

Percent of Renter Households With Any Housing Problems

Data on the percent of renter-occupied households that have any housing problems in 1990 and 2000 is presented in **Table 26**.

Table 26: Percent of Renter Households With Any Housing Problems*			
Humboldt County, Winnemucca, Elko County, and State 1990, 2000			
All Renter Households			
	1990	2000	% Chg
County	%	%	90-00
Humboldt County	24.9%	29.8%	19.7%
Winnemucca**	n/a	30.1%	n/a
Elko County	36.0%	30.3%	-15.8%
State of Nevada	45.9%	47.5%	3.5%
Rental HH W/Income <= 50% HUD AMI			
	1990	2000	% Chg
County	%	%	90-00
Humboldt County	57.6%	67.2%	16.7%
Winnemucca**	n/a	62.0%	n/a
Elko County	64.4%	65.0%	0.9%
State of Nevada	82.0%	81.3%	-0.9%

*Cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

**1990 data not available for Winnemucca

Source: US Dept of Housing and Urban Development
 State of the Cities Database

Housing problems include a shelter cost burden greater than 30% of income (the most prevalent issue) and/or overcrowding and/or without complete kitchen or plumbing facilities. **Table 26** also highlights those renter households whose incomes are 50% or less of HUD's Area Median Income (AMI) that have any housing problems.

Between 1990 and 2000, the percentage of renter households with any housing problems increased in Humboldt and across the State—this while incomes increased in the 1990s. Elko County's percentage actually declined. Humboldt County showed an almost five percentage point gain from 24.9% in 1990 to 29.8% in 2000. Winnemucca was comparable in 2000 at 30.1%. No data for Winnemucca is available for 1990.

A significant number of those households in Humboldt County with incomes at 50% or

less of HUD's AMI have housing problems. Between 1990 and 2000, the percentage of very low-income households with any housing problem increased from 57.6% to 67.2%, or over two-thirds of very low-income households. The percentage with any housing problem in the City of Winnemucca was lower in 2000 at 62.0%.

Wages Needed to Afford Apartment Rents

Table 27 shows the hourly wages needed to afford a two-bedroom apartment in the Winnemucca area in 2007, based on HUD's Fair Market Rent of \$717. The rent includes shelter and utility costs (gross rent). The wages assume that rental costs do not exceed 30% of income. The table also indicates median hourly wages for various occupations in Humboldt County to show the ability of workers in these occupations to afford rental housing.

The hourly wage needed to afford a two-bedroom apartment in Humboldt County is \$13.79. The median hourly wage for employees in all occupations represented in Humboldt County is \$16.80, higher than the wage needed to afford a two-bedroom apartment.

As previously noted, employment in the Winnemucca area is dominated by the mining industry, trade, transportation and utility industry, the leisure and hospitality industry, and agriculture. Wages for a number of occupations within these employment sectors are included in **Table 27**.

Most of the service workers employed in the leisure and hospitality industry and some of those in the agriculture industry earn low wages, making the current cost of housing burdensome. Gaming dealers, maids/housekeepers, waiters/waitresses, cooks and food prep workers, retail sales workers, and farm workers and laborers all earn a median hourly wage of less than \$10.30/hour, less than needed to afford renting a two-bedroom apartment. Truck drivers, earning an average hourly wage of \$14.81, are the first workers on the list to earn sufficient income to afford a two-bedroom rental.

