

MEMPHIS REGION: Percentage of Housing Units Affordable at 50% of Regional Median Income by Census Tract, 2008-2012

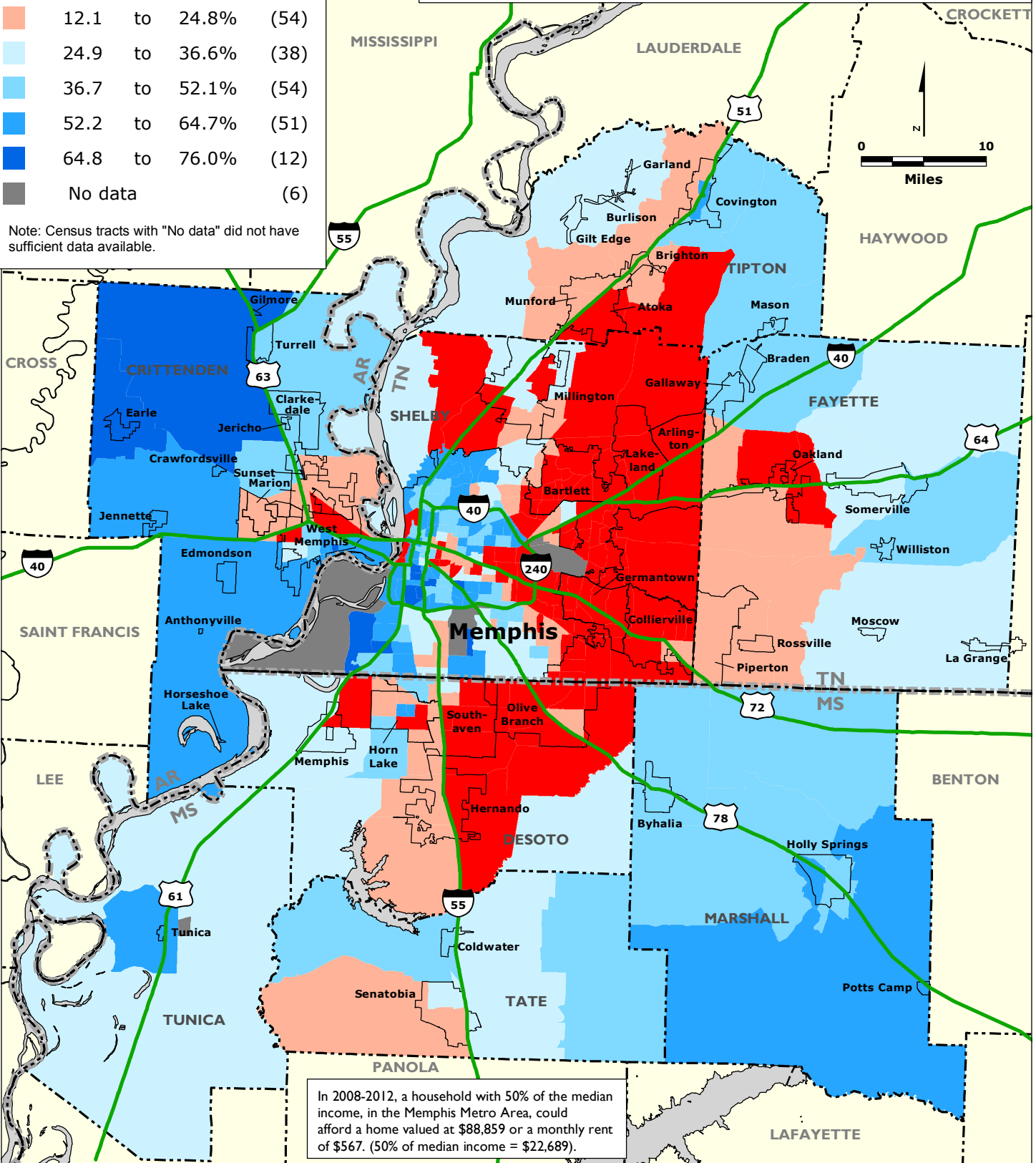
Affordability cut-offs for owner-occupied housing assume housing spending equal to 30 percent of the relevant percentage of regional median household income level (American Community Survey, Bureau of the Census), insurance costs equal to the statewide average home insurance (Home Insurance LLC, reported in 2013), statewide average property taxes as a percentage of household income (State and Local Government Finances, Bureau of the Census, 2010) and a 10 percent down-payment. Rental cut-offs were calculated as 30 percent of the relevant income level.

Legend

Regional Value: 24.9%

Red	0.0 to 12.0%	(97)
Light Orange	12.1 to 24.8%	(54)
Light Blue	24.9 to 36.6%	(38)
Medium Blue	36.7 to 52.1%	(54)
Dark Blue	52.2 to 64.7%	(51)
Blue-Black	64.8 to 76.0%	(12)
Grey	No data	(6)

Note: Census tracts with "No data" did not have sufficient data available.



In 2008-2012, a household with 50% of the median income, in the Memphis Metro Area, could afford a home valued at \$88,859 or a monthly rent of \$567. (50% of median income = \$22,689).