



## Household Income Characteristics

The size and composition of the labor force and the employment base of the city are instrumental in determining the demand for housing. Trends in income affect the ability to pay for housing, and impact the type, quality and cost of housing. The income levels shown in Table 5 include all households within the city limits of Camas. The data is based on City of Camas census block group information therefore the income figures reported are not necessarily confined to our boundary line.

The City of Camas Median Household Income of \$49,023 is higher than the State of Washington of \$45,310 and lower than Clark County OFM forecast for the year 2000 at \$49,167. A more detailed explanation of Median Household and Median Family incomes may be found in the Glossary of this document.

Households earning \$24,512 or less are below the 50% of median income. Low Income households (80% of the median income) maximum annual earning of \$39,218. Households with annual income of \$46,572 are earning 95% of the median income. Table 5 represents a market analysis of projected incomes for 1999 for City of Camas households.

Table 5

| Households by Income  | Number | Percent |
|-----------------------|--------|---------|
| <15,000               | 440    | 10%     |
| \$15,000 - \$24,999   | 442    | 10%     |
| \$25,000 - \$34,999   | 545    | 13%     |
| \$35,000 - \$49,999   | 724    | 17%     |
| \$50,000 - \$74,999   | 894    | 21%     |
| \$75,000 - \$99,999   | 573    | 14%     |
| \$100,000 - \$149,999 | 452    | 11%     |
| \$150,000 +           | 146    | 3%      |

Source: Forecast by CACI Marketing Systems based on 1990 Census Block Groups (excludes North Dwyer Creek annexation)

The total number of households from 1990 census tract used in these calculations is 4216 using population estimates of 10,868. The household income data based on actual census rather than forecasting will be available April 2002. The data represented table 15 are forecasts calculated prior to the release of the 2000 Census. It represents our best estimate of growth trends since 1990. <sup>1</sup>

<sup>1</sup> Evan Cole, CACI Marketing Systems