



## *Schar School Elected Officials Seminar*

### *Northern Virginia: Housing Affordability Trends*

Jeannette Chapman  
Deputy Director and Senior Research Associate  
Stephen S. Fuller Institute  
Schar School of Policy and Government  
George Mason University



November 29, 2018

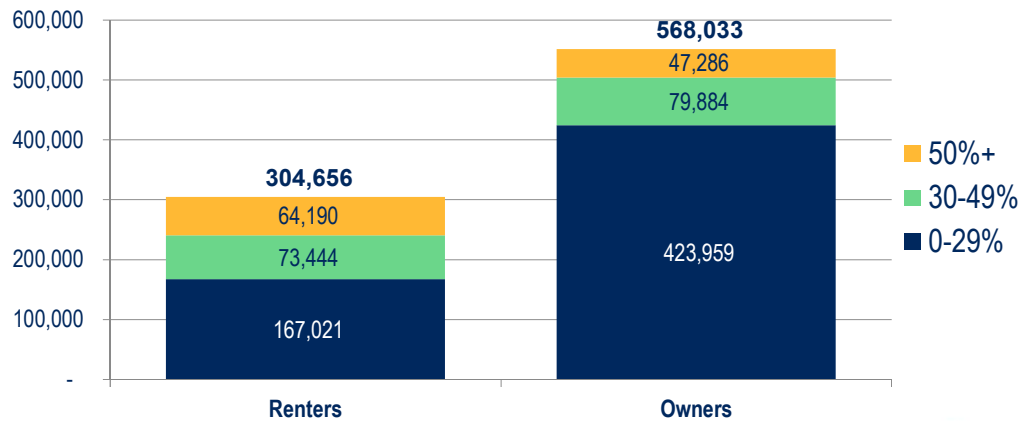
## Housing Cost Burden

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



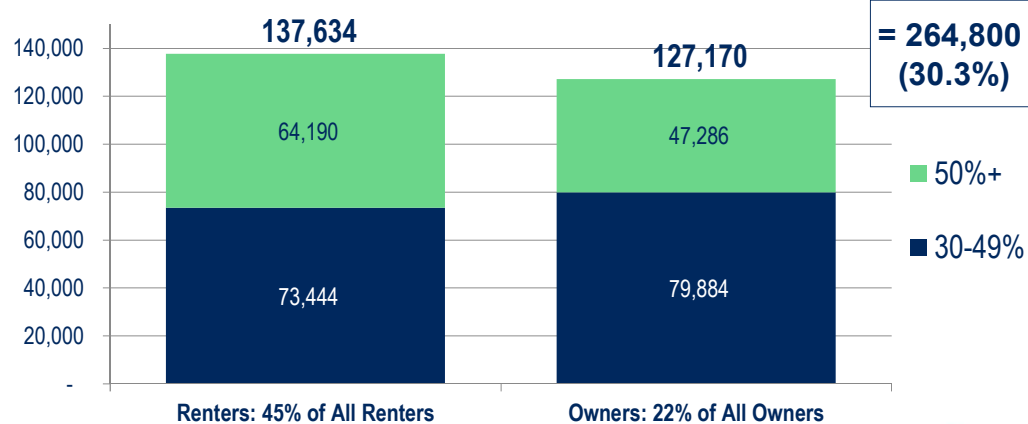
## Households by % of Household Income Spent on Housing Costs, NVTa region, 2014-2016 average