Table 27 Hourly Wage Needed to Afford a Two-Bedroom Apartment Compared to Median Hourly Wage by Occupation Humboldt County 2007			
	Hourly Wage	\$ Diff 2 BR	% Diff 2 BR
Wage Needed to Afford 2 Bedroom Apartment*	\$ 13.79	n/a	n/a
Occupation*			
Gaming Dealers**	\$ 6.58	\$ (7.21)	-52.3%
Maids & Housekeeping Cleaners	\$ 6.63	\$ (7.16)	-51.9%
Waiters & Waitresses	\$ 6.66	\$ (7.13)	-51.7%
Cooks & Food Prep Workers	\$ 7.42	\$ (6.37)	-46.2%
Retail Sales Workers	\$ 8.88	\$ (4.91)	-35.6%
Farm Workers & Laborers**	\$ 10.28	\$ (3.51)	-25.5%
Truck Drivers, Light or Delivery Services	\$ 14.81	\$ 1.02	7.4%
Construction Laborers	\$ 16.67	\$ 2.88	20.9%
Gaming Supervisors	\$ 15.64	\$ 1.85	13.4%
Carpenters	\$ 16.51	\$ 2.72	19.7%
Total All Occupations	\$ 16.80	\$ 3.01	21.8%
Laborers & Freight, Stock, & Material Movers	\$ 17.59	\$ 3.80	27.6%
Extraction Workers	\$ 21.09	\$ 7.30	52.9%
Police & Sheriff Patrol Officers	\$ 22.17	\$ 8.38	60.8%
Primary, Secondary & Special Education Teachers**	\$ 22.99	\$ 9.20	66.7%
Registered Nurses	\$ 28.28	\$ 14.49	105.1%
Mining & Geological Engineers	\$ 32.08	\$ 18.29	132.6%
Lawyers**	\$ 34.77	\$ 20.98	152.1%
Physicians & Surgeons	\$ 45.58	\$ 31.79	230.5%

* Hourly wage that must be earned so that rent does not exceed 30% of income, a standard measure of affordability based on US Dept. of Housing and Urban Development (HUD) standards. 2007 HUD Fair Market Rent for 2 BR: \$717/month. Rent includes shelter and utility costs (gross rent).

** Data not available for Humboldt County. Wages from BOS-II (Balance of State), which includes Humboldt Elko, Esmeralda, Eureka, Lander, Lincoln, Nye, Pershing and White Pine Counties.

Sources: NV Dept. of Employment, Training & Rehabilitation, 2007 NV OES Wage Report
 US Dept. of Housing and Urban Development Fair Market Rents

Ownership Housing Affordability

Tables 28 and 29 highlight data on homeownership affordability, specifically statistics on those households who pay high percentages of their incomes on housing costs.

As seen in **Table 28**, 15.6% of Humboldt County’s and 18.0% of Winnemucca’s owner households in 2000 paid 30% or more of their income on housing costs.⁵ Of these ownership households, 3.3% in the county and 3.6% in the city spent 50% or more of their income on housing, considered a severe housing burden by HUD. These statistics are lower than those for Elko County and significantly lower than the State as a whole.

Although housing affordability improved overall with the rise in incomes from 1990 to 2000, the percent of households who paid 30% or more on homeownership costs increased throughout the State. In Humboldt County the percentage declined slightly but in the city of Winnemucca it rose from 10.7% to 18.0%. This suggests that while the homeownership rate increased in Winnemucca throughout the 1990s, some households were assuming a high shelter cost burden to become homeowners. During economic downturns, such as the decline in the mining industry around the year 2000, these at-risk households were more susceptible to financial crises that can lead to bankruptcy and mortgage default.

County	1990		2000		% Chg # Owners 90-00	% Chg % Owners 90-00	2000	
	# 30% +	% of Owner HH	# 30% +	% of Owner HH			# 50% +	% of Owner HH
Humboldt County	231	16.4%	310	15.6%	34.2%	-5.2%	65	3.3%
Winnemucca	104	10.7%	240	18.0%	130.8%	67.6%	48	3.6%
Elko County	459	12.1%	1,198	18.8%	161.0%	55.2%	423	6.6%
State of Nevada	43,037	23.1%	99,946	27.5%	132.2%	18.8%	32,983	9.1%

*50%+ data not available in 1990.

Source: US Census

⁵ HUD considers those owner households paying more than 30% of their income on housing costs to have a “high housing burden” and those paying more than 50% of their income on housing costs to have a “severe housing burden”. For low-income households, this burden is even greater, since there is less disposable income left after housing costs to cover other essential living expenses.

