

HOUSING

RENTERS AND OWNERS

Nearly 8 in 10 Mason County housing units were owner occupied in 1990 and 2000. The level of owner occupied housing units in the county was considerably higher than the state (79% compared to 65% respectively). (DS79-80)

Status of "Occupied" Housing Units, Mason County 1990-2000

	# 1990	# 2000	% OF TOTAL 1990	% OF TOTAL 2000	% CHANGE 1990-2000
Owned	11,172	14,947	77%	79%	↑ 34%
Rented	3,393	3,965	23%	21%	↑ 17%

Based on occupied housing units, rather than total housing units. Vacant housing is excluded.

Status of "Occupied" Housing Units, Washington State 1990-2000

	% OF TOTAL 1990	% OF TOTAL 2000	% CHANGE 1990-2000
Owned	63%	65%	↑ 25%
Rented	37%	35%	↑ 15%

HOMEOWNER HOUSING COSTS

Nearly 3 in 10 Mason County homeowners (with a mortgage) paid 30% or more of their income toward housing related costs in 2000. The number of homeowners paying 30% or more of their income towards housing nearly tripled between 1990-2000. (DS83-84)

Monthly Home Owner Costs as a Percentage of Household Income among Mortgage Holders, Mason County 1990-2000

% OF INCOME SPENT	# 1990	# 2000	% OF TOTAL 1990	% OF TOTAL 2000	% CHANGE 1990-2000
Less than 20%	2,126	2,513	51%	38%	↑ 18%
20 to 29%	1,257	1,876	30%	29%	↑ 49%
30% or more	772	2,104	19%	32%	↑ 173%
Total	4,155	6,537	100%	100%	

Monthly home owner costs can include first mortgage, second mortgage, real estate taxes, flood insurance, and some fees associated with mobile home or condominiums.

A small portion of housing units are unrepresented in the numbers due to lack of available data on both income and ownership.

Monthly Home Owner Costs as a Percentage of Household Income among Mortgage Holders, Washington State 1990-2000

% OF INCOME SPENT	% OF TOTAL 1990	% OF TOTAL 2000	% CHANGE 1990-2000
Less than 20%	48%	36%	↑ 1%
20 to 29%	31%	32%	↑ 41%
30% or more	20%	31%	↑ 111%
Total	100%	100%	

In 2000, the total number of housing units that were occupied or vacant was 25,515 in Mason County. (DS81)

In 2000, 6603 housing units were vacant in Mason County. This equates to about 1 in 4 housing units in the county being vacant. (DS82)

In 2000, 61% of housing units occupied in the City of Shelton were owned and 39% were rented. (DS87)

About 1 in 10 county homeowners (with a mortgage) paid 50% or more of their income towards housing costs in 2000. (DS84)

In 2000, nearly 2 in 10 homeowners (with a mortgage) had a second mortgage or home equity loan they were also paying for. The total number of housing units with a mortgage was 6,537 and the total with a second mortgage or loan was 1,189. (DS85)

In 2000, Mason County collected approximately \$11,565,157 from property taxes. (DS86)

% = Percent
= Number or count

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RENTAL HOUSING COSTS

The proportion of income spent on housing is an indicator of the affordability of an area’s housing market. Households where 30% or more of income is spent on housing costs are potentially living in “unaffordable” housing. Living in unaffordable housing puts these households at higher risk for lacking the funds for basic necessities, losing the home, or experiencing serious financial stress. (DS88-89)

Rent as a Percentage of Household Income, Mason County and Washington State 2000

% OF INCOME SPENT	# MASON 2000	% OF TOTAL MASON 2000	% OF TOTAL STATE 2000
Less than 20%	1,350	35%	30%
20 to 29%	734	19%	25%
30% or more	1,370	35%	39%
Total	3,882	100%	100%

A small portion of housing units are unrepresented in the numbers due to lack of available data on both income and renters.

BASIC HOUSING COMPONENTS

A small portion, 3% of the occupied housing units in Mason County did not have basic amenities or facilities in 2000. (DS92-94)

Occupied Housing Units Lacking Basic Amenities, Mason County and Washington State 2000

	# MASON 2000	% OF TOTAL MASON 2000	% OF TOTAL STATE 2000
Lacking complete kitchen	120	1%	1%
Lacking complete plumbing	125	1%	1%
No telephone service	381	2%	1%

Totals do not reflect information regarding vacant housing within the area.