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



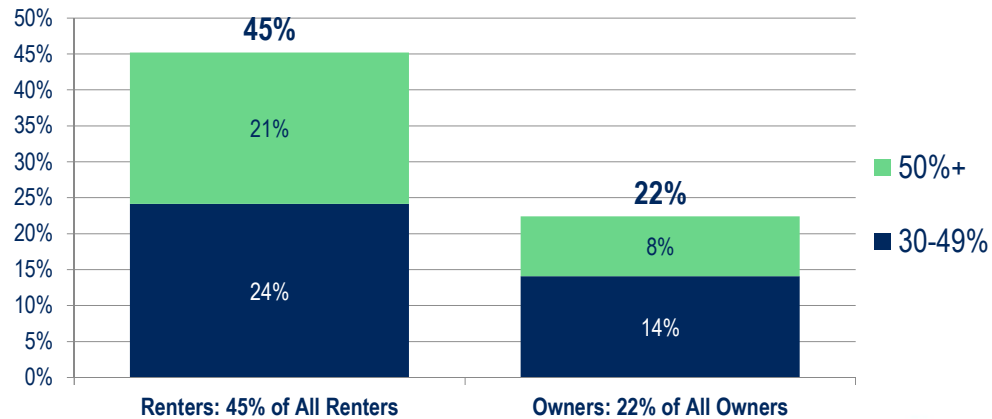
## Housing Cost Burdened Households NVTa region, 2014-2016 average



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



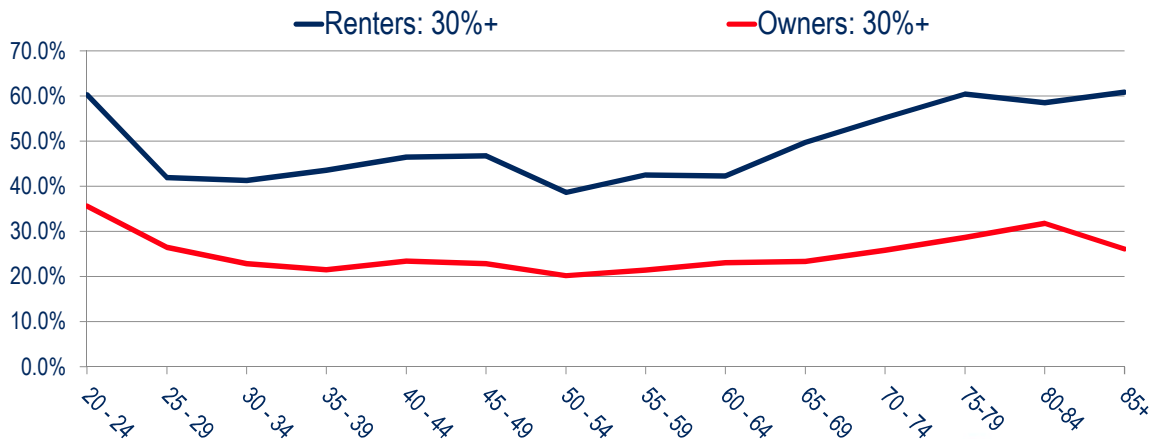
## Housing Cost Burdened Households NVTa region, 2014-2016 average



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



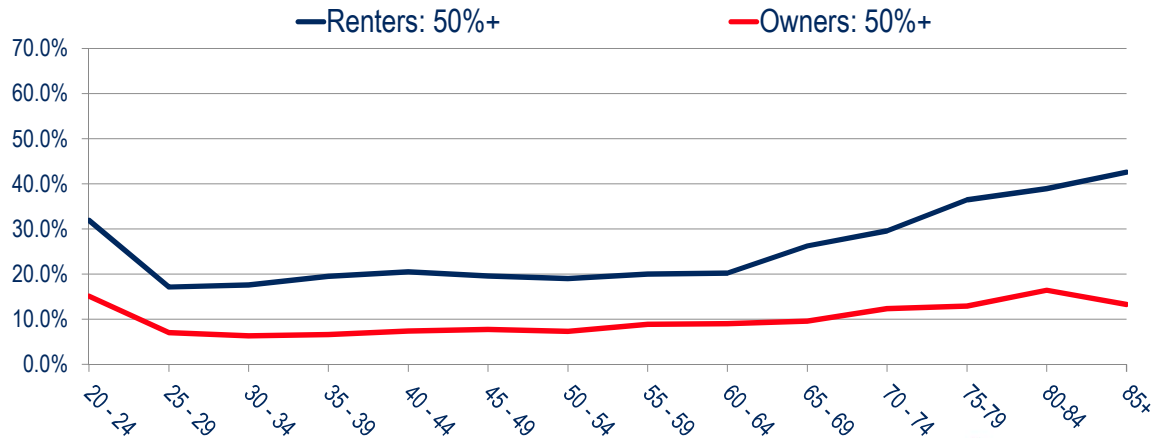
## Share of Housing Cost Burdened Households by Tenure & Age of Householder NVTa region, 2014-2016 Average



