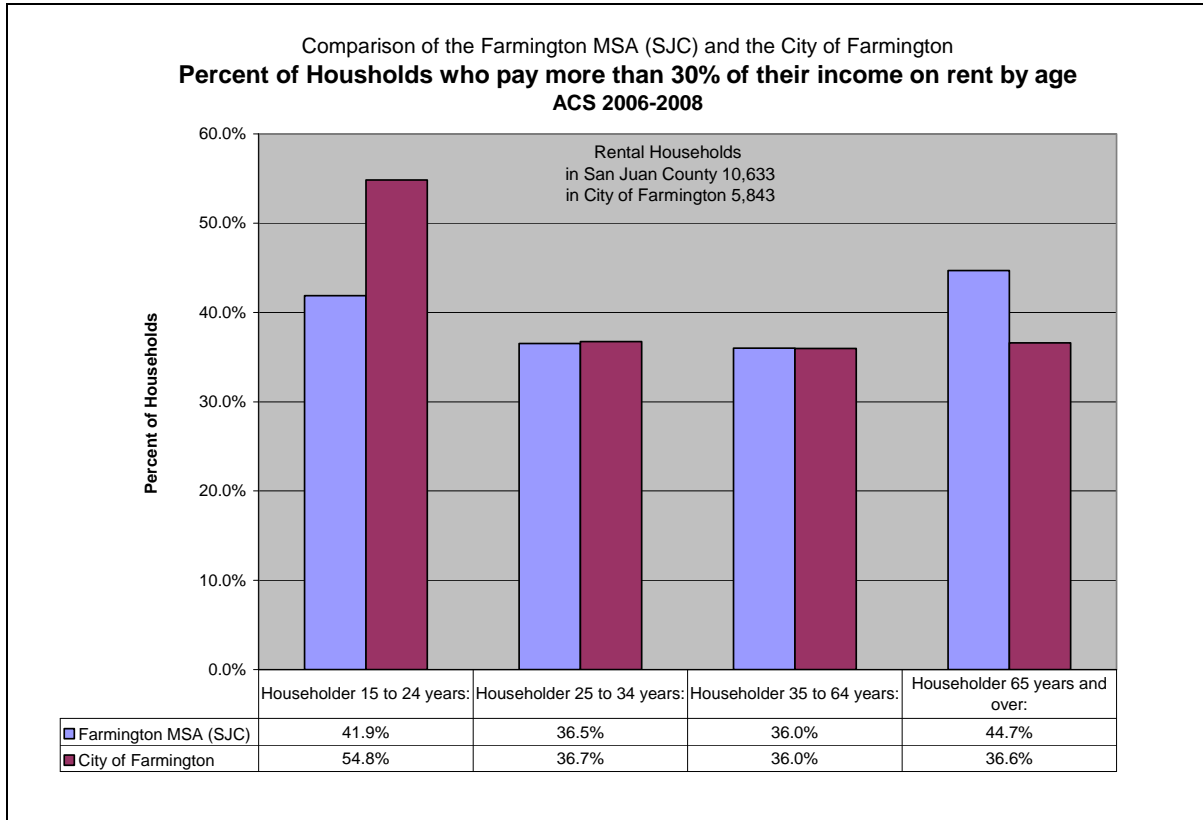
Chart 13



iii. Percent Paying 30% or More on Rent By Age Comparison

Chart 14 shows the percent of households paying more than 30% of their income on rent broken down by age. In the City of Farmington 54.8 percent of those 15-24 are paying more than 30%. In the Farmington MSA, 44.7 percent of those 65 years and older are paying more then 30% of their income on rent.

