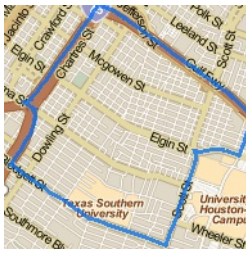
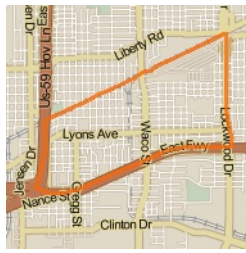


Current Report: Change Happens

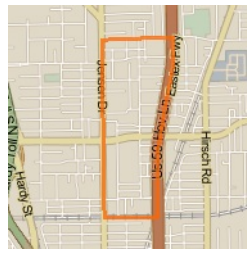
Date: September 8, 2018



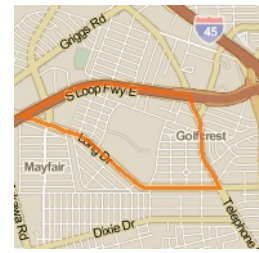
Change Happens Target Area



Area 1

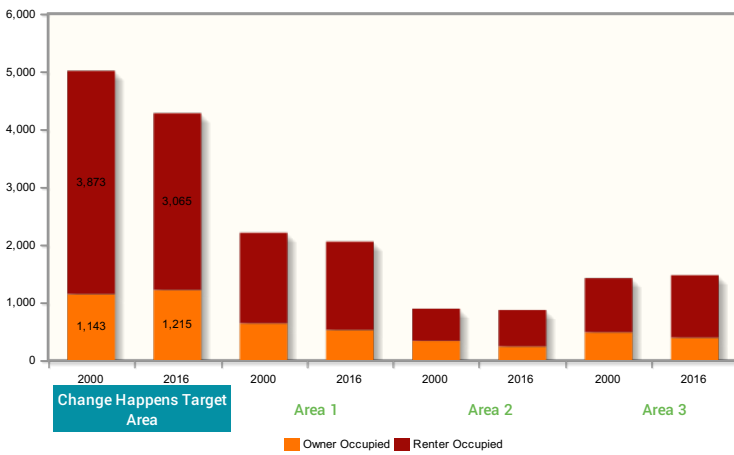


Area 2



Area 3

### HOUSING UNITS



Source: Census

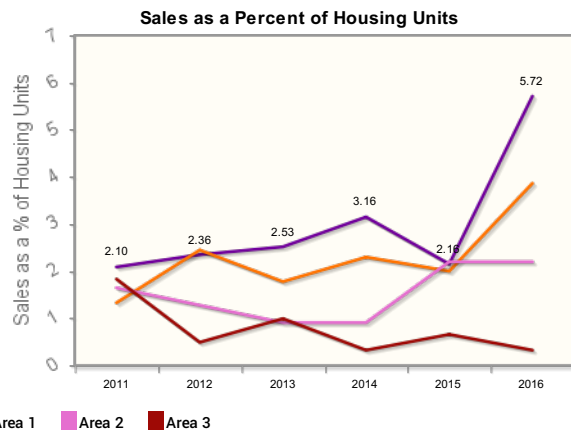
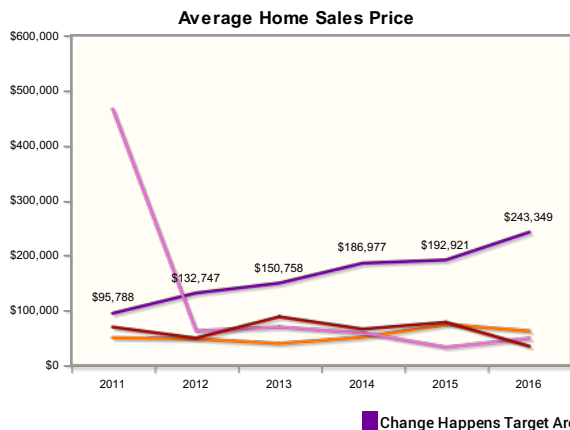
### COST BURDENS

As of the 2012-2016 time period, the target area, Change Happens Target Area, was made up of 28.4% homeowners and 71.6% renters, representing a change in homeownership of 6.3% from 2000. Of the 1,215 homeowners, 27.7% were cost burdened and 10.2% were extremely cost burdened. Of the 3,065 renters, 47.8% were cost burdened and 27.2% were extremely cost burdened. According to the Census, cost burdened households spend more than 30% of their income on housing and extremely cost burdened households spend more than 50% of their income on housing.

