

City of Sedona Baseline Housing Report

Executive Summary

In January 2006, the City of Sedona contracted with Kuehl Enterprises LLC to develop a methodology for analyzing and quantifying the affordability gap in Sedona. The affordability gap is the difference between what households at various income levels can afford to rent or purchase and the actual rent or purchase price.

In addition to developing the methodology, a series of meetings were conducted with local employers to determine the validity of the data, and to identify the extent to which the housing market impacts the attraction and retention of employees. Employer input also helped to quantify the number of employees working in Sedona and living elsewhere.

While many conclusions may be drawn from the data and consultation processes, the following are those that are significant to the City as it develops a housing policy:

Demographics

- Fifty-five percent (2,737 households) of householders are age 55 or older
- Thirty-one percent (1,544 households) of households are single-person households
 - Sixty-eight percent (1,044 households) of single-person households are age 55 or older
 - Seventy-one percent (1,096 households) of single-person households are homeowners

Homeownership

- Between the year 2000 and March 2006, median income increased ten percent (10%) from \$44,885 to \$49,225. At the same time, median price asked increased seventy-seven percent (77%) from \$280,250 to \$496,500.
- Homeownership is more directly correlated with age than with income or household size.
 - Eighty-eight percent (2,418 households) of householders age 55+ are homeowners.
 - Fifty-three percent (383 households) of householders age 35 to 44 have a median income equal to ninety-seven percent (97%) of the City median income and are homeowners.
 - Comparatively, for Coconino and Yavapai Counties as a whole, householders age 35 to 44 have a median income equal to one hundred six percent (106%) of the combined median and sixty-five percent (65%) are homeowners.
- Households earning between \$35,000 and \$49,999 (earning approximately 80% to 110% of median income) could afford a unit priced between \$80,000 and \$124,999.
 - One hundred seventy-three (173) homeownership units are needed in this price range

Rental

- Between the year 2000 and March 2006, median income increased ten percent (10%) from \$44,885 to \$49,225. At the same time, median rent increased forty percent (40%) from \$858/month to \$1200/month.
- Renter households earning less than \$19,999 annually (388 households or 29% of renters) need units renting for \$500/month or less
- If paying between 30% and 32% of income - 269 units are needed
- If paying between 36% and 42% of income - 116 units are needed

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Introduction and Purpose

The City has the ability to secure affordable housing by utilizing a “significant community benefit” policy when working with property owners and developers seeking rezoning. The challenge is to define significant community benefit in a manner that ensures a reasonable rate of return to developers and investors, and also creates a permanent supply of affordable housing. Economic and housing market conditions are constantly changing and no one policy option can adequately address all aspects of affordability. Unlike building requirements, there are no model codes to draw upon. Consequently, a policy of supporting affordable housing with a menu of implementation options is necessary.

In January 2006, the City of Sedona contracted with Kuehl Enterprises LLC to develop a methodology for analyzing and quantifying the affordability gap in Sedona. The affordability gap is the difference between what households at various income levels can afford to rent or purchase and the actual rent or purchase price; it is a measure of affordability in the housing market. The methodology is comprised of a series of spreadsheets that may be updated at any time by downloading and incorporating updated data into a copy of the spreadsheet. Semi-annual updating is suggested.

In addition to developing the methodology, the City undertook a series of meetings with local employers to determine the validity of the data and identify the extent to which the housing market impacts the attraction and retention of employees.

The results of this methodology – the affordability gap and contributing factors - are presented in this report for ease of understanding and use in developing a housing policy that results in significant community benefit. Ongoing consultation with major employers is suggested to ensure both continued involvement and accurate estimating.

Data

This report incorporates information from two secondary data sources and two primary data sources. These sources were selected due to ease of use, availability, consistency, reliability, and currency. This report may be easily updated as new data becomes available from these sources.