Chart 14



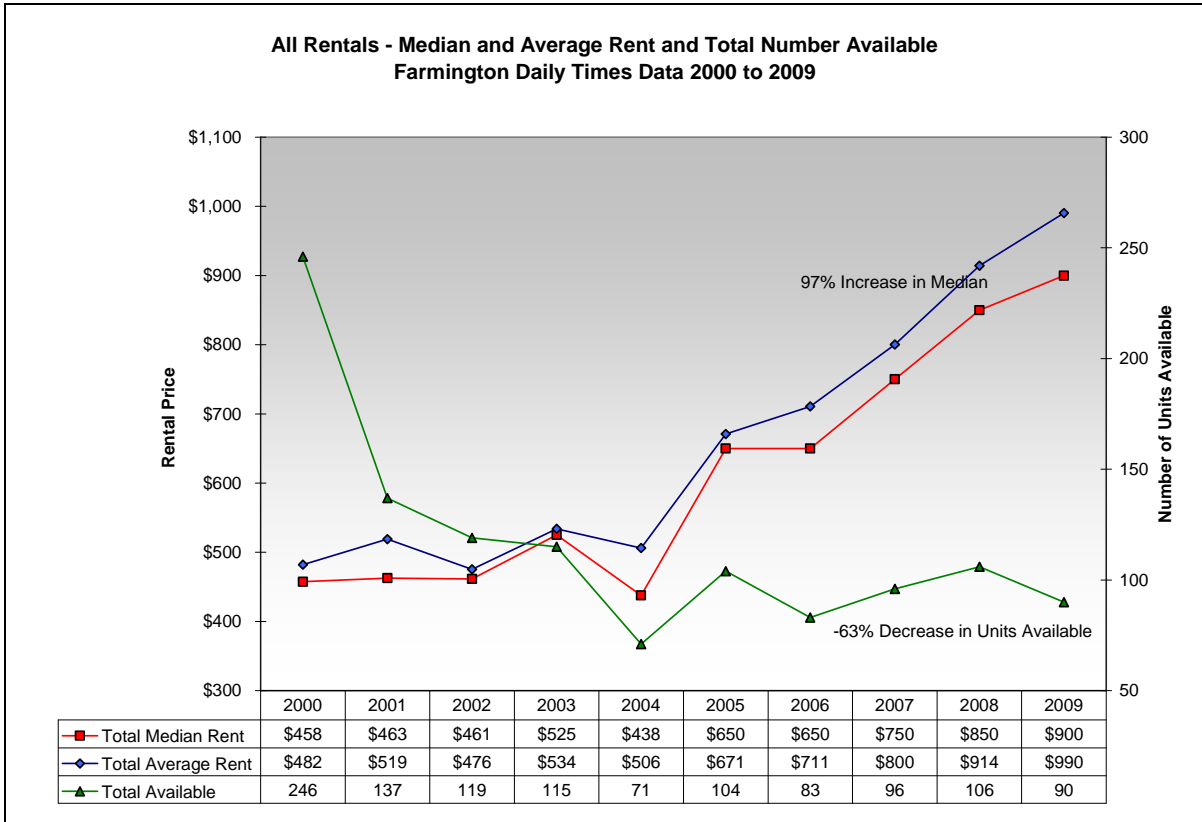
b. Farmington Daily Times Rental Survey

The City of Farmington has been tracking the Farmington Daily Times rental advertisements as an ongoing survey of rental activity. CDBG staff selected the month of April somewhat arbitrarily but it has been used consistently, year to year, to track changes in the market. On each April 1st, all rental ads appearing in the classifieds are selected. On each of the remaining days of April, only the ads appearing in the First Look section of the classifieds are selected. This method ensures that ads are not counted multiple times. The distribution of the Farmington Daily Times does potentially go beyond the boundaries of San Juan County, but virtually all of the rentals advertised in the paper are for Farmington, Aztec, Bloomfield, and the developed surrounding areas. This survey method does not guarantee that some rental price data from outside of the county gets into the paper, nor does it cover rentals that are not advertised in the paper, however, the methodology is consistently applied year to year. Most import though, this data is more current then a survey of what renters are paying. By looking at advertised prices as opposed to a survey of rent paid by all renters, the most current rates are reported.

i. All Rentals – Median and Average Price and Units Available

This chart shows the median and average advertised rent for all rentals and tracks the results from 2000 to 2009, and the number of advertised units available. The rental price is on the left and shown on the red and blue lines. The number of units is on the right and is shown with the green line. During this time period, there has been a 97 percent increase in the median rental price and a 63 percent decrease in the number units available.

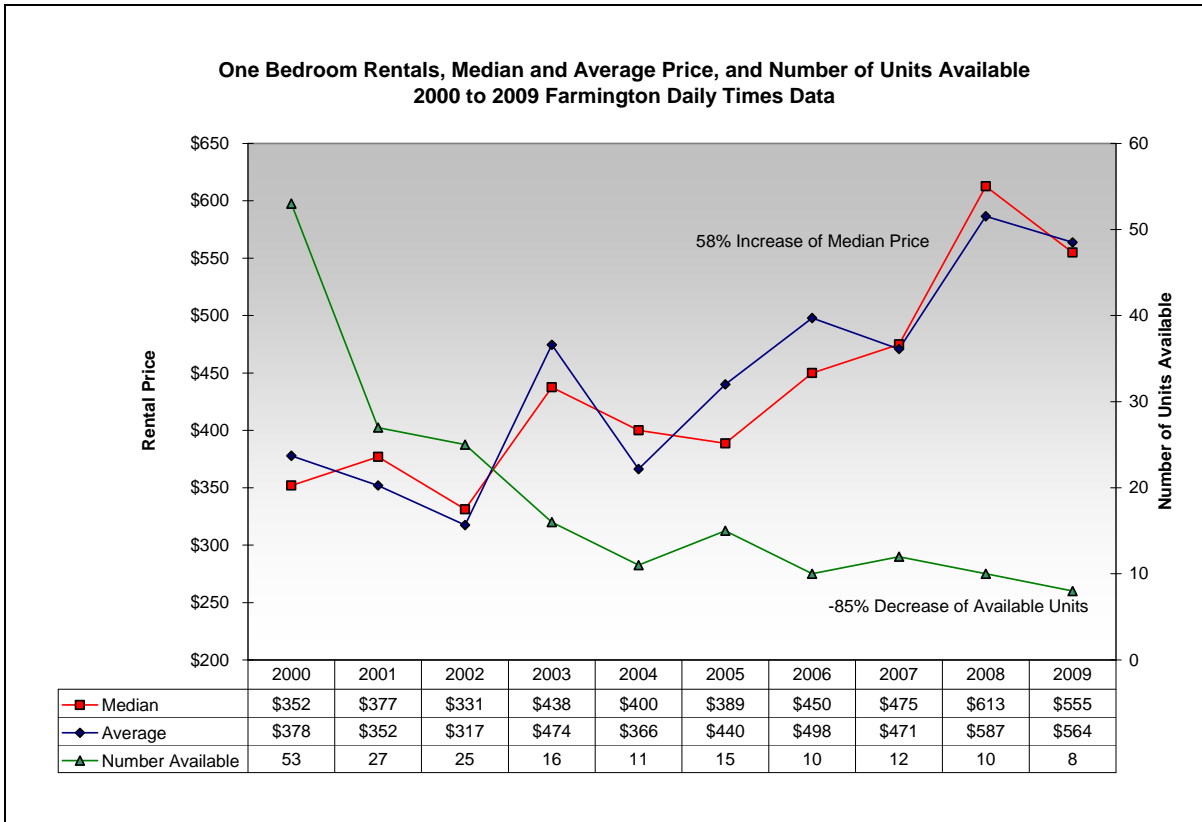
Chart 15



ii. One Bedroom Rentals

Chart 16 displays the average price, median price, and the number of advertised units available for one-bedroom rentals. The supply of one-bedroom rentals fell from 53 to 12, similar to the overall supply, yet the rental cost has gone up more slowly. This indicates a lower demand for one-bedroom units than larger units. Unlike the overall rental data, there was a decline in the median and average price in 2009.