Source: Census

### HOME SALE MARKET

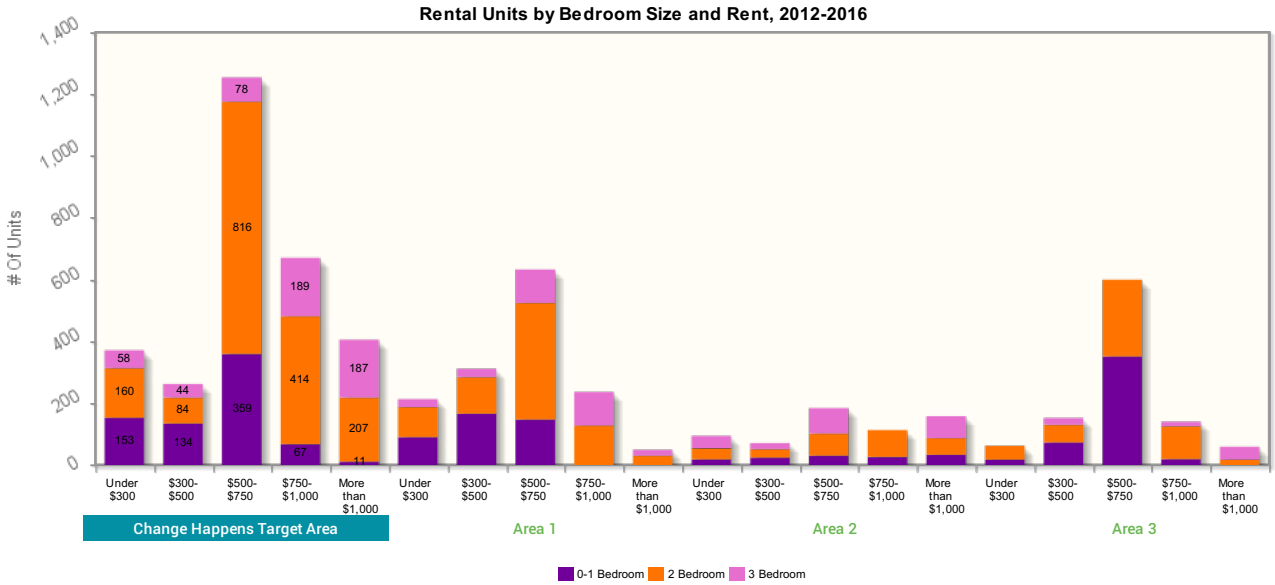
As of 2016, the target area had 0 owner-occupied housing units. There were 172 home sales, with a median sales price ranging from \$62,800 to \$396,947. The number of sales as a percent of total housing units can be a way of understanding the relative level of home sale activity and comparing it to the home sale activity in other areas.



Change Happens Target Area						
	2011	2012	2013	2014	2015	2016
Number of Home Sales	63	71	76	95	65	172
Average Sale Amount	\$95,788	\$132,747	\$150,758	\$186,977	\$192,921	\$243,349
Aggregate Amount of Home Sales	\$6,034,638	\$9,425,031	\$11,457,585	\$17,762,823	\$12,539,880	\$41,855,943