- The secondary data sources are the US Census and the Arizona Workforce Informer Wage and Employment Data. The 2000 US Census provides detailed demographic, economic and housing information for the City of Sedona. The Arizona Workforce Informer provides quarterly employment and income data for Yavapai and Coconino Counties, with the most recent available data for the fourth quarter 2004.
- The two primary data sources are a rent survey and a median price asked summary. The rent survey incorporates units available during a one week period and was conducted by reviewing the Sedona Red Rock News and contacting local apartment complex managers. The median price asked summary was conducted by reviewing the price asked of for sale housing at a point in time as reported in the Multiple Listing Service.

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Trends and the Gap Estimate

The trend in income from the 2000 US Census to the December 2004 employment data is used to estimate salaries and wages for the first quarter of 2006. Trends are most useful as context for current conditions and are also useful as a projection tool when market conditions remain relatively static during the projection timeframe. For future reports it is suggested that trends be based on like data – primary to primary and secondary to secondary. Doing so will ensure accuracy as market shifts occur.

Consultation Process

The City consulted with the business community through a general forum and through targeted discussions with both employers and employee groups. A survey was distributed to local employers to confirm wage and salary data and to identify the proportion of employees living in the City of Sedona boundaries.

April 12, 2006 Business Forum

The purposes of this forum were to:

- Gather additional information regarding general wage and salary data;
- Identify employee attraction and retention concerns; and
- Identify employers that would be willing to work with the City towards an effective policy of housing for employees.

Employers offered the following input:

1. Employee recruitment, performance and retention are negatively impacted by housing affordability and availability. Entry-level and middle-management/professional employees are the most difficult to attract and are recruited from outside the local area.
 - Developing the workforce locally through involvement with schools and the vocational district is a key focus of future recruitment efforts.
2. More rental housing to accommodate employees and their families is needed.
3. Career-oriented professionals, including teachers, public safety, and public sector employees are interested in investing in homeownership locally.
4. Additional outreach to both employers and employees is needed to confirm wage and salary information.
 - Not all key sectors of the economy are represented and county wage/salary data may not accurately reflect Sedona wages/salaries.
 - While most employers believe that non-local employees would move into the City if housing were available and affordable, employees are best able to

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answer questions regarding housing types and amenities that would be attractive.

5. The business community is concerned about and invested in working towards solutions to positively impact housing affordability and availability for the workforce. A combination of education, incentives, and production that includes both public and private sector involvement are necessary.
 - Incentives and programs need to be flexible to accommodate changes in the local economy while ensuring long-term affordability.

Business Survey

A business survey was distributed to Sedona businesses prior to the April 12, 2006 forum. Twenty-seven surveys were returned and indicated the following:

	All Employees		Full-time		Part-time	
	Number	Percent	Number	Percent	Number	Percent
Total	742		581	78%	161	22%
Earning > \$15/hr (80% AMI)	327	44%	296	51%	31	19%
Earning < \$10/hr	208	28%	121	21%	87	54%
Living in Sedona	269	36%	216	37%	53	33%

Meetings with Individual Employers

In May 2006, follow-up meetings were held with five Sedona employers. The purposes of these meetings were to identify specific housing-related concerns of the employers, and to determine their willingness to engage in specific programs or projects targeted towards housing assistance for their employees. Several employers are already assisting their employees through:

- Housing stipends
- Rental housing units
- Transportation

While employers are interested in assisting their employees, specific models and projects are necessary to secure employer involvement.

Employee Outreach

In addition to meetings with local employers, focus groups were held at each of the three schools in the Sedona-Oak Creek Unified School District. Teachers and other district staff indicated the following:

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- Many students live in homes with multiple families and those families are seeking individual rental units in the \$500 to \$650 per month range.
- Employees who have been with the district for more than 10 years have few challenges in the housing market.
- Employees who have been with the district for five or fewer years are challenged to afford housing, with several paying more than 50% of their income for housing.

Of primary concern to the school district is the large number of teachers approaching retirement. With the high cost of housing and an average annually starting salary of \$27,000, the school district is concerned about their ability to attract and retain quality teachers.