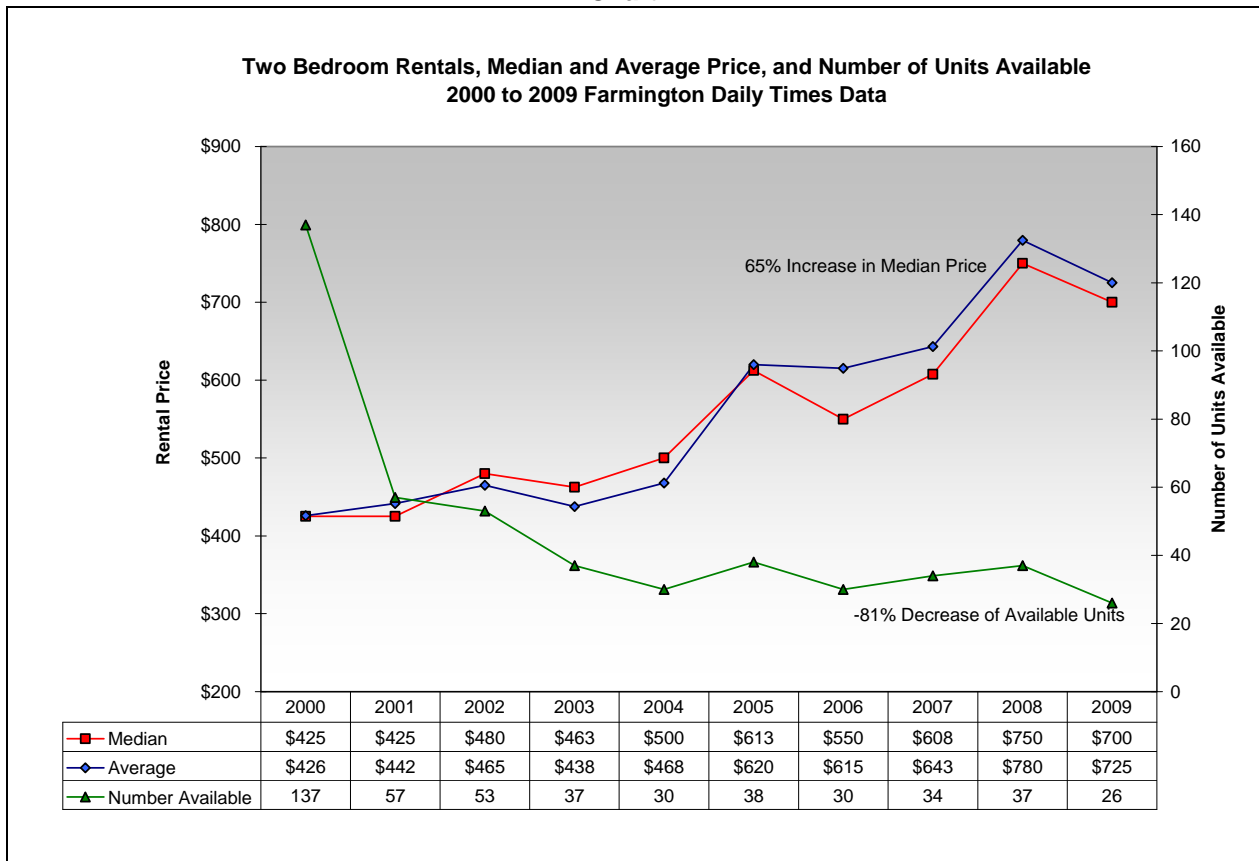
Chart 16



iii. Two Bedroom Rentals

Chart 17 displays the average price, median price, and the number of advertised units available for two-bedroom rentals. The rental supply for two-bedroom rentals fell 81 percent from 137 to 26 and the price has risen similar to the overall data. Similar to the one bedroom table above, there was a decline in the 2009 prices, which is different from increase shown in Chart 15 above.

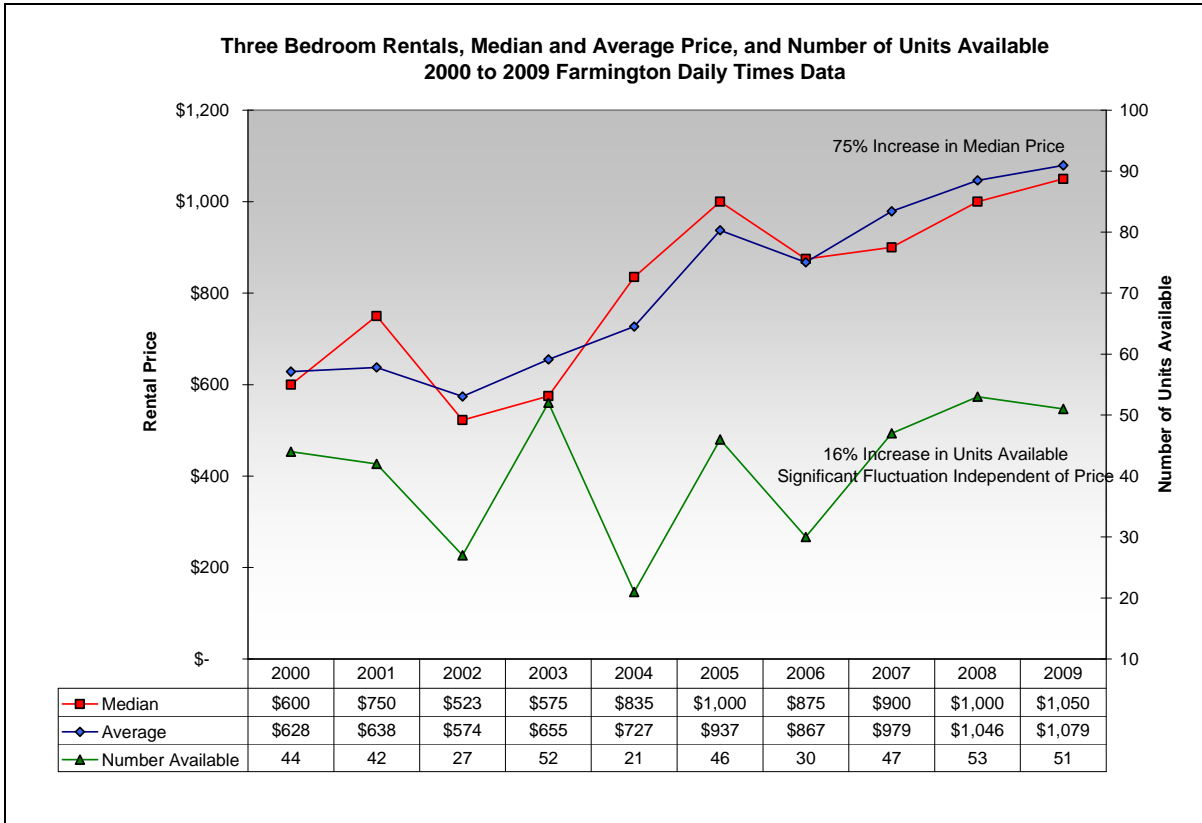
Chart 17



iv. Three Bedroom Rentals

Chart 18 displays the average price, median price, and the number available for three-bedroom rentals. Contrary to the one and two bedroom units, the availability of three-bedroom rentals has remained relatively steady from 2000 to 2007, but at a lower level of 44 to 51. In addition, contrary to the one and two bedroom charts above there was still a median price increase in 2009.