Table 29 displays ownership households in 1990 and 2000 whose incomes are 50% or less of HUD's Area Median Income (AMI). Further, it shows how many of these especially at-risk households pay more than 30% of their income on ownership costs. In Humboldt County, the proportion of ownership households with incomes at 50% or less of HUD's AMI declined in the 1990s from 17.5% to 13.7% in 2000. In the city of Winnemucca, in 2000 the percentage of very low-income ownership households was significantly higher (21.2%) than the County. No data is available for the City in 1990. About one-half of these very low-income ownership households in Humboldt County and in Winnemucca paid more than 30% of their income on housing costs. Between 1990 and 2000, the percentage of very low income households with a 30%+ housing cost burden increased in the County from 44.5% to 52.1%.

Table 29: Ownership Housing Affordability					
Households With Incomes 50% or less of HUD AMI					
Paying > 30% of Income on Ownership Costs					
Humboldt County, Winnemucca, Elko County and State					
1990 and 2000					
Hholds with Inc 50% or < HUD AMI					
County	1990		2000		% Chg 90-00
	#	% of Hhlds	#	% of Hhlds	
Humboldt County	560	17.5%	572	13.7%	2.1%
Winnemucca*	n/a	n/a	587	21.2%	n/a
Elko County	1,250	15.8%	1,576	14.4%	26.1%
State of Nevada	32,852	12.6%	56,130	12.3%	70.9%
Paying >30% of Hhold Inc on Ownership Costs					
County	1990		2000		% Chg 90-00
	#	% of Hhlds	#	% of Hhlds	
Humboldt County	249	44.5%	298	52.1%	19.7%
Winnemucca*	n/a	n/a	313	53.3%	n/a
Elko County	511	40.9%	808	51.3%	58.1%
State of Nevada	19,709	60.0%	36,470	65.0%	85.0%

*1990 data not available for Winnemucca
 Source: State of the Cities Database

Again, we do not have cross-tabular data on housing cost burden in 2008 for owner households. Based upon the increase in home values in the last several years, we expect it has increased.

Percent Owner Households With Any Housing Problems

Data on the percentage of owner-occupied households that have any housing problems in 1990 and 2000 is presented in **Table 30**. Housing problems include a shelter cost burden greater than 30% of income (the most prevalent issue) and/or overcrowding and/or without complete kitchen or plumbing facilities. The table also highlights those owner households whose incomes are 50% or less of HUD’s Area Median Income (AMI) that have any housing problems.

Table 30: Percent Owner Household With Any Housing Problems*			
Humboldt County, Winnemucca, Elko County and State 1990 and 2000			
All Owner Households			
County	1990 %	2000 %	% Chg 90-00
Humboldt County	21.8%	28.0%	28.4%
Winnemucca	n/a	27.4%	n/a
Elko County	20.8%	27.0%	29.8%
State of Nevada	25.9%	30.4%	17.4%
Owner HH W/Inc <=50% HUD AMI			
County	1990 %	2000 %	% Chg 90-00
Humboldt County	56.3%	61.9%	9.9%
Winnemucca	n/a	62.0%	n/a
Elko County	49.4%	57.5%	16.4%
State of Nevada	62.3%	67.5%	8.3%

*Cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.
Source: HUD State of the Cities Database

In Humboldt and Elko Counties and the State, the percentage of owner households with any housing problems increased—this while incomes rose in the 1990s. The two counties showed a faster increase than the State, with Humboldt County rising from 21.8% in 1990 to 28.0% in 2000.

A substantial number of those owner households in Humboldt County with incomes at 50% or less of HUD’s AMI have housing problems. Between 1990 and 2000, the percentage of very low-income households with any housing problems increased over five percentage points from 56.3% to 61.9%.

As previously stated, this data suggests that while the homeownership rate increased in Humboldt County throughout the 1990s, some households were assuming a high shelter cost burden to become homeowners. During economic downturns, these at-risk households are more susceptible to financial crises.