A confidential questionnaire was distributed to school district staff and forty-five (45) valid questionnaires were returned indicating the following:

- Fifty-six percent (56%) live in Sedona
 - The monthly median house payment is \$1,200
 - The median monthly rent is \$660
 - Thirty percent (30%) would like to move within the City, with seventy percent (70%) of these seeking larger yet more affordable units.
- Seventy percent (70%) of employees living outside Sedona are interested in living in Sedona
 - The current median monthly house payment is \$1,400.
 - The current median monthly rent is \$850.
 - Desired home is a single-family, 3 bedroom, 1500 square foot unit.

Report Format

This report is divided into two sections. The first section presents conclusions of general community data including demographics, economics, and housing for the entire population. The second section presents conclusions of affordability and trends in affordability by occupation for the workforce.

1. Community Data

By Age Category:

- Median income
- Number of households
- Percent of households in the labor force

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- Number of single-person households
- Tenure for single-person households
- Median income
- Rental affordability at median income, 60% of median income, 80% of median income and 120% of median income. This calculation uses a factor of 30% of gross income for rent.
- Homeownership affordability at median income, 60% of median income, 80% of median income and 120% of median income. This calculation assumes the following: 30 year, 8% fixed-rate mortgage, 28/36 qualifying ratios, \$300 in monthly household debt, and a \$5,000 down payment.

By Income Category:

- Number of households by age
- Tenure
- Rental affordability ranging from 28% to 42% of gross income
- Number of rental units that rented in the affordability range, which may include both occupied and vacant units
- Gap in affordable units based on affordability range
- Cumulative number of units needed by affordability range
- Ownership affordability based on above calculation
- Number of units for sale at the time of the 2000 Census by affordability range
- Gap in affordable units based on affordability range
- Cumulative number of units needed by affordability range
- Occupations with a median wage in the income category

2. Workforce Affordability Data.

By Occupation for 2000 and 2004

- Actual (2000) and estimated (2004) Sedona employment
- Percent of total employment
- Median annual wage
- Rental affordability using a factor of 30% of gross income for rent
- Median rent (2000 only)

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- Percent of income required to afford the median rent unit (2000 only)
- Ownership affordability using the assumptions described above
- Median price asked of for sale housing units
- Gap in affordability

March 2006 Estimated Affordability by Occupation

- 2006 Sedona employment
- Median income
- Rental affordability using a factor of 30% of gross income for rent
- Median rent of available units
- Percent of income required to afford the median rent unit
- Percent change (increase or decrease) in affordability from 2000
- Ownership affordability using the assumptions described above
- Median price asked of for sale housing units
- Gap in affordability

Other Reports and Plans

Inclusive Housing Committee

In 2003, the Inclusive Housing Committee undertook a survey of two hundred forty-four (244) employees living outside the City and working within the City limits. Employees worked in the government, construction, real estate, education, hotel and restaurant industries. The survey concluded that approximately fourteen percent (14%) of these employees would relocate to Sedona if housing were more affordable.

General Plan Housing Element

In 2001, the City completed the Housing Element of the Community Plan. This Housing Element incorporated information and data from the Sedona Housing Study (Grantmasters, Inc.) that was approved by the City Council in June 2002. Both the Housing Element and the Housing Study provide key information regarding local housing conditions and strategies that are useful in addressing those conditions. Among the key conclusions of the Housing Element and the Housing Study are:

- As of July, 2001, 62 percent of the land available for residential use was developed and 1,489 acres remained, representing 910 acres of vacant, subdivided lots (1,661 lots) and 579 gross acres of unsubdivided vacant land. This unsubdivided vacant land could accommodate 1,316 additional residential units if developed at 64% of

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the allowable density (based on current trends) for a total of 2,977 additional housing units.