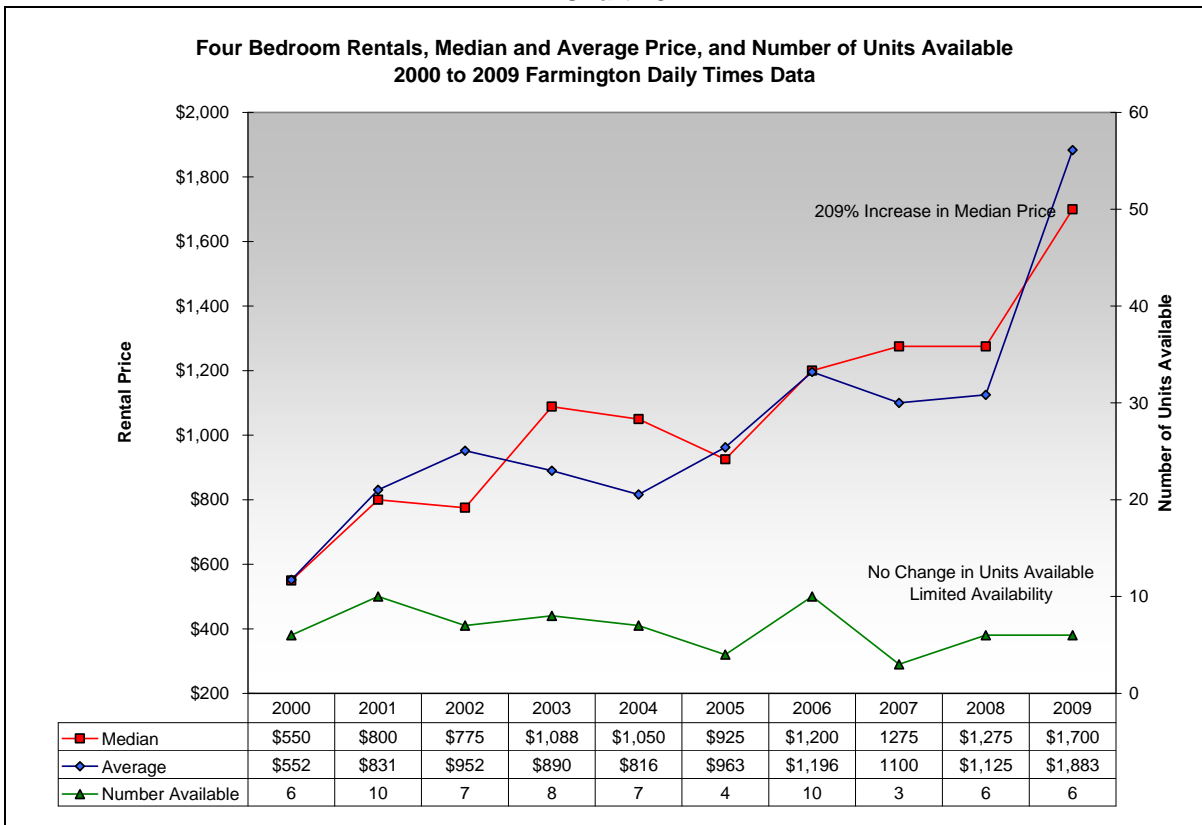
Chart 18



v. Four Bedroom Rentals

Chart 19 displays the average price, median price, and the number available for four-bedroom rentals. The number of four-bedroom rentals has been steady but very limited at 10 or less units each April, from one fifth to one tenth of the three-bedroom availability. The overall advertised price increase was 209%, but in 2009 alone, there was a 33 percent increase in the median price. Antidotal information in the community says that there are many new homes being rented on the market that people cannot sell, and this could explain the very high price increase. However, there was no increase in the number of units available over 2008. Only six four-bedroom units were advertised. This is a very small number compared with other sized units. This price spike may still show a very tight rental market for larger units and a high demand for four-bedroom rentals.

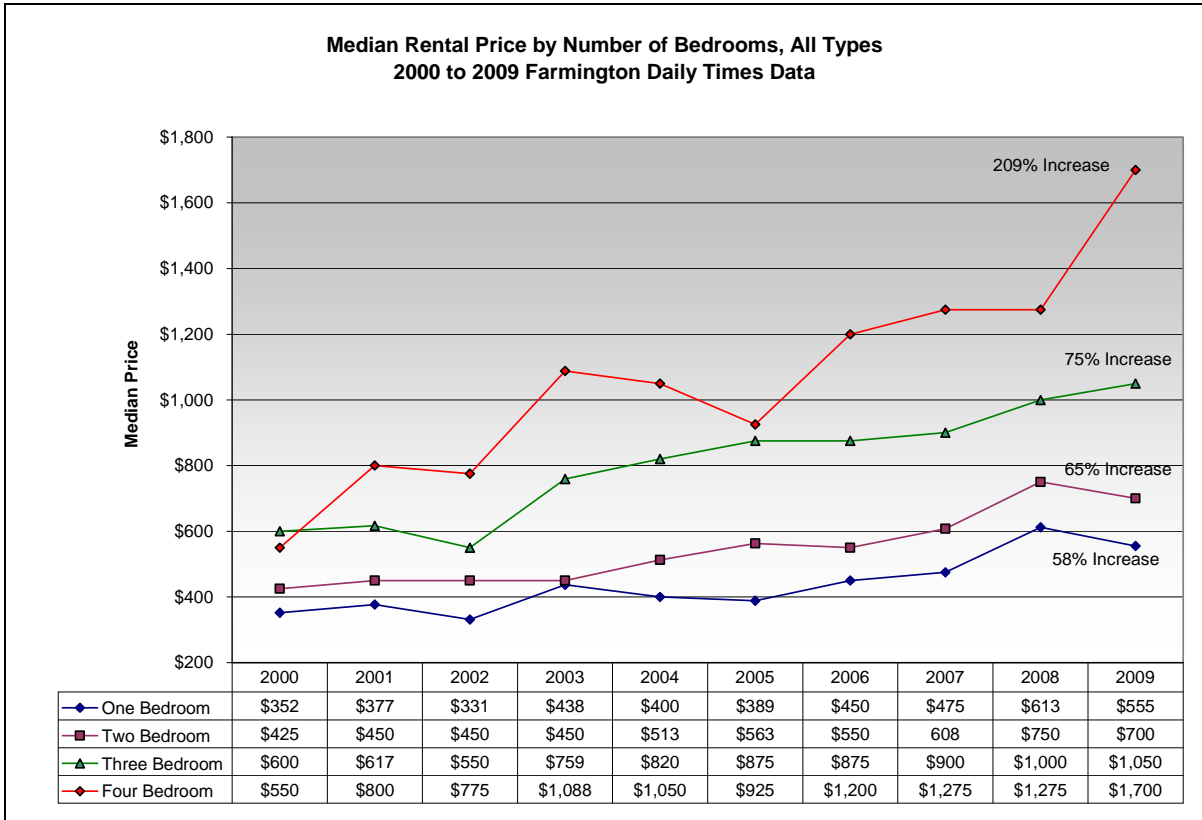
Chart 19



vi. Comparison of Rentals by Bedrooms

Chart 20 compares the median rental costs by the number of bedrooms from 2000 to 2009. The median rental costs have increased in order of the number of bedrooms, with a 57 percent increase in the price of four bedroom rentals. This shows a significant increase in the demand for larger units.