## RENTAL MARKET

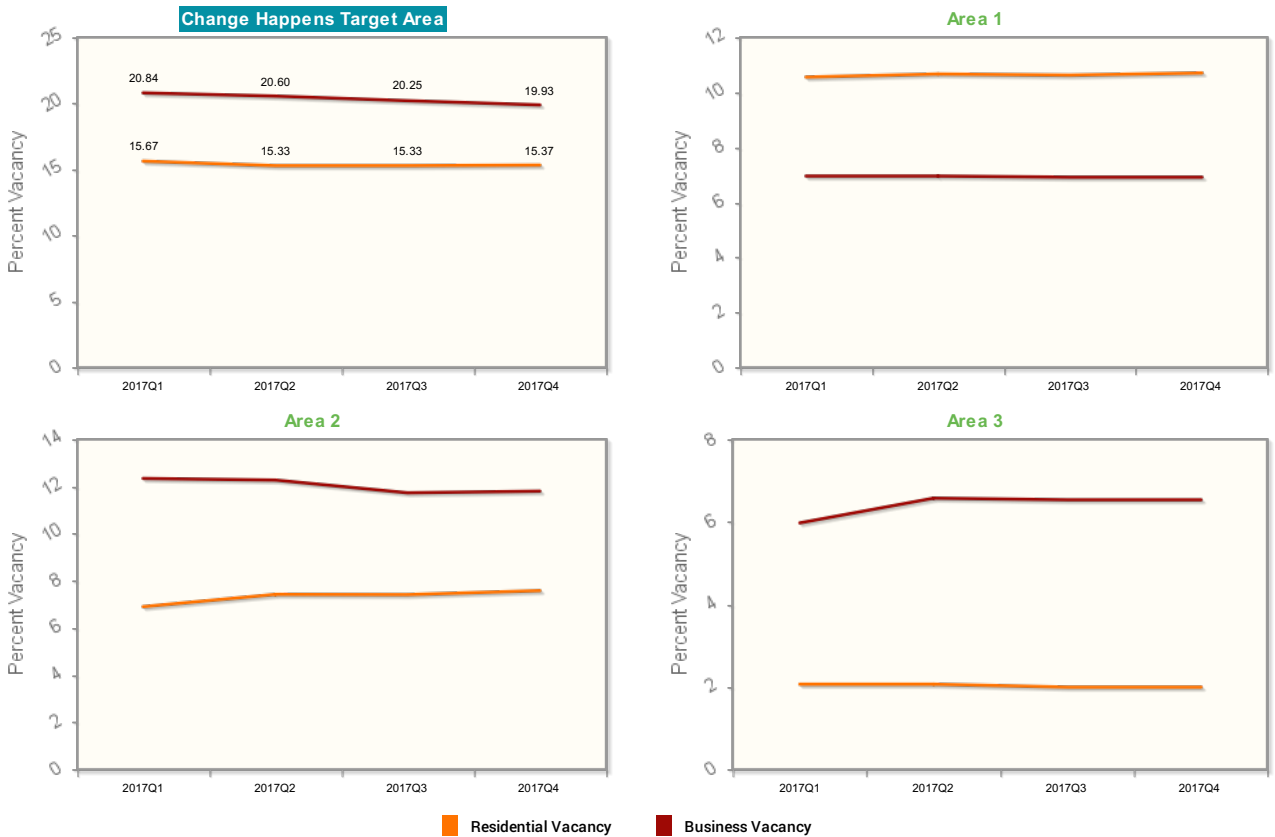
As of 2016, the target area, Change Happens Target Area, had 3,065 renter-occupied units, 72.4% of which were in structures that had 1-4 units, 16.9% were in structures that had 5-49 units, and 10.57% were in structures that had more than 50 units. According to the Department of Housing and Urban Development (HUD), as of 2016, N/A households were living in public housing and 178 households were using Housing Choice Vouchers, formerly known as Section 8.



Source: Census

## VACANCY

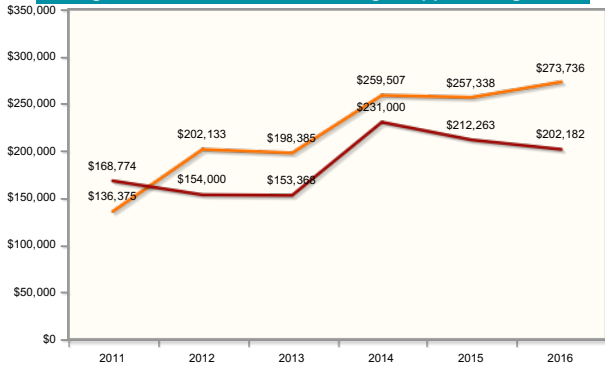
As of 2017 Q4, the target area, Change Happens Target Area, had approximately 1114 vacant units, of which 1001 were residential units and 113 were business units. 15.37% of all residential units and 19.93% of all business units were vacant.