- Multi-family housing comprises 3.2% of Sedona's developed residential land base. Multi-family zoning (both developed and undeveloped) comprises 3.9% of the residential land base. In comparison, multi-family zoning comprises 19.6% of the total residential lands in Aspen, Colorado and 12.9% in Durango, Colorado.
- There are 976 developed and approved multifamily units in Sedona, comprising 11.1% of the City's total potential housing units. In comparison, multifamily units comprise 30% of Telluride, Colorado housing.
- Sedona has 253 existing and 88 additionally-approved apartment units for a total of 341 units, comprising 4.6% of the developed and approved total housing. In comparison, the Arizona average is 23% of total housing. Apartment housing comprises 34.9% of the developed and approved multi-family housing in Sedona.
- Sedona has 33 mobile home park rental units that are not owner-occupied (9.6% of all mobile home park units). The total combined existing and approved apartments and mobile home park rental units yield a combined total of 374 units or 5% of the developed and approved total housing stock.
- There are 625 developed and approved condo, townhome and duplex units in the City.
- Mobile home parks in Sedona are currently built out. There have been no proposals made for any additional mobile home parks since the City incorporated in 1988 nor have any areas been recommended for this use in the Community Plan. There is very little remaining land/lots for which mobile and manufactured housing is allowed by current zoning.
- As of July, 2001, there were 23 vacant subdivided lots and 7.5 unsubdivided undeveloped gross acres representing about 30 additional units – a total of 53 additional potential lots/units zoned for mobile and manufactured housing.

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Conclusions - Community

While many conclusions may be drawn from the data and consultation processes, the following are those that are significant to the City as it develops a housing policy. As market conditions change, additional factors may become more significant and therefore impact policy.

Householders over the Age of 55 years (2000)

- Fifty-five percent (55%) of householders are age 55 or older
- Householders age 55 and older comprise 42% of the labor force

Sedona Householders by Age and Participation in Labor Force (2000 US Census)								
Age of Householder	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total
Total households	110	329	742	996	945	887	905	4914
% of households	2%	7%	15%	20%	19%	18%	18%	
% in labor force	79%	81%	81%	77%	59%	25%	10%	

Householders living alone

- Thirty-one percent (31%) of households (1,544 households) are single-person households
- Sixty-eight percent (68%) of single-person households (1,044 households) are age 55 or older
- Seventy-one percent (71%) of single-person households (1,096 households) are homeowners
- Ninety-one percent (91%) of single-person households (827 households) over age 65 are homeowners

Sedona Householders Living Alone (2000 US Census)									
Age of Householder	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total	% of Total
Living Alone	28	49	172	248	294	313	440	1544	31.4%
% living alone	26%	15%	23%	25%	31%	35%	49%	31%	
% owners	0%	14%	52%	52%	61%	92%	91%		71%
% renters	100%	86%	48%	48%	39%	8%	9%		29%

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Householders over the Age of 55 years and single-person households - Considerations

Increased housing choice for seniors coupled with increased housing choice for providers may be necessary to ensure a healthy economic balance.

Rental housing with or without services is attractive to many seniors. Increased rental housing choices may include:

- Independent living units;
- Semi-assisted living units, with meals, laundry, recreation and other personal services available; and
- Assisted-living units, with both personal services and health services.

For seniors desiring to remain in their homes, greater demand for additional in-home services is anticipated:

- Personal care services such as meal preparation, laundry, errands, and grooming;
- Home care services including yard and unit maintenance, as well as cleaning services;
- Health care ranging from periodic to around-the-clock.

Tenure and Housing Affordability by Age of Householder

- Income is correlated with age and participation in the labor force – as age increases (up to age 65), median income increases and as participation in the labor force increases, median income decreases.
- Homeownership is more directly correlated with age than with income. While the homeownership rate increases as age increases:
 - Slightly more than one-half (53%) of householders age 35 to 44 are homeowners. These households have a median income equal to ninety-seven percent (97%) of the City median income.
 - Comparatively, in Coconino and Yavapai Counties, householders age 35 to 44 have a median income equal to one hundred six percent (106%) of the combined median and sixty-five percent (65%) are homeowners; consistent with homeownership rates for this age group in Arizona and the United States.
 - Two-thirds (68%) of householders age 45 to 54 are homeowners. These households have a median income eighty percent higher than that for 35 to 44 year olds.
 - Comparatively, in Coconino and Yavapai Counties, householders age 45 to 54 have a median income ten percent higher than that for 35 to 44 year olds and a homeownership rate of seventy-three percent (73%).