Sources: U.S. Census Bureau (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

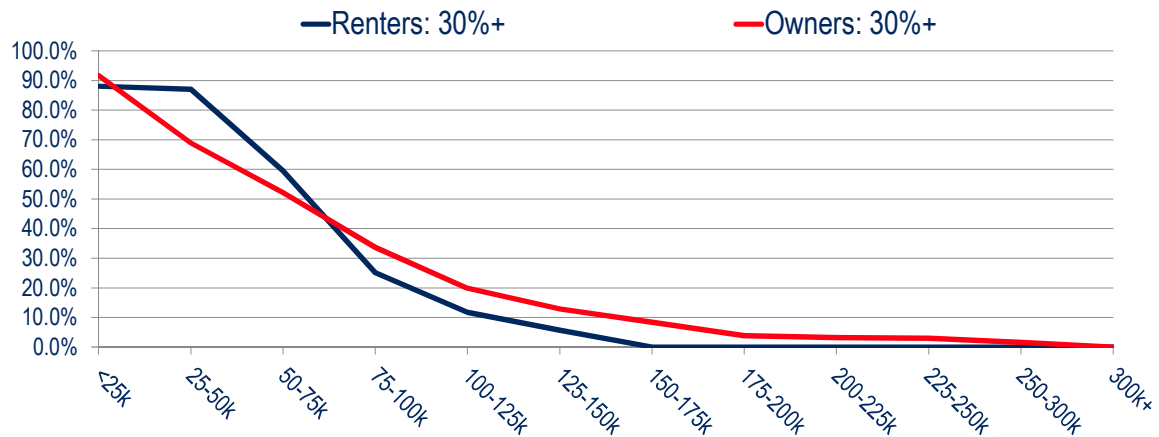


Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU



THE STEPHEN S. FULLER INSTITUTE  
For Research on the Washington Region's Economic Future

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

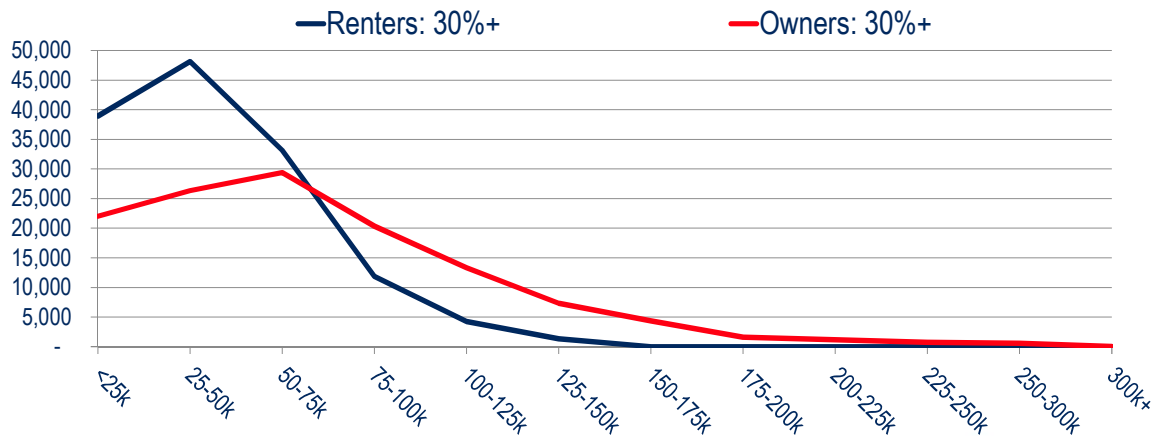


Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU



THE STEPHEN S. FULLER INSTITUTE  
For Research on the Washington Region's Economic Future