Owner-Occupied Housing Values

Median owner-occupied home values for 1990 and 2000 are listed in **Table 31**. Nevada saw a 48.4% increase in the 1990s in median home price from \$95,700 to \$142,000 in 2000. Although Humboldt County’s home values were lower at \$74,000 in 1990 and \$117,400 in 2000, the increase was more than the State at 58.6%. Winnemucca’s home values increased even more dramatically, rising 67.3% from \$74,100 in 1990 to \$124,000 in 2000.

Table 31: Median Value of Owner-Occupied Units Humboldt County, Winnemucca, Elko County and State 1990 and 2000			
County	1990	2000	% Chg 90-00
Humboldt County	\$ 74,000	\$ 117,400	58.6%
Winnemucca	\$ 74,100	\$ 124,000	67.3%
Elko County	\$ 81,600	\$ 123,100	50.9%
State of Nevada	\$ 95,700	\$ 142,000	48.4%

Source: US Census

Table 32 shows the median sales price for all existing and new single-family homes and manufactured homes in Humboldt County for the years 2000, 2004, and 2007, as recorded at the Humboldt County Assessor’s Office. The 2008 data is based upon listings for homes currently for sale as of February 2008 from Century 21 Sonoma Realty.

From 2000 to 2007, single-family home sale prices rose a notable 68.0% from a median of \$100,000 to \$168,000. The 2008 data shows a median asking price of \$239,900 for single-family homes, 42.8% higher than the 2007 median sales price. So, while the 2008 median sales price will probably be lower than the current asking price, we still expect a significant increase in home sale prices this year.

From 2000 to 2007, the median sales price of manufactured homes almost tripled (187.5%) from \$40,000 to \$115,000. The asking price for manufactured homes in 2008 is \$137,750, 19.8% over the 2007 median sales price. The value of manufactured homes appears to be much more sensitive to changes in the local economy than single-family homes. The last downturn in the Humboldt County economy in the late 1990s saw a significant drop in the value of manufactured homes, leading sometimes to foreclosure or abandonment.

City	2000	2004	2007	2008*	# Chg. 00-07	% Chg. 00-07
Total Homes Sold						
Single Family Homes	108	249	155	46	47	43.5%
Manufactured Homes**	117	150	147	54	30	25.6%
Median Sales Price						
Single Family Homes	\$100,000	\$120,000	\$168,000	\$239,900	\$68,000	68.0%
Manufactured Homes**	\$40,000	\$55,000	\$115,000	\$137,750	\$75,000	187.5%

*2008 figures based on homes currently for sale as of February 2008.

**Includes manufactured homes from land use codes 220, 230, and 260.

Sources: Humboldt County Assessor's Office, Century 21 Sonoma Realty

It is worth noting that Humboldt County and most of rural Nevada did not experience the type of super-inflation and drop in single family home values that has been seen in Washoe County and Clark County over the last five years. Consequently, Humboldt County has been relatively immune to the recent foreclosure crisis in urban Nevada. According to the *Northern Nevada Business Weekly*, Humboldt County posted only 3 foreclosure actions in March 2008.⁶ This is partly the result of the countercyclical economy in the area, where housing demand is currently high. But locals also point to a relatively conservative local culture, less intent upon speculation in real estate.

Homeownership Affordability Gap

Finally, we carried out a homeownership gap analysis for Humboldt County for 2000 and 2007. The housing affordability gap is the dollar difference between the cost of purchasing a median priced home and a hypothetical buyer's ability to pay. We set the buyer's income at 80% of HUD Area Median Family Income (AMI). The 80% level is the maximum income level for qualifying for HUD HOME funds, which is a common down payment subsidy source. We calculated the affordability gap for both single-family homes and manufactured homes. **Table 33** presents the gaps calculated for both time

⁶ "What Foreclosure Problem? Rural Areas Wonder," *Northern Nevada Business Weekly*, May 5, 2008, Volume 6, Number 39, page 1.

periods and for both housing types. This analysis is also presented in a line graph, **Figure 1**.

When the gap analysis results in a negative number, it indicates that incomes are sufficient to cover the cost of purchasing a home. The larger the negative number the more affordable it is in that locality to purchase a home. A positive number indicates that there is a “gap,” a dollar difference, between income levels and the ability to pay for a home. The larger the positive number the less affordable the community.