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Tenure and Housing Affordability by Age of Householder - Considerations

Coupled with primary data from school district employee surveys, it is evident that entering the housing market in Sedona has become increasingly difficult. Not only do households entering their prime earning years have comparatively lower incomes than their peers living outside Sedona, they also have significantly lower homeownership rates. Limited affordable housing choice coupled with the cost of transportation and the desire for homeownership, may lead many skilled and talented members of the workforce to choose not only housing but also employment outside Sedona.

Median Income, Housing Affordability and Tenure by Age of Householder (2000 US Census)								
	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total
Median Income	\$16,500	\$26,313	\$43,466	\$46,930	\$62,388	\$54,810	\$35,414	\$44,885
% of Median Income	37%	59%	97%	105%	139%	122%	79%	
Rental Affordability	\$ 412	\$ 658	\$1,087	\$1,173	\$1,560	\$1,370	\$885	\$1,087
Homeownership Affordability	\$49,499	\$78,939	\$130,398	\$140,790	\$187,163	\$164,429	\$106,241	\$130,398
% owners	20%	25%	53%	68%	79%	92%	89%	73%
% renters	80%	75%	47%	32%	21%	8%	11%	27%

Significant Conclusions – Unit Need

Rental Unit Need based on Percentage of Income for Rent

The industry standard for rental affordability is that a household should pay not more than thirty percent (30%) of gross income for rent and utilities. However, as housing costs have increased at nearly three times the rate of income during each of the past two decades, many local policies consider rental affordability as high as fifty percent (50%) of gross income acceptable.

Rental unit need is calculated using US Census rent and tenure data. Unit need is the difference between the number of existing units renting in the “affordable” range and the number of renters in the corresponding income category.

- Affordability at 30% to 32% of income
 - 269 units renting for less than \$500 are needed
- Affordability at 36% to 42% of income
 - 116 units renting for less than \$500 are needed

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Rental Units Needed by Monthly Rent at 30% – 32% of Gross Income (2000 US Census)								
		Monthly Rent		Existing Units	Cumulative Units	Total Renters	Unit Need	Cum Unit Need
Income		From	To					
\$ 0	\$ 10,000	\$ 0	\$ 249	18	18	109	91	91
\$ 10,000	\$ 14,999	\$ 250	\$ 399	47	65	160	113	204
\$ 15,000	\$ 19,999	\$ 400	\$ 499	54	119	119	65	269
\$ 20,000	\$ 24,999	\$ 500	\$ 649	211	330	154	-57	212
\$ 25,000	\$ 34,999	\$ 650	\$ 899	337	667	270	-67	145
\$ 35,000	\$ 49,999	\$ 900	\$ 1,249	415	1082	183	-232	-87
\$ 50,000	\$ 74,999	\$ 1,250	\$ 1,999	193	1275	243	50	-37
\$ 75,000	Or more	\$ 2,000	or more	8	1283	72	64	27

Rental Units Needed by Monthly Rent at 36% – 42% of Gross Income (2000 US Census)								
		Monthly Rent		Existing Units	Cumulative Units	Total Renters	Unit Need	Cum Unit Need
Income		From	To					
\$ 0	\$ 10,000	\$ -	\$ 349	34	34	109	75	75
\$ 10,000	\$ 14,999	\$ 350	\$ 499	85	119	160	41	116
\$ 15,000	\$ 19,999	\$ 500	\$ 699	293	412	119	-293	-177
\$ 20,000	\$ 24,999	\$ 700	\$ 799	128	540	154	-386	-563
\$ 25,000	\$ 34,999	\$ 800	\$ 1,249	542	1082	270	-812	-1375
\$ 35,000	\$ 49,999	\$ 1,250	\$ 1,499	108	1190	183	-1007	-2382
\$ 50,000	Or more	\$ 1,500	or more	93	1283	243	-1040	-3422

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Homeownership Affordability and Homeownership Unit Need based on Available Units

There is no industry standard for homeownership affordability, however most homeownership assistance programs provide for housing debt to income ratios of not more than 36% and total debt to income ratios of not more than 45%.

