

Table B-17. Rough estimate of housing affordability, Salem MSA, 2012

Income Level	Number of HH	Percent	Affordable Monthly Housing Cost	Crude Estimate of Affordable Purchase Owner-Occupied Unit	Est. Number of Owner Units	Est. Number of Renter Units	Surplus (Deficit)	HUD Fair Market Rent (FMR) in 2012
Less than \$10,000	6,716	12%	\$0 to \$250	\$0 to \$25,000	1,491	690	(4,535)	
\$10,000 to \$14,999	3,034	5%	\$250 to \$375	\$25,000 to \$37,000	671	722	(1,641)	
\$15,000 to \$24,999	5,575	10%	\$375 to \$625	\$37,500 to \$62,500	803	4,573	(200)	Studio: \$559
\$25,000 to \$34,999	5,684	10%	\$625 to \$875	\$62,500 to \$87,500	601	8,491	3,409	1 bdrm: \$620
\$35,000 to \$49,999	9,626	17%	\$875 to \$1,250	\$87,500 to \$125,000	3,868	6,751	993	2 bdrm: \$742
\$50,000 to \$74,999	12,213	21%	\$1,250 to \$1,875	\$125,000 to \$187,500	9,907	2,560	254	3 bdrm: \$1,078
Salem MSA 2012 MFI: \$60,000			\$1,500	\$180,000				4 bdrm: \$1,301
\$75,000 to \$99,999	6,224	11%	\$1,875 to \$2,450	\$187,500 to \$245,000	6,881	650	1,307	
\$100,000 to \$149,999	5,420	10%	\$2,450 to \$3,750	\$245,000 to \$375,000	5,798	94	472	
\$150,000 or more	2,431	4%	More than \$3,750	More than \$375,000	2,277	94	(60)	
Total	56,923	100%			32,297	24,626	0	

Sources: American Community Survey 2012, HUD Section 8 Income Limits, HUD Fair Market Rent.

Based on Oregon Housing & Community Services. Housing Strategies Workbook: *Your Guide to Local Affordable Housing Initiatives*, 1993.

Notes: FMR-Fair market rent; bdrm - bedrooms

The conclusion based on the data presented in Table B-17 is that in 2012 Salem had a significant deficit of nearly 6,400 affordable housing units for households that earn less than \$25,000 annually. The next section examines changes in housing cost between 2000 and 2012.