

Sinclair, Erin

Subject: FW: Letter to BOS on Commons at Weiss Farm
Attachments: census data.xls; ACS_12_5YR_DP04.pdf

August 20, 2014

Robert Saltzman, Esq., Chairman
Board of Appeals
35 Central Street
Stoneham, MA 02180

Subject: The Commons at Weiss Farm, Application for Comprehensive Permit
MassHousing Project #SA-13-006

Dear Chairman Saltzman:

Members of the Zoning Board of Appeals (ZBA) have a big responsibility. Stoneham residents are counting on you and your fellow members to study the Application for Comprehensive Permit and weigh all the facts and information. Forty one (41) Stoneham residents who signed this letter are confident that you will exercise due diligence and make the right decision.

Most Stoneham residents agree at least with the intention of Chapter 40B. We want affordable housing and we want Stoneham to comply with the law.

At the same time, many Stoneham residents oppose subject project. Residents have raised a number of legitimate concerns. One of our concerns is whether the law is being implemented in the way that the Massachusetts legislature intended when they wrote the statute. Facts and information indicate that subject housing project is neither reasonable nor consistent with the needs of Stoneham.

It seems clear that Stoneham does not need this project at this time. The latest decennial U S Census for Stoneham for 2010 shows that Stoneham had 9,458 housing units of which 8,994 were occupied and 464 were vacant. The census reports a rental vacancy rate of 7.4%. Taking a broader view, Stoneham and seven bordering cities and towns (Malden, Medford, Melrose, Reading, Wakefield, Winchester, and Woburn) collectively had 114,828 housing units of which 109,158 were occupied and 5,670 were vacant. These numbers give a combined rental vacancy rate of 6.1% for Stoneham and surrounding cities and towns. Until the existing vacant rental capacity is absorbed, construction of 264 additional apartments in Stoneham is obviously not necessary. Source of data is American Factfinder, the U. S. Department of Commerce, U S Census Bureau. The census data is summarized in an excel spreadsheet. See attachment.

In addition, Stoneham currently has new housing construction planned such as the project at 220 and 225 Fallon Road which will provide Stoneham 298 additional housing units.

Stoneham takes care of the housing needs of its less fortunate. The Stoneham Housing Authority oversees 285 units of low income housing. Tenants pay not more than 30% of their income toward the rent.

There is a problem with the rental rates that Corcoran plans to charge for its new apartments. The rental rates exceed the rates on existing housing stock in Stoneham in most cases. If the goal of this project is to provide affordable housing for the Town of Stoneham, subject project fails miserably.

Following data on the Commons at Weiss Farm is taken from the Project Eligibility Letter in Section 4 of the Application as further detailed in the Pro Forma Budget in Section 15. The data includes the rental rates that Corcoran plans to charge. The projected gross monthly rent for so-called affordable units includes estimated utility costs.

Type of Unit	No. of Units	Projected Gross Monthly Rent (\$)
198 units at market rates		
Studio units	20	1,391
One bedroom	79	1,725
Two bedroom	85	2,204
Three bedroom	14	2,847
Sub-total	198	
66 units at affordable rates		
Studio units	7	1,156
One bedroom	26	1,323
Two bedroom	29	1,487
Three bedroom	4	1,652
Sub-total	66	
Grand Total	264	

Please compare the rates that Corcoran plans to charge for its new construction with rental rates on existing apartments in Stoneham. For example, the City-Data website collects and analyzes data from numerous sources to create detailed, informative profiles of all cities in the United States. According to City-Data, the median gross rent in Stoneham for 2012 is \$1,204 per month. See <http://www.city-data.com/city/Stoneham-Massachusetts.html>.

The median gross rent of \$1,204 per month for 2012 in Stoneham on the City-Data website agrees with U S Census data and the American Community Survey for 2012, the latest year for which data is available. The median gross rent of \$1,204 in Stoneham includes the estimated monthly cost of utilities and fuels. See the pdf attachment.