Homeownership unit need is calculated using price asked and tenure data from the US Census. Unit need is the difference between the number of existing units available in the “affordable” range and the number of renters in the corresponding income category. It is assumed that only renters are seeking homeownership units.

- No homeownership units were priced less than \$80,000. Households earning less than 80% of the area median income and qualifying for homeownership assistance programs have no homeownership housing choice.
- Householders earning between \$35,000 and \$49,999 (earning approximately 80% to 110% of median income) could afford a unit priced between \$80,000 and \$124,999.
 - One hundred seventy-three (173) homeownership units are needed in this price range
- Nine hundred eighty-five (985) homeownership units priced less than \$124,999 are needed
- One thousand, two hundred seven units priced less than \$200,000 are needed

Homeownership Units Needed by Income (2000 US Census)								
		Unit Price		For sale Units	Cumulative Units For sale	Total Renters	Unit Need	Cumulative Unit Need
Income		From	To					
\$ 0	to \$ 10,000	\$ 0	\$39,999	0	0	109	109	109
\$ 10,000	to \$ 14,999	\$ 0	\$39,999	0	0	160	160	269
\$ 15,000	to \$ 19,999	\$ 0	\$39,999	0	0	119	119	388
\$ 20,000	to \$ 24,999	\$ 0	\$39,999	0	0	154	154	542
\$ 25,000	to \$ 34,999	\$40,000	\$79,999	0	0	270	270	812
\$ 35,000	to \$ 49,999	\$80,000	\$124,999	10	10	183	173	985
\$ 50,000	to \$ 74,999	\$125,000	\$199,999	21	31	243	222	1207
\$ 75,000	to \$ 99,999	\$200,000	\$299,999	18	49	72	54	1261
\$100,000	to Or more	\$300,000	\$499,999	31	80	0	-31	1230

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Significant Conclusions –Affordability by Occupation Class (2000)

Rental Housing

In 2000, the single-person median wage earner household paid forty-nine percent (49%) of their income for the median priced rental unit. Renting was affordable to those in management occupations and somewhat affordable to those in education, training & library occupations, and construction and extraction occupations.

Sedona Residents Full-time Wages and Rental Affordability by Occupation Class (2000 US Census)						
Occupation Class	<u>Actual Sedona Full- time Employment</u>	<u>Median Wage</u>	<u>% of Median Income</u>	<u>Rental Affordability</u>	<u>Median Rent</u>	<u>% income for median rent</u>
Total	4,917	\$ 20,853	46%	\$ 521	\$ 858	49%
Management	465	\$ 48,079	107%	\$ 1,202		21%
Education, Training, & Library	256	\$ 26,878	60%	\$ 672		38%
Healthcare Support	87	\$ 21,217	47%	\$ 530		48%
Food Preparation & Serving-Related	367	\$ 14,351	32%	\$ 359		72%
Sales & Related	899	\$ 18,201	41%	\$ 455		57%
Office & Administrative Support	631	\$ 24,597	55%	\$ 615		42%
Construction & Extraction	261	\$ 29,118	65%	\$ 728		35%

Rental Affordability from 2000 – March 2006

Between the year 2000 and March 2006, median income increased ten percent (10%) from \$44,885 to \$49,225. At the same time, median rent increased forty percent (40%) from \$858/month to \$1200/month.