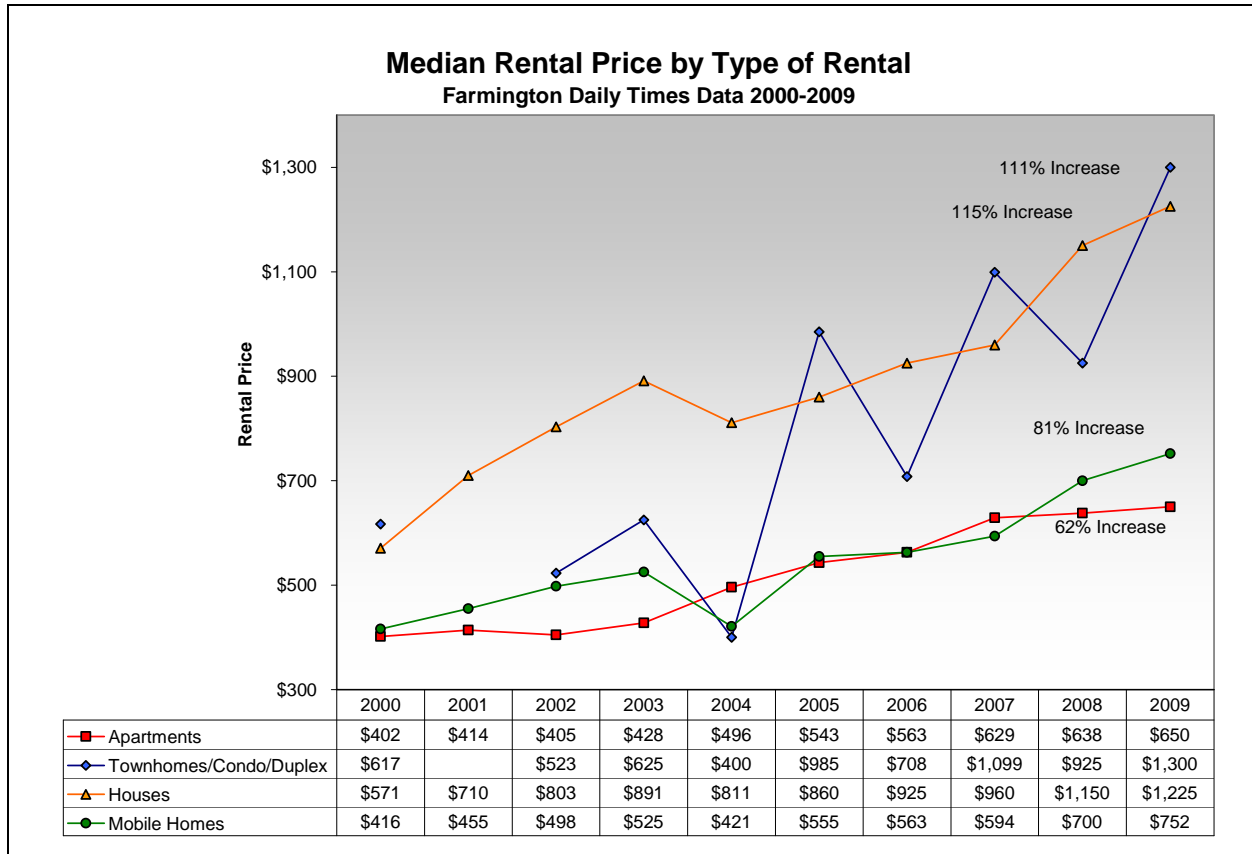
Chart 20



vii. Price of Rentals by Type of Unit

Chart 21 displays the changes in median advertised rent by type of rental from 2000 to 2009, and their total percent change. Townhomes/Condos/Duplex has had the greatest increase and the largest swings of all the types of housing. In 2005 and 2007, a significant number of new town homes were completed, and their larger size, quality, and new condition significantly increased the median price in this category. As a note, there were no townhomes available in April of 2001 hence the missing data point.

Chart 21



c. HUD Fair Market Rent Comparison

HUD publishes Fair Market Rent (FMR) values each year for various communities. They are based upon the number of bedrooms in a rental unit. The Fair Market Rent (FMR) is used by a variety of agencies who provide rental assistance through Federal or State grants to determine the allowable amount of assistance that can be provided to needy families. However, the FMR values do not accurately reflect the Farmington or San Juan County rental market. CDBG staff has submitted its past rental studies to MFA and HUD for review and has successfully changed the allowed FMR for our community.

Table 9 compares the HUD FMR with the Farmington Rental Study for the past four years. In 2006, the green cells show that the FMR for one and two bedroom rentals was higher. The yellow cells show the cases where the Farmington Rental Study was higher. The orange cells show where the Farmington Rental Study was more than 10 percent higher than the FMR. In fact, for the three and four bedroom apartments the difference is more than 30% in some cases. This table will be submitted to HUD and the State MFA in an attempt to change the way that the Fair Market Rent is calculated.

Table 9

Comparison of HUD Fair Market Rents and Farmington's Rental Study				
	One Bed	Two Bed	Three Bed	Four Bed
2009 HUD FMR	\$504	\$607	\$802	\$905
Farmington Rental Study	\$555	\$700	\$1,050	\$1,700
2008 HUD FMR	\$481	\$579	\$765	\$863
Farmington Rental Study	\$613	\$750	\$1,000	\$1,275
2007 HUD FMR	\$474	\$571	\$755	\$851
Farmington Rental Study	\$475	\$608	\$900	\$1,275
2006 HUD FMR	\$458	\$552	\$730	\$823
Farmington Rental Study	\$450	\$550	\$875	\$1,200
Source: HUD User Data Sets, Farmington Daily Times Rental Data				
HUD FMR is Higher				
Rental Study is Higher				
Rental Study is More Than 10% Higher				

6. Vacancy Rates

Table 11 shows the vacancy rates of residential units in the City of Farmington and the Farmington MSA. It also provides for comparison the vacancy rates of the other three Metropolitan Statistical Areas, and their principal cities. This data comes from the 2006-2008 American Community Survey, which is the only source of the principal city data. The 13.1 percent vacancy rate in the Farmington MSA is very surprising. As a survey data source there is a published margin of error but this high of a vacancy rate conflicts with many other local indicators. One possibility is that abandoned or uninhabitable mobile homes are propping up this number. The 13.1 percent is especially high when you compare it with the City of Farmington's figure of 5.7 percent. The City of Farmington's 5.7 percent is the lowest vacancy rate in the state. This very low vacancy rate may explain why the housing prices and rental prices have continued to climb even though the sales rate has declined, as shown on Chart 23 above. Santa Fe has a unique situation where the MSA vacancy rate is lower than the City rate. This is quite the opposite of Farmington.