## Housing Cost Burdened Households by Tenure & Household Income NVTa region, 2014-2016 Average



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



THE STEPHEN S. FULLER INSTITUTE  
For Research on the Washington Region's Economic Future

## Area Median Income (AMI): \$117,200 for a Family of Four (FY18)

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

Sources: HUD; The Stephen S. Fuller Institute at the Schar School, GMU



THE STEPHEN S. FULLER INSTITUTE  
For Research on the Washington Region's Economic Future

## Jobs by Median Earnings, 1-Person Household

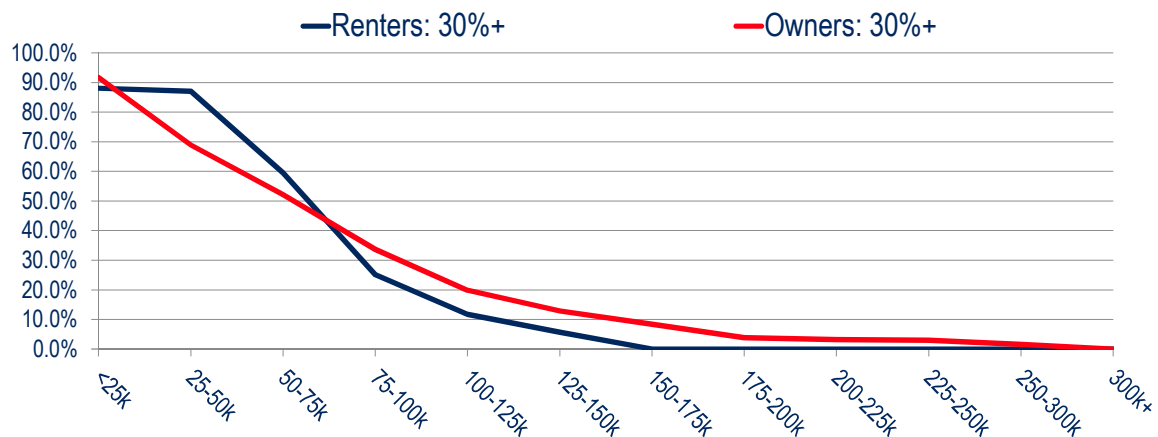
- **<30% AMI**
  - Cashier
  - Retail Sale
  - Fast Food Cook
- **30-49% AMI**
  - Home Health Aid
  - Medical Assistant
  - Childcare Worker
  - Bank Teller
  - Security Guard
- **50-79% AMI**
  - Dental Assistant
  - Carpenter
  - Bookkeeping, Accounting, and Auditing Clerk
  - Licensed Practical /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