Source: Valassis Lists

# MORTGAGE MARKET

**Average Median Loan Amount - Change Happens Target Area**



**Average Median Loan Amount - Area 2**

Insufficient data to graph for this area.

**Average Median Loan Amount - Area 1**

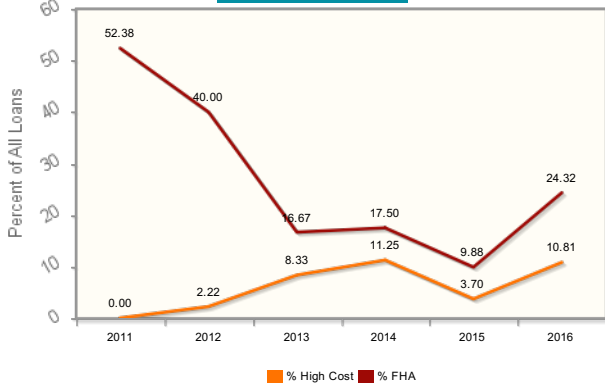
Insufficient data to graph for this area.

**Average Median Loan Amount - Area 3**

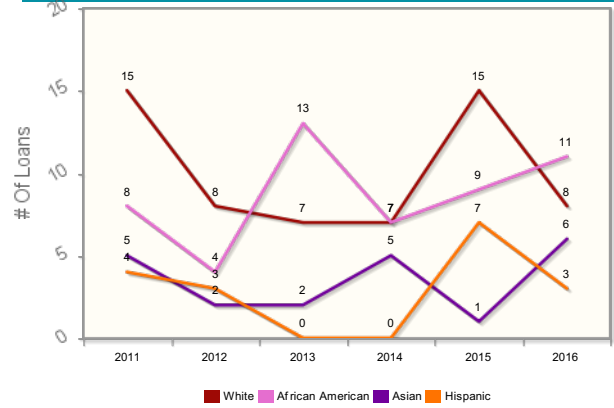
Insufficient data to graph for this area.

■ Purchase ■ Refinance

**High Cost and FHA Insured as a % of All Purchase Loans - Change Happens Target Area**



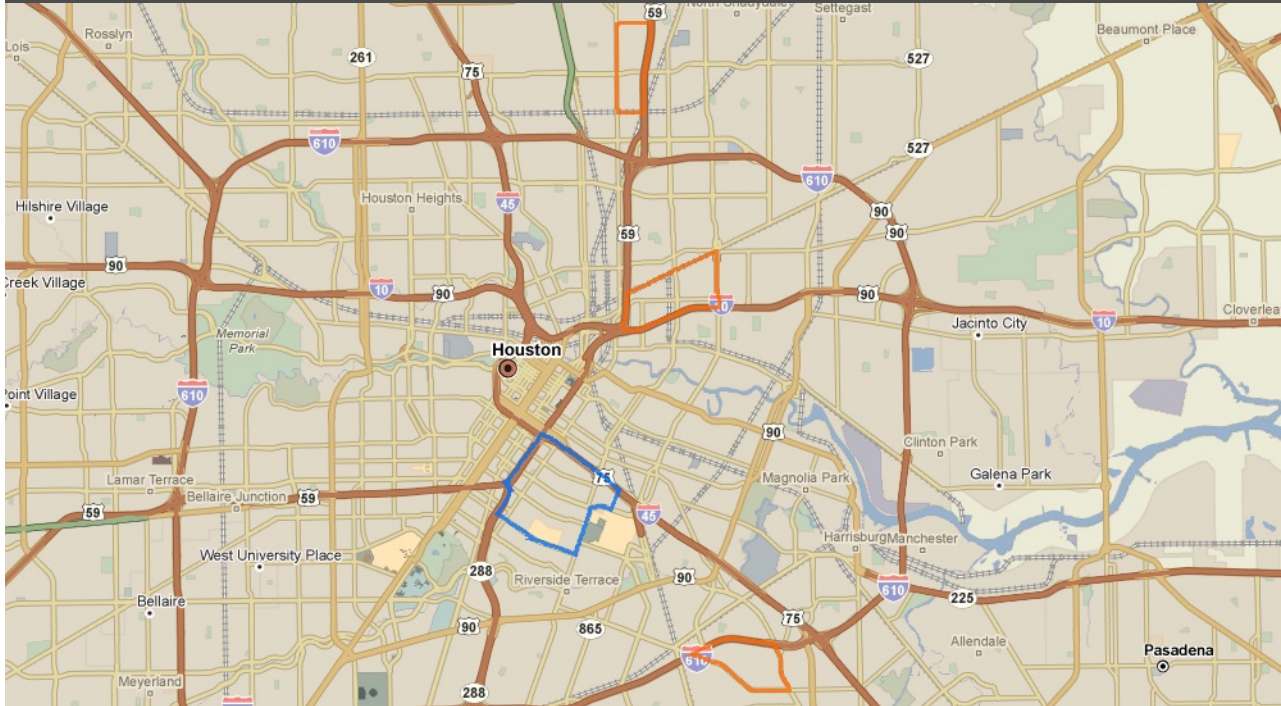
**Refinance Loans by Race/Ethnicity - Change Happens Target Area**