Table 33 : Homeownership Affordability Gap Single Family and Manufactured Homes Humboldt County 2000 and 2007			
Affordability Gap	2000	2007	% Chg 00-07
HUD Area Median Income (AMI)	\$55,600	\$61,300	10.3%
80% AMI	\$44,480	\$49,040	10.3%
Interest Rate*	8.04%	6.34%	-21.1%
Capitalized House Price Maximum @ 80% AMI**			
Single Family Homes	\$120,250	\$157,756	31.2%
Manufactured Homes	\$118,450	\$156,166	31.8%
Median Home Value***			
Single Family Homes	\$100,000	\$168,000	68.0%
Manufactured Homes	\$40,000	\$115,000	187.5%
Gap @ 80% AMI****			
Single Family Homes	-\$20,250	\$10,244	-150.6%
Manufactured Homes	-\$78,450	-\$41,166	-47.5%

* Freddie Mac. Average annual interest rates on 30-year fixed-rate mortgages.

** Assumes 28% of income available annually for shelter: mortgage, property taxes and insurance

*** Humboldt County Assessor's Office--median sales price for single family residences

**** Difference between Capitalized House Price Maximum and Median Home Value.

Sources: U.S. Dept of Housing and Urban Development (HUD), Humboldt County Assessor, Freddie Mac.

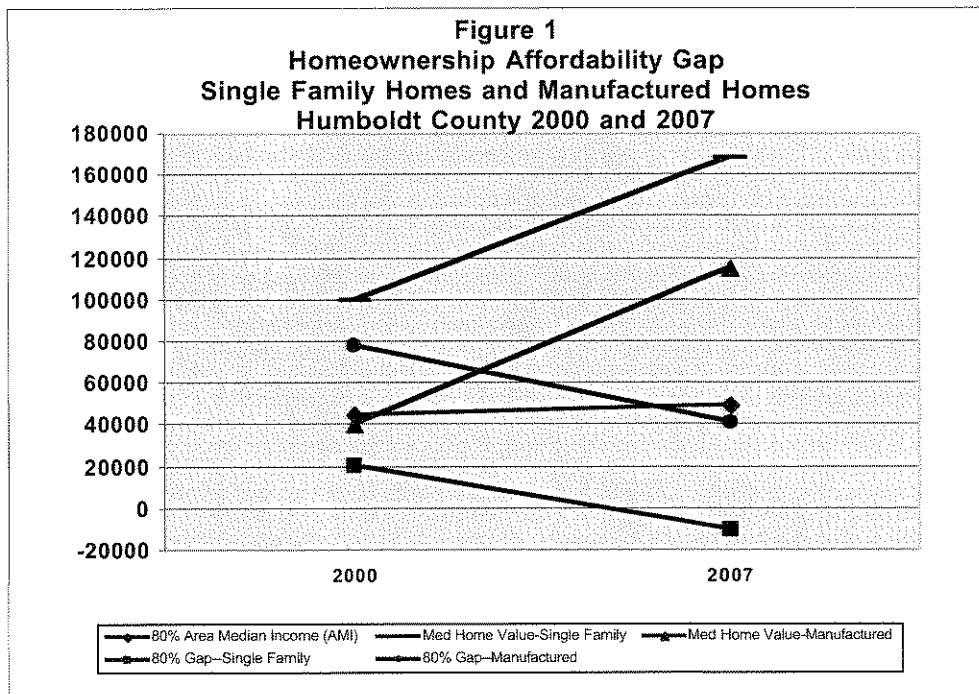
The gap calculations are based on the HUD AMI for Humboldt County, average mortgage rates by time period, an assumption that 28% of income is available annually for housing costs (including principal and interest on a mortgage, taxes, and insurance), and median sales prices for single-family and manufactured homes. As noted elsewhere, the HUD AMI showed a large increase in the 1990s but has slowed considerably in the 2000s. However, there was a 7.8% increase in Humboldt County's AMI from 2007 to 2008. Home values increased steadily in the 1990s but have risen dramatically in the last few years.

