Housing America's Working Families

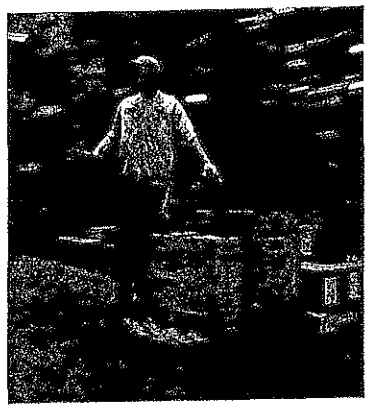
By Bobby Rayburn
2004 President
National Association of Home Builders

GETTING A GOOD EDUCATION, LANDING A JOB IN YOUR CHOSEN PROFESSION, WORKING HARD AND BUYING A HOME—FOR GENERATIONS THAT'S BEEN THE WAY TO GET AHEAD IN AMERICA.

Nowhere has this idea of progress been so clearly demonstrated as in the quality and quantity of U.S. housing built during the past 50 years. Despite intermittent setbacks, the homeownership rate has risen steadily and now stands at a record 68 percent. At the same time, the percentage of Americans living in overcrowded or substandard housing has dropped significantly. By any standard, the United States has become the best-housed nation on earth.

These remarkable achievements that helped define a half-century of American progress, however, do not necessarily guarantee the same measure of success in the future. Dangerous undercurrents are churning in today's housing market. Despite very affordable mortgage interest rates, millions of working families are finding it increasingly difficult to purchase or rent a decent home in or close to the communities where they work. Many teachers, police officers, firefighters and other moderate-income workers—representing the heartbeat of any community—are working two or three jobs to meet their monthly housing expenses or are looking for housing 50 miles or more from their jobs. In many markets, the gap between those who can afford a home and those who can't is widening at an alarming rate, and affordable rental housing is in short supply.

But the nation's housing industry has been tested before. Time and again, home builders have demonstrated that with the proper tools and policy they can overcome major obstacles and meet the housing needs of the American people. In 2004, the 215,000 members of the National Association of Home Builders will rededicate themselves to this effort and set forth an agenda to draw attention to—and to begin to reverse—today's growing affordability gap and to open new opportunities for millions of working American families who are unable to purchase or rent a decent home.



City of Lincoln Income

http://interlinc.ci.lincoln.ne.us/city/finance/budget/index.htm

	1996-97		1998-99		2000-01		2003-04	
Property Tax	**$29,518,356**	34.42%	**$29,501,706**	31.41%	**$29,373,867**	29.58%	**$33,294,700.00**	29.32%
Motor Vehicle Tax			$2,333,007	2.48%	$3,379,280	3.40%	$3,864,915.00	3.40%
Sales Tax	$36,549,194	42.62%	$41,642,771	44.33%	$44,486,127	44.79%	$51,996,219.00	45.78%
Occupation Tax	$4,783,841	5.58%	$5,918,471	6.30%	$6,091,799	6.13%	$9,651,923.00	8.50%
In-Lieu-of -Tax	$2,782,453	3.24%	$2,754,832	2.93%	$2,715,566	2.73%	$1,492,081.00	1.31%
Fees & Permits	$43,656	0.05%	$2,203,755	2.35%	$2,210,343	2.23%	$2,880,695.00	2.54%
TOTAL	**$85,749,823**		**$93,930,192**		**$99,310,905**		**$113,566,642.00**	

2003-2004 Property Tax Allocation

FUND		
General	$19,407,035	58.29%
Library	$5,567,423	16.72%
Social Security	$1,637,275	4.92%
Police & Fire Pension	$1,705,924	5.12%
Unemployment	$0	0.00%
Bond Fund	$4,977,043	14.95%
	$33,294,700	

2003-2004 Typical Property Tax Payers

Owner	Value	City Prop. Tax	Fair Share	Disparity
Owner No. 1	$50,100	$145.43	$38.99	-61.01%
Owner No. 2	$93,500	$271.41	$72.77	-27.23%
Owner No. 3	$133,000	$386.07	$103.51	3.51%
Peter Katt	$163,200	$473.74	$127.01	27.01%
Owner No. 4	$475,700	$1,380.86	$370.21	270.21%
Existing Home Avg.	$128,494	$372.99	$100.00	0.00%
New Home Average	$186,925	$542.61	$145.47	45.47%
2003-04 Rate:	0.29028	Police, Fire, Library, Bus, Parks, Sidewalks, City Council		