Table 10

Vacancy Rate Comparison of the Four NM MSAs and their Principal Cities								
County	Farmington MSA (SJC)		Albuquerque MSA		Santa Fe MSA		Las Cruces MSA	
Total:	45,560		358,307		63,603		76,727	
Occupied	39,574	86.9%	327,431	91.4%	54,671	86.0%	69,116	90.1%
Vacant	5,986	13.1%	30,876	8.6%	8,932	14.0%	7,611	9.9%
City	City of Farmington		City of Albuquerque		City of Santa Fe		City of Las Cruces	
Total:	17,005		228,699		32,402		39,049	
Occupied	16,029	94.3%	210,456	92.0%	27,320	84.3%	36,160	92.6%
Vacant	976	5.7%	18,243	8.0%	5,082	15.7%	2,889	7.4%

Source: U.S. Census Bureau, 2006-2008 American Community Survey

7. Housing Affordability

Housing affordability shows the health of the community housing market and points to socio-economic groups that are in need of affordable housing. This section provides an affordability comparison between New Mexico MSA's and Cities, and a detailed look at rental and home purchase affordability for socio-economic groups.

a. Affordability Comparison of New Mexico MSA's and Principal Cities

Table 12 shows an affordability comparison of the four New Mexico MSA's and their principal cities. The data on this table is derived from the 2006-2008 ACS. The number of households and the percent of households that expend more than 30 percent and more than 50 percent of their income on contract rent are shown on the top half of the table and the bottom half of the table shows the same for homes with mortgages. The over 30 percent rows show every household, rental or ownership, which is considered to be in the unaffordable category. The over 50 percent rows show the number and percent of households that are considered to be in greatest need.

This table is very encouraging from the perspective of San Juan County and the City of Farmington. We have a much lower percentage of households paying more than 30 percent and 50 percent than the other MSA's and Cities. Not surprisingly, Santa Fe is the worst off with 54.4 percent paying more than 30 percent of their income on rent. However, the Farmington MSA still has 3,643 households living in unaffordable rentals and 4,429 households living under an unaffordable mortgage.

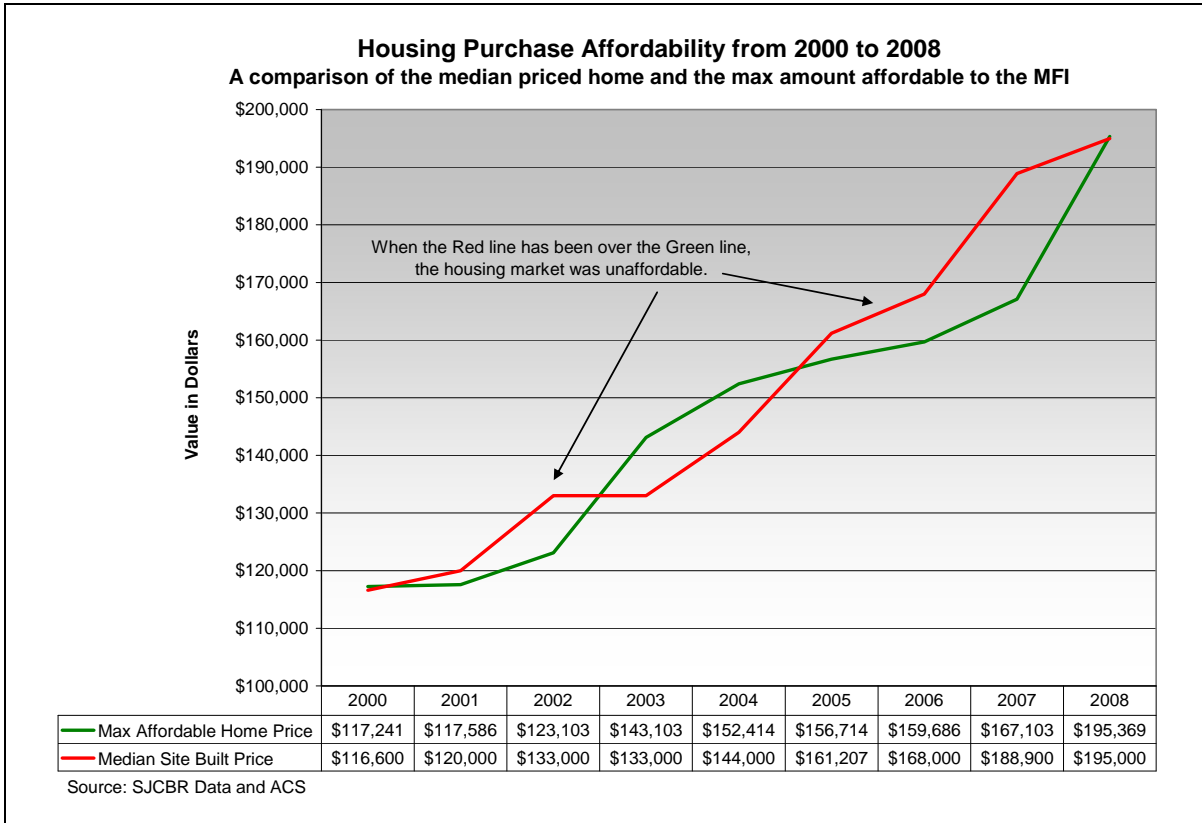
Table 11

Housing Affordability Comparison of New Mexico MSA's and Cities								
Households paying more than 30% and more than 50% of their income on housing								
Percent of Household Spending on Rent								
	# of Households	% of Households	# of Households	% of Households	# of Households	% of Households	# of Households	% of Households
MSAs	Farmington MSA		Albuquerque MSA		Santa Fe MSA		Las Cruces MSA	
Over 30 Percent	3,643	34.3%	47,581	45.9%	7,391	48.6%	12,575	51.7%
50.0 percent or more	1,822	17.1%	23,645	22.8%	3,957	26.0%	6,170	25.4%
Cities	City of Farmington		City of Albuquerque		City of Santa Fe		City of Las Cruces	
Over 30 Percent	2,173	37.2%	37,411	46.4%	5,819	54.4%	8,570	53.5%
50.0 percent or more	906	15.5%	18,247	22.7%	3,208	30.0%	4,400	27.5%
Percent of Household Spending on a Mortgage								
	# of Households	% of Households	# of Households	% of Households	# of Households	% of Households	# of Households	% of Households
MSAs	Farmington MSA		Albuquerque MSA		Santa Fe MSA		Las Cruces MSA	
Over 30 Percent	4,429	27.9%	56,769	35.5%	10,102	38.8%	9,943	36.6%
50.0 percent or more	1,536	9.7%	21,164	13.2%	4,353	16.7%	3,798	14.0%
Cities	City of Farmington		City of Albuquerque		City of Santa Fe		City of Las Cruces	
Over 30 Percent	1,870	22.4%	33,877	29.3%	4,658	35.7%	4,822	27.6%
50.0 percent or more	647	9.7%	12,153	12.8%	1,967	17.7%	1,833	13.6%
Source: U.S. Census Bureau, 2006-2008 American Community Survey								

b. Tracking Affordability

Chart 24 tracks affordability of purchased site built homes from 2000 to 2008. The median housing price comes from the SJCBR data in this report and the median family income data comes from the ACS for 2005 to 2008. The 2000 to 2004 data comes from HUD Data Users Sets. The maximum affordable home value is from a calculated figure described with Table 14 below. The red line shows the median price of homes and the green line shows the maximum amount that the median family can afford. During the years where the red line is above the green line, housing was unaffordable. The 2008 median family income was significantly higher than the 2007 figure and has caught up with the median home prices.