As one can readily see, the rates that Corcoran plans to charge for 198 market rate units all exceed the median gross rent of \$1,204 in Stoneham. In addition, the rates that Corcoran plans to charge for 66 so-called affordable units all exceed the median gross rent of \$1,204 except for the studio units. Only the seven (7) studio units are less expensive and not by much. Corcoran will charge \$1,156 for a studio which is only \$48 cheaper than Stoneham's existing median gross rent of \$1,204.

In the final analysis, subject housing project will give the Town of Stoneham 264 new apartments, of which 257 will have rates that exceed the median gross rent of \$1,204 in Stoneham. Only seven (7) studio units will have rates less than Stoneham's median gross rent.

Stoneham will pay a high price for only seven (7) truly affordable units. If the Application is approved in its present condition, the comprehensive permit will enable the developer to skirt 26 of our bylaws, impose a massive housing project out of scale with surrounding residential neighborhoods, set a precedence for an acute increase in housing density, increase the traffic and congestion on Franklin Street to intolerable levels, create safety problems for school children which will require the addition of many traffic control devices, increase

demands on our infrastructure causing us to expand our school system, fire and police, increase our taxes to pay for all this, negatively impact wetlands, possibly exacerbate a flooding condition and brand our Town forever as a transient rental community. Are we expected to tolerate all this for only seven (7) truly affordable units?

Perhaps the high rates that Corcoran plans to charge for its new construction explains why this developer is willing to pay \$7,686,200 for land at Weiss Farm appraised at only \$1,800,000. See the Project Eligibility Letter in Section 4 of the Application.

It is unfortunate that the developer chose not to meet with Town representatives to discuss the Project in detail prior to submitting its application, as MassHousing required. It might have led to a very different application for project eligibility approval.

Conclusions:

Subject project has very little to do with affordable housing. Judging from the fact that 257 of the 264 units will have rates higher than Stoneham's median gross rent, it appears that this project is less about providing affordable housing for Stoneham and more about enriching a developer.

The 264 apartment units that Corcoran is planning to construct are not needed at this time. Stoneham itself has a rental vacancy rate of 7.4% or 6.1% if you include immediate surrounding communities. In addition, new construction bringing Stoneham 298 additional housing units is already in the plans for Stoneham. It would be unreasonable to force Stoneham to accept housing that it neither wants nor needs at this time.

Recommendations:

That the developer be asked to withdraw its Application voluntarily from the Zoning Board of Appeals.

That the Board of Selectmen review the above data and consider referring it to the Massachusetts legislature for review to determine if subject housing project, and any other projects in the State of Massachusetts with similar circumstances, conform with the legislative intent when the affordable housing statute was passed.

Thank you for reading our lengthy letter.

Friends of Stoneham listed below (alpha order):

Paul Armano, Founder, Friends of Stoneham
9 Landers Ave
Stoneham

Kristen Armano
9 Landers Ave
Stoneham

Silvia Banos
4 Pearl Street, Unit A
Stoneham

Frank & Joan Barker
17 Landers Road
Stoneham

Arthur & Bernice Bennett
7 Sunset Road
Stoneham

Jack & Mary Lou Bracciotti
36 Broadway
Stoneham

Camille & Stanley Chesnick
2 Sparhawk Cir
Stoneham

Robin Cohen
12 Sunset Road
Stoneham

John & Helen Coyne
20 Sparhawk Cir
Stoneham

Julie & Eric Driscoll
23 Walsh Ave
Stoneham

John Eaton, Volunteer Coordinator, Friends of Stoneham
18 Citation Ave
Stoneham

Richard & Amy Fortuna
18 Longbow Road
Stoneham

George & Effie Georgountzos
11 Fieldstone Dr
Stoneham

Cindy Hemenway
14 Fells Road
Stoneham

Jim & Dolly Langone
27 Fieldstone Dr
Stoneham

Robert & Tara Lawler
53 Walsh Ave
Stoneham

Joan McDermott
31 Parkway
Stoneham

Marie Meibaum
18 Citation Ave
Stoneham

Sabastian & Maria Musto
7 Ellen Road
Stoneham

Mary M. Pecoraro, Former Chair, Stoneham Board of Selectmen and former member, Stoneham School
Committee
5 Walsh Ave
Stoneham