	2016			
	Change Happens Target Area	Area 1	Area 2	Area 3
Total Number of Loans	104	15	1	2
Number of Purchase Loans	74	14	N/A	1
Number of Refinance Loans	30	1	1	1
Median Loan Amount - Purchase Loans	\$151,000 - \$315,000	\$205,500	N/A	N/A
Median Loan Amount - Refinance Loans	\$176,000 - \$248,000	N/A	N/A	N/A
Average Weighted Median Loan Amount - Purchase Loans	\$273,736	\$205,500	N/A	N/A
Average Weighted Median Loan Amount - Refinance Loans	\$202,182	N/A	N/A	N/A
Percent of Loans that are High-Cost	9.62%	6.67%	100%	0%
Percent of Loans that are Government Insured	22.12%	0%	0%	0%

Source: HMDA

## Map of Change Happens Target Area and Comparables



### Endnotes:

The Wells Fargo Community Change reports were designed by Reinvestment Fund in collaboration with Wells Fargo Foundation staff and grantees. The comparative areas are groups of Census Tracts selected based on similarities to the grantee's target area or some other comparative factor.

Calculations presented here were performed by staff at Reinvestment Fund and are based on public and proprietary data sources that have been licensed for use in PolicyMap.

Values presented in this report were calculated by summing the component Census Tracts or Census Block Groups. The 2010 Census geographies used for the target area include: 482013122001, 482013122002, 482013123001, 482013123002, 482013124001, 482013124002, 482013124003, 482013127001, 482013127002, 482013127003, 482013128001, 482013128002, 482013122003

The 2010 Census geographies included for the comparable areas are as follows:

**Comparable A: 48201211300**

**Comparable B: 48201220800**

**Comparable C: 48201332800**

HUD subsidized housing data are not available at the block group level. For those groups with target areas made up of block groups, a tract was included if more than 50% of its area was included in the target area. Tracts used in this section of the report include: 48201312300, 48201312200, 48201312400, 48201312800, 48201312700

HMDA data are similarly not available at the block group level; thus, all calculations in the Mortgage Market section are done using tract aggregations. Since HMDA data became available at the 2010 Census boundaries with the release of the 2012 data, the data for that year include 2010 tracts for which more than 50% of its area falls within the target or comparable area. In this report, those tracts include: 48201312300, 48201312200, 48201312400, 48201312800, 48201312700. All HMDA data prior to 2012 include 2000 tracts for which more than 50% of its area falls within the target or comparable area. In this report, those tracts include: 48201312300, 48201312400, 48201312200, 48201312800, 48201312700.

Boxwood Means data are only available at the 2000 boundaries; thus, calculations in the Home Sale Market section include 2000 block groups for which more than 50% of its area lies within the boundaries of the target or comparable area. Those block groups include: 482013123001, 482013123002, 482013128001, 482013128002, 482013124004, 482013127002, 482013127001, 482013124003, 482013122001, 482013122003, 482013122002, 482013127003, 482013124001, 482013122005, 482013124002, 482013122004

Trend charts populate in this report only when all years of data necessary were available from the source.

For information about our sources for each of the tables in this report, please see our Data Directory.

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