By occupation during that same period, rental affordability declined:

- Eight percent (8%) for all occupations
- Eleven percent (11%) for education occupations
- Thirteen percent (13%) for sales related and construction occupations
- Twenty percent (20%) for office support occupations
- Twenty-two percent (22%) for healthcare support occupations
- Twenty-four percent (24%) for food preparation and serving related occupations

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Sedona Residents Full-time Wages and Rental Affordability by Occupation Class (1st Quarter 2006 – Estimated*)						
Occupation Class	<u>Estimated Sedona Full- time Employment</u>	<u>Median Wage</u>	<u>% of Median Income</u>	<u>Rental Affordability</u>	<u>Median Rent</u>	<u>% income for median rent</u>
Total	5605	\$ 25,351	51%	\$ 634	\$ 1,200	57%
Management	394	\$ 57,352	117%	\$ 1,434		25%
Education, Training, & Library	401	\$ 29,501	60%	\$ 738		49%
Healthcare Support	171	\$ 20,531	42%	\$ 513		70%
Food Preparation & Serving-Related	537	\$ 14,965	30%	\$ 374		96%
Sales & Related	724	\$ 20,559	42%	\$ 514		70%
Office & Administrative Support	968	\$ 23,137	47%	\$ 578		62%
Construction & Extraction	521	\$ 29,818	61%	\$ 745		48%

* Estimates based on trend from 2000 US Census to 4th Quarter 2004 Wage and Employment Data from the Arizona Workforce Informer

Homeownership Affordability

In 2000, the single-person median wage earner household had a homeownership affordability gap of \$217,691. The homeownership affordability gap was least for management occupations, construction and extraction occupations, and education, training and library occupations.

Sedona Residents Full-time Wages and Homeownership Affordability by Occupation Class (2000 US Census)					
Occupation Class	<u>Actual Sedona Full- time Employment</u>	<u>Median Wage</u>	<u>Ownership Affordability</u>	<u>Median Price Asked</u>	<u>Ownership Affordability Gap</u>
Total	4,917	\$ 20,853	\$ 62,559	\$ 280,250	\$ 217,691
Management	465	\$ 48,079	\$ 144,237		\$ 136,013
Education, Training, & Library	256	\$ 26,878	\$ 80,634		\$ 199,616
Healthcare Support	87	\$ 21,217	\$ 63,650		\$ 216,601
Food Preparation & Serving-Related	367	\$ 14,351	\$ 43,052		\$ 237,199
Sales & Related	899	\$ 18,201	\$ 54,602		\$ 225,649
Office & Administrative Support	631	\$ 24,597	\$ 73,790		\$ 206,461
Construction & Extraction	261	\$ 29,118	\$ 87,354		\$ 192,896

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Homeownership Affordability from 2000 – March 2006

Between the year 2000 and March 2006, median income increased ten percent (10%) from \$44,885 to \$49,225. At the same time, median price asked increased seventy-seven percent (77%) from \$280,250 to \$496,500.

By occupation during that same period, homeownership affordability declined:

- Ninety-three percent (93%) for all occupations
- One hundred thirty-nine percent (139%) for education occupations
- One hundred four percent (104%) for healthcare support occupations
- One hundred one percent (101%) for food preparation and serving related occupations
- Ninety percent (90%) for sales related and construction occupations
- One hundred eleven percent (111%) for office support occupations

Sedona Residents Estimated Full-time Wages and Homeownership Affordability by Occupation Class (2000 US Census)					
Occupation Class	<u>Actual Sedona Full- time Employment</u>	<u>Median Wage</u>	<u>Ownership Affordability</u>	<u>Median Price Asked</u>	<u>Ownership Affordability Gap</u>
Total	4,917	\$ 20,853	\$ 76,052	\$ 496,500	\$ 420,449
Management	465	\$ 48,079	\$ 172,056		\$ 324,444
Education, Training, & Library	256	\$ 26,878	\$ 88,502		\$ 407,999
Healthcare Support	87	\$ 21,217	\$ 61,593		\$ 434,907
Food Preparation & Serving-Related	367	\$ 14,351	\$ 44,895		\$ 451,605
Sales & Related	899	\$ 18,201	\$ 61,678		\$ 434,822
Office & Administrative Support	631	\$ 24,597	\$ 69,410		\$ 427,091
Construction & Extraction	261	\$ 29,118	\$ 89,454		\$ 407,046
* Estimates based on trend from 2000 US Census to 4 th Quarter 2004 Wage and Employment Data from the Arizona Workforce Informer					