Sandra Riggillo
14 Sparhawk Cir
Stoneham

Grace & William Rosselli
17 Cricklewood Dr
Stoneham

Paula Sarno, Former Member of Board of Appeals
6 Ellen Road
Stoneham

Jim Sarno
6 Ellen Road
Stoneham

Stephen & Margaret Sylvester
28 Citation Ave
Stoneham

Terri Webber
185 Franklin Street
Stoneham

Russ & Linda Wilson
35 Tamarock Ter
Stoneham

cc: Chairman Tom Boussy, Board of Selectmen

WORKPAPER TITLE: SELECTED DATA AND COMPUTATIONS FROM 2010 U S CENSUS
STONEHAM & SURROUNDING CITIES & TOWNS

<u>Item</u>		<u>City of</u>	<u>City of</u>	<u>City of</u>	<u>Town of</u>	<u>Town of</u>	<u>Town of</u>	<u>Town of</u>	<u>City of</u>	
<u>No.</u>	<u>Subject</u>	<u>Malden</u>	<u>Medford</u>	<u>Melrose</u>	<u>Reading</u>	<u>Stoneham</u>	<u>Wakefield</u>	<u>Winchester</u>	<u>Woburn</u>	<u>Totals</u>
<u>POPULATION</u>										
1	Total population	59,450	56,173	26,983	24,747	21,437	24,932	21,374	38,120	273,216
2	Population aged 5 to 19	9,230	8,221	4,738	5,098	3,546	4,377	5,070	5,993	46,273
3	% population aged 5 to 19	15.5%	14.6%	17.6%	20.6%	16.5%	17.6%	23.7%	15.7%	16.9%
<u>HOUSEHOLDS BY TYPE</u>										
4	Total households	23,673	22,810	11,213	9,305	8,994	9,994	7,645	15,524	109,158
5	Family households	14,317	13,207	7,076	6,685	5,616	6,547	5,783	9,828	69,059
6	Non-family households	9,356	9,603	4,137	2,620	3,378	3,447	1,862	5,696	40,099
7	% Family households to total	60.5%	57.9%	63.1%	71.8%	62.4%	65.5%	75.6%	63.3%	63.3%
<u>HOUSING OCCUPANCY</u>										
8	Total housing units	25,161	24,046	11,751	9,617	9,458	10,500	7,986	16,309	114,828
9	Occupied housing units	23,673	22,810	11,213	9,305	8,994	9,994	7,645	15,524	109,158
10	Vacant housing units	1,488	1,236	538	312	464	506	341	785	5,670
<u>Detail of vacant housing units:</u>										
11	vacant units for sale only	125	142	60	61	59	78	65	72	662
12	vacant units sold not occupied	43	39	20	22	15	19	36	13	207
13	vacant units for rent	856	591	262	98	226	240	74	401	2,748
14	vacant units rented not occupied	33	45	23	6	7	4	8	24	150
15	Vacant for seasonal, recreational or occasional use	39	78	37	33	59	41	66	72	425
16	All other vacants	392	341	136	92	98	124	92	203	1,478
17	Vacant housing units	1,488	1,236	538	312	464	506	341	785	5,670