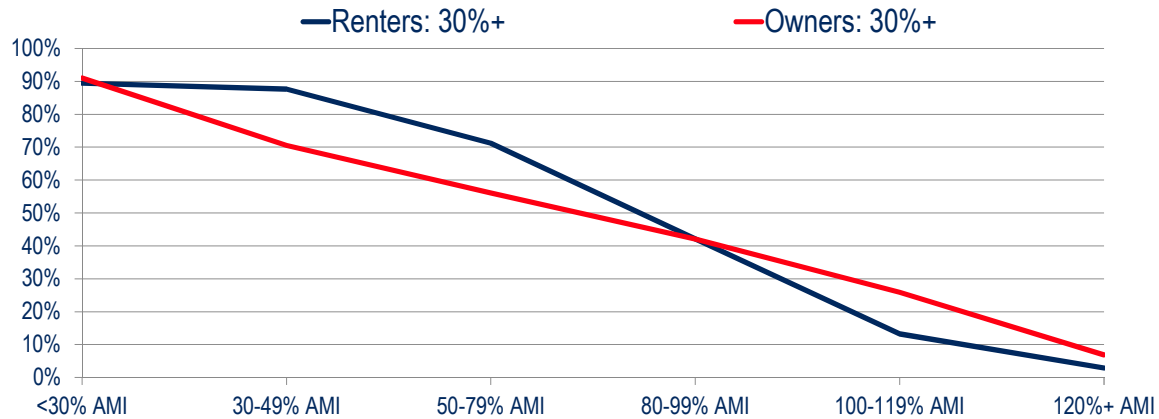


Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU



## Share of Housing Cost Burdened Households by Tenure & AMI

NVTA region, 2016

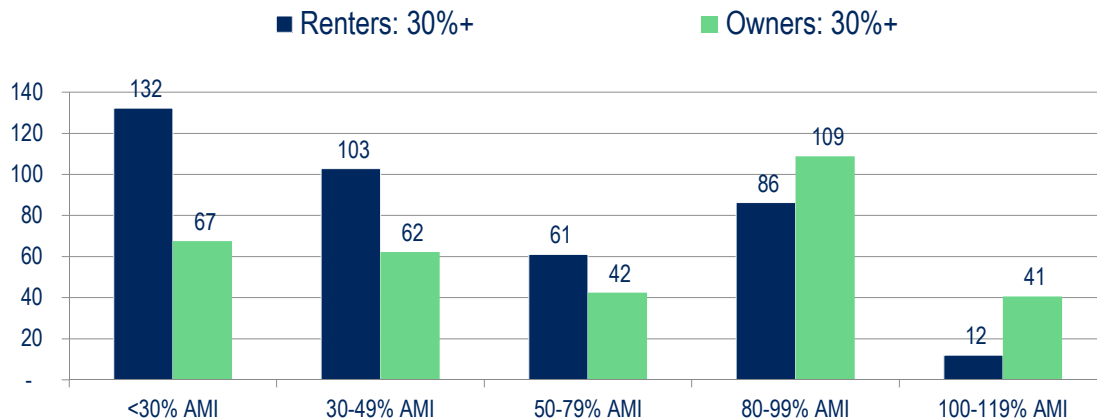


Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU



## Housing Cost Burdened Households by Tenure & AMI, in thousands

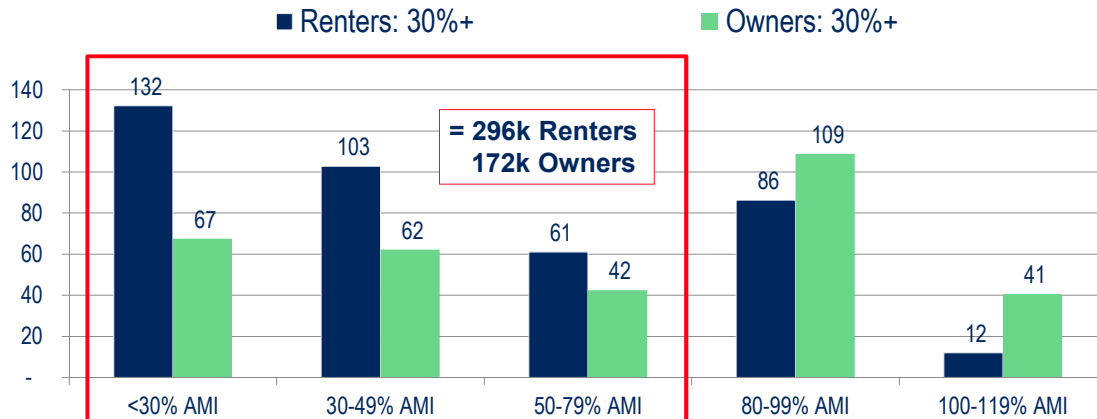
NVTA region, 2016