Interest rates have a major impact on affordability. As interest rates go down, the debt service on a mortgage also goes down, and a buyer can assume a higher mortgage. Based upon Freddie Mac data, the average annual interest rate on a 30-year fixed-rate mortgage was 8.04% in 2000, and 6.34% in 2007. Therefore, a buyer's purchasing power increased between 2000 and 2007, based upon the lower cost of funds alone.

Based upon this gap analysis, the potential homebuyer at 80% of AMI in Humboldt County was able to afford either a single-family or a manufactured home in 2000. The gap in 2000 for a single-family home was -\$20,250 and -\$78,450 for a manufactured home. In 2007, a positive gap (\$10,244), signaling a lack of affordability, was calculated for those homebuyers wishing to purchase a single-family home. Manufactured homes were still affordable in 2007 with a -\$41,166 gap.

To summarize, homeownership in the Winnemucca area became less affordable from 2000 to 2007. A household earning 80% of area median income in 2007, or \$49,040, would need a subsidy of about \$10,244 in order to afford median priced single family home at \$168,000. We expect that this affordability gap has increased in the last year as home prices continue to rise.

Keep in mind that the affordability gap over these seven years increased despite the drop in interest rates. Home values appreciated and income levels rose modestly, offsetting the decline in interest rates.



Annual Income Needed to Afford a Home

Table 34 and Table 35 indicate the annual income needed to afford a single-family home or a manufactured home in Humboldt County in 2007. To be considered affordable, it is assumed that the mortgage, taxes, and insurance do not exceed 28% of income. Median annual incomes for various occupations in Humboldt County are presented to show the ability of workers in these occupations to afford homeownership.

	Annual Income	\$ Difference	% Difference
Annual Income Needed to Afford a Single Family Home*	\$64,695	n/a	n/a
Occupation			
Gaming Dealers**	\$13,674	-\$51,021	-78.9%
Maids & Housekeeping Cleaners	\$13,790	-\$50,905	-78.7%
Waiters & Waitresses	\$13,853	-\$50,842	-78.6%
Cooks & Food Prep Workers	\$15,434	-\$49,261	-76.1%
Retail Sales Workers	\$18,470	-\$46,225	-71.5%
Farm Workers & Laborers**	\$21,378	-\$43,317	-67.0%
Truck Drivers, Light or Delivery Services	\$30,805	-\$33,890	-52.4%
Construction Laborers	\$34,674	-\$30,021	-46.4%
Gaming Supervisors	\$32,531	-\$32,164	-49.7%
Carpenters	\$34,341	-\$30,354	-46.9%
Total All Occupations	\$34,944	-\$29,751	-46.0%
Laborers & Freight, Stock, & Material Movers	\$36,587	-\$28,108	-43.4%
Extraction Workers	\$43,867	-\$20,828	-32.2%
Police & Sheriff Patrol Officers	\$46,114	-\$18,581	-28.7%
Primary, Secondary & Special Education Teachers**	\$47,824	-\$16,871	-26.1%
Registered Nurses	\$58,822	-\$5,873	-9.1%
Mining & Geological Engineers	\$66,726	\$2,031	3.1%
Lawyers**	\$72,327	\$7,632	11.8%
Physicians & Surgeons	\$94,806	\$30,111	46.5%

*2007 median sales price of single family homes per Assessors Office: \$168,000.

To be considered affordable, conventional mortgage underwriting guidelines requires that not more than 28% of household income should be used to pay the mortgage, property taxes and insurance. Annual income needed to qualify for a mortgage calculated using the average annual interest rate on a 30-year fixed-rate mortgage from Freddie Mac. Assumes a 2% down payment and the use of private mortgage insurance. Includes principal, interest, taxes and insurance.

**Data not available for Humboldt County. Wages from BOS-II (Balance of State), which includes Humboldt Elko, Esmeralda, Eureka, Lander, Lincoln, Nye, Pershing, and White Pine Counties.