Chart 22



c. Rental Affordability for Socio-Economic Groups

Table 13 below compares the median family incomes of key socio-economic groups and the median costs of rentals by number of bedrooms and the type of rental. On the left side of the table are the different family groups and types of households, with their median incomes. The next column shows the affordable (30 percent of gross monthly income) rental payment for each group. This is what the median family in a group can afford. Across the top of the table are the rental by number of bedrooms and the type of rentals along with their median monthly rent. In the comparison cells are a calculated percentage, which represents the percent of the group's median monthly income, which must be expended to pay for the median cost by bedroom and type of rental. For example, the median income American Indian Family would have to pay 27.6 percent of their monthly income to rent a median priced three-bedroom rental, and this type of rental would be marginally unaffordable. The resulting comparison cells are color coded by the percent of the monthly income required to pay for the rental. Families with the "greatest need" pay over 50 percent and are shaded purple. Families that pay 30 percent or more are considered unaffordable and are shaded orange. Families that pay 25 percent or more are considered marginally affordable and are shaded yellow. The green shaded cells are considered affordable.

The four-bedroom rental category is only affordable to the married couple group and is only marginally affordable to 7 of the 16 groups. One-bedroom units are the most affordable but are still not affordable to families over 65 and those earning 50% MFI or less. The median three-bedroom rental price is affordable to those making the median family income of \$50,069, but is not affordable to those making 80% MFI or less. One bedroom units, mobile homes, and apartments are the most affordable types of units.

Table 12

2008 Rental Affordability- Median Family Income by Race, Age, and Family Type Compared with Median Rental Prices by Bedrooms and Type.

The percentage of the gross monthly income is displayed.

Farmington, NM MSA	Median Income of Group	30% of Gross Monthly Income	2008 Median Rental Price by # of Bedrooms				2008 Median Rental Price by Type of Rental			
			1 Bed	2 Bed	3 Bed	4 Bed	Houses	Townhomes Condo	Mobile Homes	Apartments
			\$613	\$750	\$1,000	\$1,275	\$ 1,150	\$ 925	\$ 700	\$ 638
Household Income										
White Alone	\$ 51,434	\$ 1,286	14.3%	17.5%	23.3%	29.7%	26.8%	21.6%	16.3%	14.9%
Native American	\$ 43,526	\$ 1,088	16.9%	20.7%	27.6%	35.2%	31.7%	25.5%	19.3%	17.6%
Hispanic or Latino	\$ 44,635	\$ 1,116	16.5%	20.2%	26.9%	34.3%	30.9%	24.9%	18.8%	17.2%
Household Income by Age of Householder										
Householder under 25 years	\$ 35,357	\$ 884	20.8%	25.5%	33.9%	43.3%	39.0%	31.4%	23.8%	21.7%
Householder 25 to 44 years	\$ 51,159	\$ 1,279	14.4%	17.6%	23.5%	29.9%	27.0%	21.7%	16.4%	15.0%
Householder 45 to 64 years	\$ 58,283	\$ 1,457	12.6%	15.4%	20.6%	26.3%	23.7%	19.0%	14.4%	13.1%
Householder 65 years and over	\$ 24,493	\$ 612	30.0%	36.7%	49.0%	62.5%	56.3%	45.3%	34.3%	31.3%
Tenure - Own or Rent										
Owner Occupied	\$ 52,332	\$ 1,308	14.0%	17.2%	22.9%	29.2%	26.4%	21.2%	16.1%	14.6%
Renter Occupied	\$ 40,187	\$ 1,005	18.3%	22.4%	29.9%	38.1%	34.3%	27.6%	20.9%	19.1%
Family Income										
Total Median Family Income - 2008	\$ 56,657	\$ 1,416	13.0%	15.9%	21.2%	27.0%	24.4%	19.6%	14.8%	13.5%
80% of MFI - Moderate Income	\$ 45,326	\$ 1,133	16.2%	19.9%	26.5%	33.8%	30.4%	24.5%	18.5%	16.9%
50% of MFI - Low Income	\$ 28,329	\$ 708	25.9%	31.8%	42.4%	54.0%	48.7%	39.2%	29.7%	27.0%
30% of MFI - Very Low Income	\$ 16,997	\$ 425	43.2%	53.0%	70.6%	90.0%	81.2%	65.3%	49.4%	45.0%
Family Type										
With own children under 18 years	\$ 51,467	\$ 1,287	14.3%	17.5%	23.3%	29.7%	26.8%	21.6%	16.3%	14.9%
No own children under 18 years	\$ 60,663	\$ 1,517	12.1%	14.8%	19.8%	25.2%	22.7%	18.3%	13.8%	12.6%
Married-couple family --	\$ 72,304	\$ 1,808	10.2%	12.4%	16.6%	21.2%	19.1%	15.4%	11.6%	10.6%
Female householder, no husband present --	\$ 31,126	\$ 778	23.6%	28.9%	38.6%	49.2%	44.3%	35.7%	27.0%	24.6%
Male householder, no wife present --	\$ 46,391	\$ 1,160	15.8%	19.4%	25.9%	33.0%	29.7%	23.9%	18.1%	16.5%

Source: U.S. Census Bureau, 2008 American Community Survey

Greater than 50% of Monthly Gross Income
Greater than 30% = Unaffordable
Greater than 25% = Marginal Affordability
Less than 25% = Affordable

d. Home Mortgage Affordability for Socio-Economic Groups

Table 14 compares the median family incomes of socio-economic groups and their ability to purchase the median priced home, townhome/condo, or mobile home. On the left side of the table are the different family groups and household types with their median incomes. The next column shows the recommended maximum home value for each group. This value was calculated with the assistance of a banking loan officer and research on a number of internet loan calculators. A number of assumptions were made in this calculation: first time buyer, 5% down, 6.5% interest rate, PPI mortgage insurance, typical property insurance, and taxes. A number of mortgages were calculated for home values around the median prices and an average ratio of income to value was created. The final calculation used for this table is, a family's income is 29 percent of the recommended maximum home value. For example, if a family's income is \$44,635 (median Hispanic), divide the income by 0.29 and the recommended maximum home value is \$153,914. Utilities are still not included for this estimate so like in the rental affordability section above, the concept of Marginally Affordable is used.