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



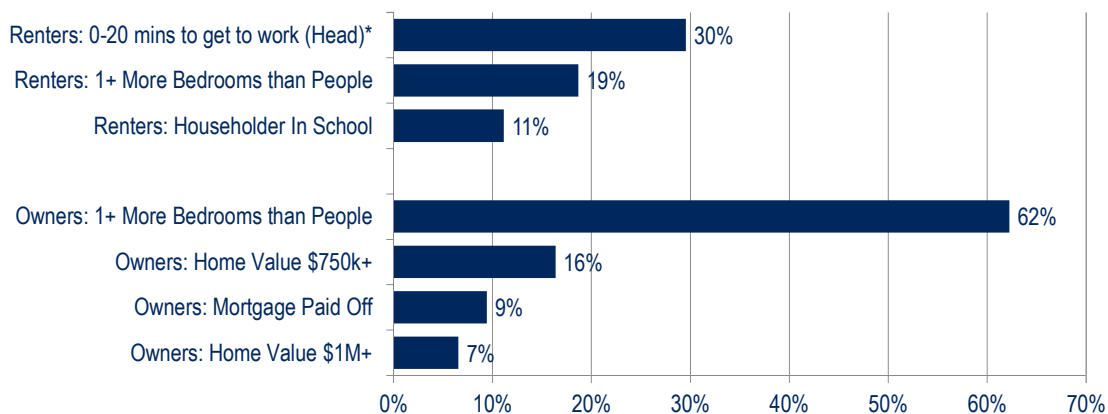
## Housing Cost Burdened Households by Tenure & AMI, in thousands NVTa region, 2016



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



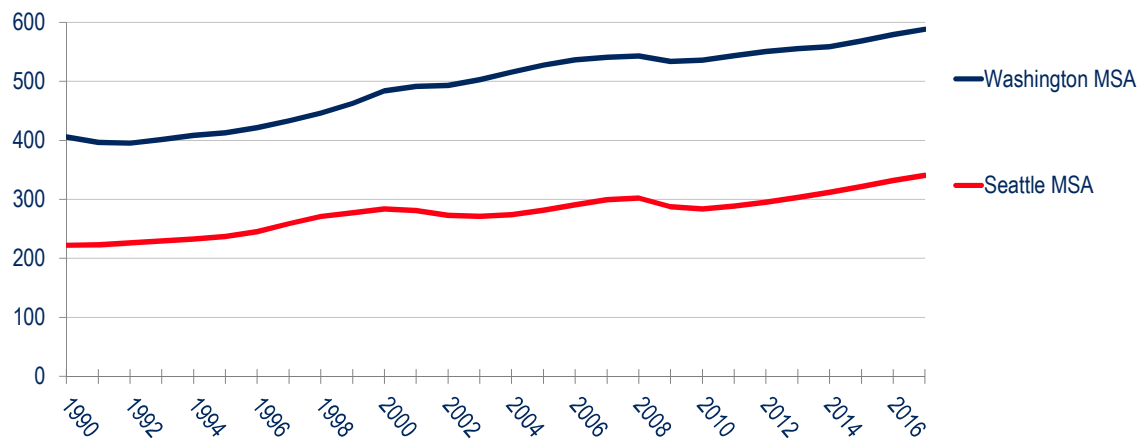
Source: U.S. Census (2014-2016 ACS microdata); The Stephen S. Fuller Institute at the Schar School, GMU  
\* % of All Households, including those whose householders do not work.