Sources: NV Dept. of Employment, Training & Rehabilitation 2007 NV OES Wage Report, Humboldt County Assessor

The annual income needed in 2007 to afford a single-family home in Humboldt County was \$64,695. The income needed to afford a manufactured home in 2007 was \$47,665. The median annual income for employees in all occupations Humboldt County in 2007 was \$34,944, about one-half of the income needed to purchase a single-family home without a significant burden.

As previously noted, employment in the Winnemucca area is dominated by the mining industry, trade, transportation and utility industry, the leisure and hospitality industry, and agriculture. Median incomes for a number of occupations within these employment

sectors are included in **Table 34** and **Table 35**.

Table 35: Annual Income Needed to Afford a Manufactured Home Compared to Annual Median Income by Occupation Humboldt County 2007			
	Annual Income	\$ Difference	% Difference
Annual Income Needed to Afford a Manufactured Home*	\$47,665	n/a	n/a
Occupation			
Gaming Dealers**	\$13,674	-\$33,991	-71.3%
Maids & Housekeeping Cleaners	\$13,790	-\$33,875	-71.1%
Waiters & Waitresses	\$13,853	-\$33,812	-70.9%
Cooks & Food Prep Workers	\$15,434	-\$32,231	-67.6%
Retail Sales Workers	\$18,470	-\$29,195	-61.2%
Farm Workers & Laborers**	\$21,378	-\$26,287	-55.1%
Truck Drivers, Light or Delivery Services	\$30,805	-\$16,860	-35.4%
Construction Laborers	\$34,674	-\$12,991	-27.3%
Gaming Supervisors	\$32,531	-\$15,134	-31.8%
Carpenters	\$34,341	-\$13,324	-28.0%
Total All Occupations	\$34,944	-\$12,721	-26.7%
Laborers & Freight, Stock, & Material Movers	\$36,587	-\$11,078	-23.2%
Extraction Workers	\$43,867	-\$3,798	-8.0%
Police & Sheriff Patrol Officers	\$46,114	-\$1,551	-3.3%
Primary, Secondary & Special Education Teachers**	\$47,824	\$159	0.3%
Registered Nurses	\$58,822	\$11,157	23.4%
Mining & Geological Engineers	\$66,726	\$19,061	40.0%
Lawyers**	\$72,327	\$24,662	51.7%
Physicians & Surgeons	\$94,806	\$47,141	98.9%

*2007 median sales price of manufactured homes per Assessors Office: \$115,000.

To be considered affordable, conventional mortgage underwriting guidelines requires that not more than 28% of household income should be used to pay the mortgage, property taxes and insurance. Annual income needed to qualify for a mortgage calculated using the average annual interest rate on a 30-year fixed-rate mortgage from Freddie Mac. Assumes a 2% down payment and the use of private mortgage insurance. Includes principal, interest, taxes and insurance.

**Data not available for Humboldt County. Wages from BOS-II (Balance of State), which includes Humboldt Elko, Esmeralda, Eureka, Lander, Lincoln, Nye, Pershing, and White Pine Counties.

Sources: NV Dept. of Employment, Training & Rehabilitation 2007 NV OES Wage Report, Humboldt County Assessor

Most of the service workers employed in the leisure and hospitality industry and some of those in the agriculture industry earn low wages that make housing costs extremely onerous. Gaming dealers, maids/housekeepers, waiters/waitresses, cooks and food prep workers, retail sales workers, and farm workers and laborers all earn median incomes of less than \$18,500/year, less than 30% of the income needed to afford single-family homeownership, and less than 40% needed for purchasing a manufactured home.

As seen in **Table 33**, only three of the occupations listed—mining and geological

engineers, lawyers, and physicians and surgeons—have sufficient income as a single earner to purchase a median priced single-family home without a significant housing cost burden. **Table 34** shows that in addition to those occupations mentioned above, *teachers and nurses also earn enough income to afford a median priced manufactured home, but not a median priced single family home without a significant housing cost burden.*