<u>Item</u>		<u>City of</u>	<u>City of</u>	<u>City of</u>	<u>Town of</u>	<u>Town of</u>	<u>Town of</u>	<u>Town of</u>	<u>City of</u>	
<u>No.</u>	<u>Subject</u>	<u>Malden</u>	<u>Medford</u>	<u>Melrose</u>	<u>Reading</u>	<u>Stoneham</u>	<u>Wakefield</u>	<u>Winchester</u>	<u>Woburn</u>	<u>Totals</u>
<u>HOUSING TENURE</u>										
18	Occupied housing units	23,673	22,810	11,213	9,305	8,994	9,994	7,645	15,524	109,158
19	Owner-occupied housing units	9,982	13,028	7,472	7,248	6,165	7,330	6,357	9,474	67,056
20	Population in owner-occupied units	28,079	32,888	20,097	20,743	16,026	19,760	18,370	24,962	180,925
21	Renter-occupied housing units	13,691	9,782	3,741	2,057	2,829	2,664	1,288	6,050	42,102
22	Population in renter-occupied units	30,998	21,326	6,619	3,823	5,167	4,918	2,681	12,835	88,367
23	% population in owner-occupied units (20/1 X 100)	47.2%	58.5%	74.5%	83.8%	74.8%	79.3%	85.9%	65.5%	66.2%
24	% population in renter-occupied units (22/1 X 100)	52.1%	38.0%	24.5%	15.4%	24.1%	19.7%	12.5%	33.7%	32.3%
<u>VACANCY RATES</u>										
25	Homeowner vacancy rate	1.2%	1.1%	0.8%	0.8%	0.9%	1.1%	1.0%	0.8%	1.0%
26	Rental vacancy rate	5.9%	5.7%	6.5%	4.5%	7.4%	8.3%	5.4%	6.2%	6.1%
<u>HOMEOWNER VACANCY RATES</u>										
27	vacant units for sale only	125	142	60	61	59	78	65	72	662
28	vacant units sold not occupied	43	39	20	22	15	19	36	13	207
29	owner occupied units	9,982	13,028	7,472	7,248	6,165	7,330	6,357	9,474	67,056
30	total	10,150	13,209	7,552	7,331	6,239	7,427	6,458	9,559	67,925
31	homeowner vacancy rate (27/30 X 100)	1.2%	1.1%	0.8%	0.8%	0.9%	1.1%	1.0%	0.8%	1.0%
<u>RENTAL VACANCY RATES</u>										
32	vacant units for rent	856	591	262	98	226	240	74	401	2,748
33	vacant units rented not occupied	33	45	23	6	7	4	8	24	150
34	renter-occupied units	13,691	9,782	3,741	2,057	2,829	2,664	1,288	6,050	42,102
35	total	14,580	10,418	4,026	2,161	3,062	2,908	1,370	6,475	45,000
36	rental vacancy rate (32/35 X 100)	5.9%	5.7%	6.5%	4.5%	7.4%	8.3%	5.4%	6.2%	6.1%



DP04

SELECTED HOUSING CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Stoneham town, Middlesex County, Massachusetts			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	9,538	+/-273	9,538	(X)
Occupied housing units	8,951	+/-231	93.8%	+/-2.0
Vacant housing units	587	+/-198	6.2%	+/-2.0
Homeowner vacancy rate	0.9	+/-1.1	(X)	(X)
Rental vacancy rate	2.9	+/-2.8	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	9,538	+/-273	9,538	(X)
1-unit, detached	5,484	+/-251	57.5%	+/-2.6
1-unit, attached	325	+/-144	3.4%	+/-1.5
2 units	696	+/-195	7.3%	+/-2.0
3 or 4 units	338	+/-136	3.5%	+/-1.4
5 to 9 units	317	+/-124	3.3%	+/-1.3
10 to 19 units	621	+/-141	6.5%	+/-1.5
20 or more units	1,757	+/-210	18.4%	+/-2.0
Mobile home	0	+/-23	0.0%	+/-0.4
Boat, RV, van, etc.	0	+/-23	0.0%	+/-0.4
YEAR STRUCTURE BUILT				
Total housing units	9,538	+/-273	9,538	(X)
Built 2010 or later	0	+/-23	0.0%	+/-0.4
Built 2000 to 2009	352	+/-131	3.7%	+/-1.3
Built 1990 to 1999	538	+/-145	5.6%	+/-1.6
Built 1980 to 1989	1,363	+/-192	14.3%	+/-2.0
Built 1970 to 1979	1,092	+/-172	11.4%	+/-1.8
Built 1960 to 1969	1,384	+/-191	14.5%	+/-2.0
Built 1950 to 1959	1,793	+/-240	18.8%	+/-2.3
Built 1940 to 1949	461	+/-133	4.8%	+/-1.4
Built 1939 or earlier	2,555	+/-252	26.8%	+/-2.5
ROOMS				
Total housing units	9,538	+/-273	9,538	(X)
1 room	224	+/-129	2.3%	+/-1.4
2 rooms	234	+/-118	2.5%	+/-1.2

