Housing Cost Burden

Guideline of <30% of household income spent on housing:

• >30% = “Housing Cost Burdened”
• >50% = “Extremely Housing Cost Burdened”
• Originated in the 1960s
• Designed to leave enough income leftover for other needs
• “Right” target varies by income, debt, family structure, transportation costs etc
Households by % of Household Income Spent on Housing Costs, NVTA region, 2014-2016 average

Renters: 304,656
- 64,190 (50%+)
- 73,444 (30-49%)
- 167,021 (0-29%)

Owners: 568,033
- 47,286 (50%+)
- 79,884 (30-49%)
- 423,959 (0-29%)

Source: U.S. Census (2014-2016 ACS microdata); The Stephen S. Fuller Institute at the Schar School, GMU

Housing Cost Burdened Households
NVTA region, 2014-2016 average

Renters: 45% of All Renters
- 64,190 (50%+)
- 73,444 (30-49%)

Owners: 22% of All Owners
- 47,286 (50%+)
- 79,884 (30-49%)

= 264,800 (30.3%)

Source: U.S. Census (2014-2016 ACS microdata); The Stephen S. Fuller Institute at the Schar School, GMU
Share of Extremely Housing Cost Burdened Households by Tenure & Age of Householder
NVTA region, 2014-2016 Average

- Renters: 50%+
- Owners: 50%+

Share of Housing Cost Burdened Households by Tenure & Household Income
NVTA region, 2014-2016 Average

- Renters: 30%+
- Owners: 30%+

Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU
Area Median Income (AMI): $117,200 for a Family of Four (FY18)

<table>
<thead>
<tr>
<th></th>
<th>Extremely Low (30% AMI) Limit</th>
<th>Very Low (50% AMI) Limit</th>
<th>Low (80% AMI) Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>24,650</td>
<td>41,050</td>
<td>54,250</td>
</tr>
<tr>
<td>2 People</td>
<td>28,150</td>
<td>46,900</td>
<td>62,000</td>
</tr>
<tr>
<td>3 People</td>
<td>31,650</td>
<td>52,750</td>
<td>69,750</td>
</tr>
<tr>
<td>4 People</td>
<td>35,150</td>
<td>58,600</td>
<td>77,450</td>
</tr>
</tbody>
</table>

Sources: HUD; The Stephen S. Fuller Institute at the Schar School, GMU
Jobs by Median Earnings, 1-Person Household

- **<30% AMI**
  - Cashier
  - Retail Sale
  - Fast Food Cook
- **30-49% AMI**
  - Home Health Aid
  - Medical Assistant
  - Childcare Worker
  - Bank Teller
  - Security Guard
- **50-79% AMI**
  - Dental Assistant
  - Carpenter
  - Bookkeeping, Accounting, and Auditing Clerk
  - Licensed Practical / Licensed Vocational Nurse

Sources: U.S. Bureau of Labor Statistics; The Stephen S. Fuller Institute at the Schar School, GMU

Share of Housing Cost Burdened Households by Tenure & Household Income
NVTA region, 2014-2016 Average

Renters: 30%+
Owners: 30%+

Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU
Share of Housing Cost Burdened Households by Tenure & AMI
NVTA region, 2016

Renters: 30%+
Owners: 30%+

Housing Cost Burdened Households by Tenure & AMI, in thousands
NVTA region, 2016

Renters: 30%+
Owners: 30%+

Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU
Housing Cost Burdened Households by Tenure & AMI, in thousands
NVTA region, 2016

Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU

Special Considerations:
% of Burdened Households by Select Attribute
NVTA region, 2014-2016 average

Source: U.S. Census (2014-2016 ACS microdata); The Stephen S. Fuller Institute at the Schar School, GMU
* % of All Households, including those whose householders do not work.
Amazon

Density in Metro Areas: Jobs Per Land Square Mile

Sources: U.S. Bureau of Labor Statistics; The Stephen S. Fuller Institute at the Schar School, GMU
### Density: Arlington County vs. City of Seattle

<table>
<thead>
<tr>
<th></th>
<th>Arlington County</th>
<th>Seattle City</th>
<th>Arlington as a % of Seattle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sq. Mi.</td>
<td>26</td>
<td>83</td>
<td>31%</td>
</tr>
<tr>
<td>Residents</td>
<td>234,965</td>
<td>724,745</td>
<td>32%</td>
</tr>
<tr>
<td>--- Per Sq. Mi.</td>
<td>9,037</td>
<td>8,732</td>
<td>103%</td>
</tr>
<tr>
<td>Private Office Space (MMs)</td>
<td>32</td>
<td>55</td>
<td>58%</td>
</tr>
<tr>
<td>--- Per Sq. Mi.</td>
<td>1.2</td>
<td>0.7</td>
<td>186%</td>
</tr>
</tbody>
</table>

Sources: U.S. Census; Cushman & Wakefield; The Stephen S. Fuller Institute at the Schar School, GMU

### Average Home Sales Price By Type

**Select Jurisdictions in NVTA Region, 1997-2017**

Chg: '97-'17:
- Arlington: +216%
- Alexandria: +163%
- Loudoun: +150%
- Prince William: +157%

Sources: MRIS; The Stephen S. Fuller Institute at the Schar School, GMU
Percent Difference in Average Rents: Washington Region Compared to U.S.

Sources: U.S. Bureau Economic Analysis; The Stephen S. Fuller Institute

Change in Regional Rental Price Levels Relative to the National Change, 2008 - 2016

Source: U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU
Where HQ2 Workers Would Live:
Distribution of HQ2 Households

Source: The Stephen S. Fuller Institute at the Schar School of Policy and Government, George Mason University

Inc. cities of Fairfax & Falls Church
**Inc. cities of Manassas and Manassas Park

Net Household Gain Related to HQ2:
Related to HQ2: Includes households with a Direct or Indirect/Induced Job
0 to +1,499
+1,500 to +4,449
+4,500 to +8,999
+9,000 to 25,000

Source: The Stephen S. Fuller Institute at the Schar School of Policy and Government, George Mason University
NOTE: Assumes direct HQ2 employment of 50,000
Inc. cities of Fairfax & Falls Church
**Inc. cities of Manassas and Manassas Park
Thank You

For monthly reports on the Washington region’s economic performance go to

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