In the comparison cells, the median price for houses, townhomes/condos, and mobile homes is subtracted from the recommended maximum price by family and household groups. The green cells are positive numbers and represent affordability. The yellow cells are positive numbers but are less than \$10,000 and are considered marginally affordable. If there are even minor changes in the terms of the loan or a family's income, that type of housing could become unaffordable. The orange cells show negative numbers and by how much a family cannot afford the type of home.

In Table 14, you see far less green affordable cells for housing purchases than in the rental table above. Only married couple families with the MFI of \$72,304 can afford to purchase the median priced home. American Indian, Hispanic, young and old families, those making less than 50% MFI, and Female Householders, cannot even afford the median priced mobile home.

Table 13

2008 Housing Affordability		Median Family Income by Race, Age, and Family Type Compared with Median Housing Prices by Structure Type and Median County				
Farmington MSA	Median Income	Recommended Max Home Value	2008 City of Farmington Median Housing Price by Type			2008 Median of All County Sales
	2008		Houses	Town Homes/ Condos	Mobile Homes	All Types
Households			\$ 199,250	\$ 185,700	\$ 144,900	\$ 189,000
White alone, not Hispanic or Latino	\$ 51,434	\$ 177,359	\$ (21,891)	\$ (8,341)		\$ (11,641)
American Indian	\$ 43,526	\$ 150,090	\$ (49,160)	\$ (35,610)	\$ 5,190	\$ (38,910)
Hispanic or Latino origin (of any race)	\$ 44,635	\$ 153,914	\$ (45,336)	\$ (31,786)	\$ 9,014	\$ (35,086)
HOUSEHOLD INCOME BY AGE						
15 to 24 years	\$ 35,357	\$ 121,921	\$ (77,329)	\$ (63,779)	\$ (22,979)	\$ (67,079)
25 to 44 years	\$ 51,159	\$ 176,410	\$ (22,840)	\$ (9,290)		\$ (12,590)
45 to 64 years	\$ 58,283	\$ 200,976	\$ 1,726			
65 years and over	\$ 24,493	\$ 84,459	\$ (114,791)	\$ (101,241)	\$ (60,441)	\$ (104,541)
Tenure - Own or Rent						
Owner Occupied	\$ 52,332	\$ 180,455	\$ (18,795)	\$ (5,245)		\$ (8,545)
Renter Occupied	\$ 40,187	\$ 138,576	\$ (60,674)	\$ (47,124)	\$ (6,324)	\$ (50,424)
Family Income						
Median Family Income	\$ 56,657	\$ 195,369	\$ (3,881)	\$ 9,669		\$ 6,369
80%	\$ 45,326	\$ 156,295	\$ (42,955)	\$ (29,405)		\$ (32,705)
50%	\$ 28,329	\$ 97,684	\$ (101,566)	\$ (88,016)	\$ (47,216)	\$ (91,316)
30%	\$ 16,997	\$ 58,611	\$ (140,639)	\$ (127,089)	\$ (86,289)	\$ (130,389)
Family Type						
With own children under 18 years	\$ 51,467	\$ 177,472	\$ (21,778)	\$ (8,228)		\$ (11,528)
With no own children under 18 years	\$ 60,663	\$ 209,183	\$ 9,933			
Married-couple families	\$ 72,304	\$ 249,324				
Female householder, no husband present	\$ 31,126	\$ 107,331	\$ (91,919)	\$ (78,369)	\$ (37,569)	\$ (81,669)
Male householder, no wife present	\$ 46,391	\$ 159,969	\$ (39,281)	\$ (25,731)		\$ (29,031)
Source: 2008 American Community Survey Farmington MSA and 2008 San Juan County Assessor's Sales Data						
Unaffordable						
Marginal Affordability = within 10k						
Affordable						

Terms and Acronyms

- ACS - American Community Survey - Similar to and produced by the US Census. The data is survey based as opposed to the 100 percent counts of the Census.
- CDBG – Community Development Block Grant
- Farmington MSA – Data from the ACS with the same boundaries as San Juan County
- FMR – Fair Market Rents
- HUD – Housing and Urban Development
- Median – The mid point of a data set. Median data is less affected by very high or very low data and is considered a true middle.
- MSA - Metropolitan Statistical Area - Cities and their surrounding areas with a minimum population of 50,000.
- MFI - Median Family Income
- 80% MFI – A percentage of the Median Family Income, used as an income qualification for the CDBG program.
- 50% MFI – Low Income
- 30% MFI - Very Low-Income.
- SFD – Single Family Dwelling
- SJC – San Juan County
- SJCBR - San Juan County Board of Realtors – The reported sales data from the Multiple Listing Service is used.

Sources

1. The American Community Survey - The US Census conducted its first American Community Survey (ACS) in the Farmington Metropolitan Statistical Area in 2005. The ACS uses a sample, unlike the Decennial Census, which is based upon 100% data. The users of this data are cautioned that there are margins of error associated with the size of the samples taken. For full details of the methods of collection and data accuracy, please consult the American Community Survey website <http://www.census.gov/acs/www/>
2. The US Census provides detailed decennial data and can be found at <http://www.census.gov/>
3. San Juan County Assessor – The City of Farmington would like to express its gratitude for the cooperation of the County Assessor's office in providing detailed data on the reported sales of residential properties. As a note: no privileged or personal data was disclosed or used in the creation of this report.
4. San Juan County Board of Realtors – The City of Farmington would also like to express its gratitude for the cooperation of the Board of Realtors for providing data from the Multiple Listing Service. As a note: no privileged or personal data was disclosed or used in the creation of this report.
5. Farmington Daily Times Rental Data – All rental data was collected from the classified section of the Farmington Daily Times. That data is limited only by the geographic distribution of the newspaper delivery and advertising. The data roughly approximates the San Juan County area.
6. San Juan College Library - The City of Farmington would like to express its gratitude for the cooperation of the San Juan College Library staff for allowing significant access to the microfilm reader.
7. Housing and Urban Development, HUD - www.hud.gov
8. National Center for Children In Poverty – NCCP http://www.nccp.org/profiles/NM_profile_8.html