Subject	Stoneham town, Middlesex County, Massachusetts			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	1,232	+/-229	12.9%	+/-2.3
4 rooms	1,373	+/-213	14.4%	+/-2.1
5 rooms	1,308	+/-265	13.7%	+/-2.7
6 rooms	1,678	+/-249	17.6%	+/-2.7
7 rooms	1,362	+/-198	14.3%	+/-2.0
8 rooms	1,112	+/-194	11.7%	+/-2.0
9 rooms or more	1,015	+/-180	10.6%	+/-1.9
Median rooms	5.7	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	9,538	+/-273	9,538	(X)
No bedroom	224	+/-129	2.3%	+/-1.4
1 bedroom	1,599	+/-280	16.8%	+/-2.7
2 bedrooms	2,675	+/-332	28.0%	+/-3.2
3 bedrooms	3,397	+/-289	35.6%	+/-3.2
4 bedrooms	1,358	+/-213	14.2%	+/-2.3
5 or more bedrooms	285	+/-96	3.0%	+/-1.0
HOUSING TENURE				
Occupied housing units	8,951	+/-231	8,951	(X)
Owner-occupied	6,183	+/-204	69.1%	+/-2.4
Renter-occupied	2,768	+/-249	30.9%	+/-2.4
Average household size of owner-occupied unit	2.66	+/-0.08	(X)	(X)
Average household size of renter-occupied unit	1.74	+/-0.12	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	8,951	+/-231	8,951	(X)
Moved in 2010 or later	673	+/-201	7.5%	+/-2.2
Moved in 2000 to 2009	3,753	+/-289	41.9%	+/-2.9
Moved in 1990 to 1999	1,990	+/-230	22.2%	+/-2.6
Moved in 1980 to 1989	872	+/-178	9.7%	+/-2.0
Moved in 1970 to 1979	841	+/-185	9.4%	+/-2.1
Moved in 1969 or earlier	822	+/-156	9.2%	+/-1.7
VEHICLES AVAILABLE				
Occupied housing units	8,951	+/-231	8,951	(X)
No vehicles available	606	+/-171	6.8%	+/-1.9
1 vehicle available	3,122	+/-284	34.9%	+/-2.8
2 vehicles available	3,804	+/-293	42.5%	+/-3.1
3 or more vehicles available	1,419	+/-191	15.9%	+/-2.3
HOUSE HEATING FUEL				
Occupied housing units	8,951	+/-231	8,951	(X)
Utility gas	3,166	+/-260	35.4%	+/-2.9
Bottled, tank, or LP gas	175	+/-81	2.0%	+/-0.9
Electricity	1,399	+/-224	15.6%	+/-2.4
Fuel oil, kerosene, etc.	4,087	+/-318	45.7%	+/-3.3
Coal or coke	36	+/-49	0.4%	+/-0.6
Wood	17	+/-28	0.2%	+/-0.3
Solar energy	0	+/-23	0.0%	+/-0.4
Other fuel	49	+/-44	0.5%	+/-0.5
No fuel used	22	+/-28	0.2%	+/-0.3
SELECTED CHARACTERISTICS				
Occupied housing units	8,951	+/-231	8,951	(X)
Lacking complete plumbing facilities	6	+/-10	0.1%	+/-0.1
Lacking complete kitchen facilities	22	+/-34	0.2%	+/-0.4
No telephone service available	68	+/-47	0.8%	+/-0.5

