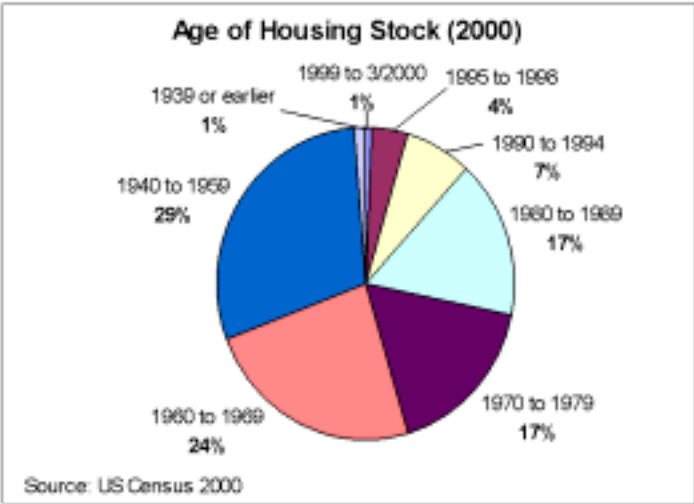


HOUSING ELEMENT

Age of Housing Stock

Housing in the City is generally older. Nearly 90 percent of all housing stock in the City was built prior to 1990. Approximately 5 percent of all housing was built since 1995.

Figure HO-3



Housing Occupancy and Tenure

The City has a total of 8,217 housing units as reported by US Census 2000. It was reported that 7,962 housing units were occupied and 255 units were vacant. Seven of the 255 vacant units were for seasonal, recreational, or occasional uses. Homeowner vacancy rate for the City was 0.6 percent and rental vacancy rate was 4.8 percent.

Figure HO-4

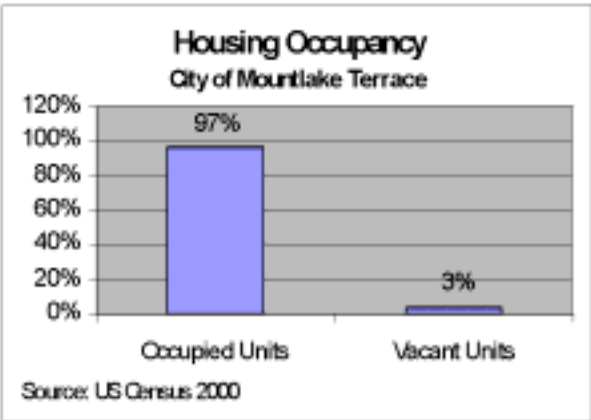
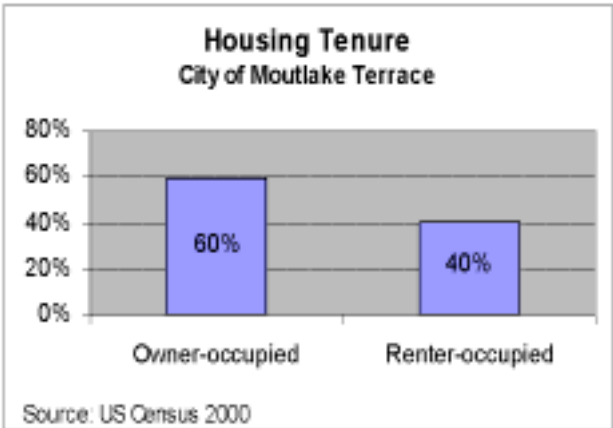


Figure HO-5



HOUSING ELEMENT

The number of housing units that are owner occupied is 4,751. The remaining 3,211 units are renter occupied. Owner occupied housing units account for approximately 59.7 percent of all occupied housing units.