HOMELESSNESS

An average of 203 individuals per year were housed in a homeless shelter and 340 per year were provided homeless prevention assistance in Mason County over the 2001-2002 time period. A large number of individuals are turned away from both shelter and prevention services assistance. (DS95)

Individuals Received or Being Turned Away from Homeless Assistance and Prevention Services, Mason County 2001-2002

	# 2001	# 2002	# PER YEAR 2001-2002
Provided Shelter	253	152	203
Turned Away from Shelter	282	571	427
Provided Prevention Service	383	297	340
Turned Away from Prevention Service	50	413	232

Nearly 1 in 3 renters paid 30% or more of their income towards housing costs in 2000. (DS88)

Nearly 2 in 10 county renters paid 50% or more of their income towards housing costs in 2000. (DS88)

The median rent paid in Mason County was \$579 in 2000. (DS90)

About 9% of Mason County renters pay less than \$299 for monthly rent. (DS91)

About 22% of Mason County renters pay between \$300-499 for monthly rent. (DS91)

About 39% of Mason County renters pay between \$500-799 for monthly rent. (DS91)

About 21% of Mason County renters pay \$800 or more for monthly rent. (DS91)

Data relating to homeless assistance and prevention services are affected by many things. Individuals can be served only to the point that state funding is available to do so. Space availability within the shelter also affects whether people are turned away for help.

Although not everyone turned away from homeless programs was eligible for the assistance, the volume of turnaways gives you some insight into local need.

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DS79: "Census 1990 Summary Tape File 3". U.S. Census Bureau, Department of Commerce. Tenure H008. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS80: "Census 2000 Summary File 3". U.S. Census Bureau, Department of Commerce. Tenure H7. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS81: "Census 2000 Summary File 3". U.S. Census Bureau, Department of Commerce. 100-Percent County of Housing Unites H3. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS82: "Census 2000 Summary File 3". U.S. Census Bureau, Department of Commerce. Vacancy Status H8. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS83: "Census 1990 Summary Tape File 3". U.S. Census Bureau, Department of Commerce. Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in 1989 H058. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS84: "Census 2000 Summary File 3". U.S. Census Bureau, Department of Commerce. Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in 1999 H94. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS85: "Census 2000 Summary File 3". U.S. Census Bureau, Department of Commerce. Mortgage Status H80. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS86: "2001 Washington State Data Book". Office of Financial Management, State of Washington. File name: maso.xls <<http://www.ofm.wa.gov/census2000/sf3/index.htm>>

DS87: "Census 2000, Summary File 3: Shelton". Office of Financial Management, State of Washington. September 2002. File name: 63735.pdf <<http://www.ofm.wa.gov/census2000/dp58/index.htm>>

DS88: "Census 2000 Summary File 3". U.S. Census Bureau, Department of Commerce. Cross Rent as a Percentage of Household Income in 1999 H69. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS89: "Affordable Housing: Who Needs Affordable Housing?". U.S. Department of Housing and Urban Development, Community Planning and Development. December 2002. <<http://www.hud.gov/offices/cpd/affordablehousing/index.cfm>>

DS90: "Census 2000, Summary File 3: Mason County". Office of Financial Management, State of Washington. September 2002. File name: 045.pdf <<http://www.ofm.wa.gov/census2000/dp58/index.htm>>

DS91: "Profile of General Demographic Characteristic 2000: Mason County". Office of Financial Management, State of Washington. 2002. File name: 05053045.pdf <<http://www.ofm.wa.gov/census2000/index.htm>>

DS92: "Census 2000 Summary File 3". U.S. Census Bureau, Department of Commerce. Tenure by Kitchen Facilities H51. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS93: "Census 2000 Summary File 3". U.S. Census Bureau, Department of Commerce. Tenure by Plumbing Facilities H48. Retrieved March 2003. <<http://factfinder.census.gov/servlet/BasicFactsServlet>>

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DS94: "Census 2000 Summary File 3". U.S. Census Bureau, Department of Commerce. Tenure by Telephone Service Availability by Age of Householder H43. Retrieved March 2003.
<<http://factfinder.census.gov/servlet/BasicFactsServlet>>

DS95: "Emergency Shelter Assistance Program Report". Office of Community Development, State of Washington. Derived from the Custom Data Table Creation Utility Database. <<http://housing-information.net/report/index.php>>