Subject	Stoneham town, Middlesex County, Massachusetts			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPANTS PER ROOM				
Occupied housing units	8,951	+/-231	8,951	(X)
1.00 or less	8,951	+/-231	100.0%	+/-0.4
1.01 to 1.50	0	+/-23	0.0%	+/-0.4
1.51 or more	0	+/-23	0.0%	+/-0.4
VALUE				
Owner-occupied units	6,183	+/-204	6,183	(X)
Less than \$50,000	99	+/-58	1.6%	+/-0.9
\$50,000 to \$99,999	63	+/-49	1.0%	+/-0.8
\$100,000 to \$149,999	30	+/-31	0.5%	+/-0.5
\$150,000 to \$199,999	164	+/-64	2.7%	+/-1.0
\$200,000 to \$299,999	781	+/-132	12.6%	+/-2.1
\$300,000 to \$499,999	3,791	+/-291	61.3%	+/-3.9
\$500,000 to \$999,999	1,235	+/-185	20.0%	+/-3.1
\$1,000,000 or more	20	+/-22	0.3%	+/-0.4
Median (dollars)	399,100	+/-12,911	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	6,183	+/-204	6,183	(X)
Housing units with a mortgage	4,492	+/-255	72.7%	+/-3.2
Housing units without a mortgage	1,691	+/-198	27.3%	+/-3.2
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	4,492	+/-255	4,492	(X)
Less than \$300	0	+/-23	0.0%	+/-0.8
\$300 to \$499	0	+/-23	0.0%	+/-0.8
\$500 to \$699	26	+/-29	0.6%	+/-0.7
\$700 to \$999	167	+/-77	3.7%	+/-1.7
\$1,000 to \$1,499	533	+/-139	11.9%	+/-2.9
\$1,500 to \$1,999	783	+/-177	17.4%	+/-3.8
\$2,000 or more	2,983	+/-254	66.4%	+/-4.8
Median (dollars)	2,324	+/-88	(X)	(X)
Housing units without a mortgage	1,691	+/-198	1,691	(X)
Less than \$100	14	+/-23	0.8%	+/-1.4
\$100 to \$199	0	+/-23	0.0%	+/-2.0
\$200 to \$299	18	+/-23	1.1%	+/-1.3
\$300 to \$399	27	+/-31	1.6%	+/-1.8
\$400 or more	1,632	+/-195	96.5%	+/-2.9
Median (dollars)	781	+/-37	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	4,479	+/-253	4,479	(X)
Less than 20.0 percent	1,150	+/-195	25.7%	+/-4.2
20.0 to 24.9 percent	900	+/-195	20.1%	+/-4.0
25.0 to 29.9 percent	643	+/-146	14.4%	+/-3.2
30.0 to 34.9 percent	495	+/-161	11.1%	+/-3.6
35.0 percent or more	1,291	+/-215	28.8%	+/-4.7
Not computed	13	+/-20	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,675	+/-201	1,675	(X)
Less than 10.0 percent	430	+/-121	25.7%	+/-6.5
10.0 to 14.9 percent	328	+/-98	19.6%	+/-5.8
15.0 to 19.9 percent	227	+/-91	13.6%	+/-5.0

Subject	Stoneham town, Middlesex County, Massachusetts			
	Estimate	Margin of Error	Percent	Percent Margin of Error
20.0 to 24.9 percent	128	+/-59	7.6%	+/-3.5
25.0 to 29.9 percent	130	+/-60	7.8%	+/-3.6
30.0 to 34.9 percent	74	+/-49	4.4%	+/-2.8
35.0 percent or more	358	+/-117	21.4%	+/-5.9
Not computed	16	+/-17	(X)	(X)
GROSS RENT				
Occupied units paying rent	2,705	+/-243	2,705	(X)
Less than \$200	51	+/-47	1.9%	+/-1.8
\$200 to \$299	91	+/-53	3.4%	+/-2.0
\$300 to \$499	159	+/-79	5.9%	+/-2.9
\$500 to \$749	182	+/-99	6.7%	+/-3.5
\$750 to \$999	377	+/-128	13.9%	+/-4.6
\$1,000 to \$1,499	1,220	+/-193	45.1%	+/-6.3
\$1,500 or more	625	+/-198	23.1%	+/-6.8
Median (dollars)	1,204	+/-68	(X)	(X)
No rent paid	63	+/-50	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	2,690	+/-239	2,690	(X)
Less than 15.0 percent	292	+/-127	10.9%	+/-4.7
15.0 to 19.9 percent	255	+/-103	9.5%	+/-3.8
20.0 to 24.9 percent	345	+/-117	12.8%	+/-4.2
25.0 to 29.9 percent	319	+/-118	11.9%	+/-4.2
30.0 to 34.9 percent	240	+/-87	8.9%	+/-3.1
35.0 percent or more	1,239	+/-220	46.1%	+/-6.8
Not computed	78	+/-55	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household income are valid values.

The 2007, 2008, 2009, 2010, 2011, and 2012 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.