# 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

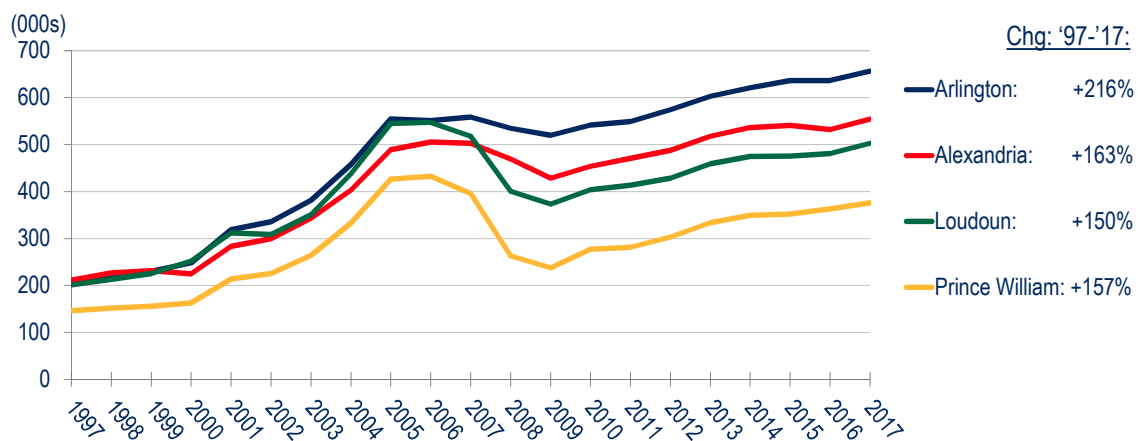
	Arlington County	Seattle City	Arlington as a % of Seattle
Sq. Mi.	26	83	31%
Residents	234,965	724,745	32%
--- Per Sq. Mi.	9,037	8,732	103%
Private Office Space (MMs)	32	55	58%
--- Per Sq. Mi.	1.2	0.7	186%

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



THE  
STEPHEN S. FULLER INSTITUTE  
For Research on the Washington Region's Economic Future

## Average Home Sales Price By Type Select Jurisdictions in NVTa Region, 1997-2017

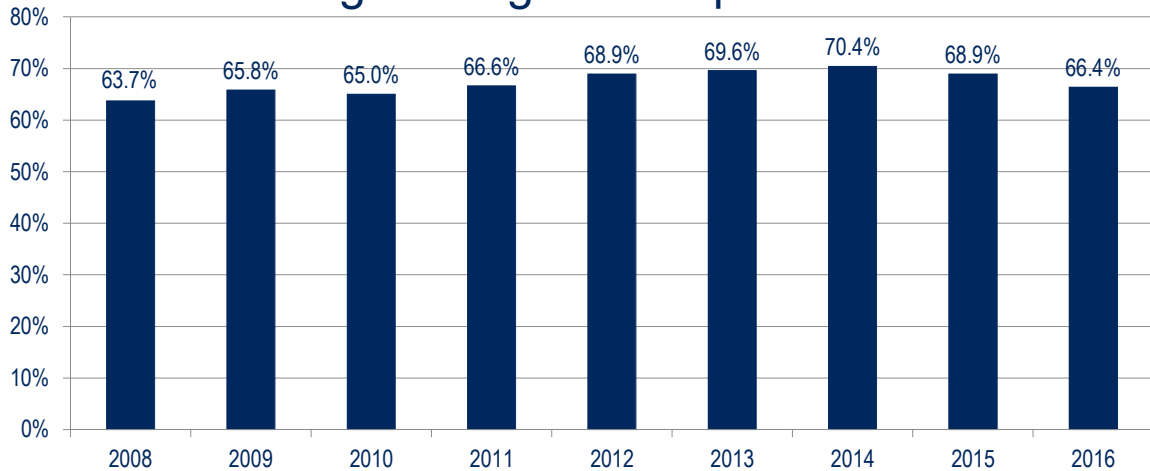


Sources: MRIS; The Stephen S. Fuller Institute at the Schar School, GMU



THE  
STEPHEN S. FULLER INSTITUTE  
For Research on the Washington Region's Economic Future

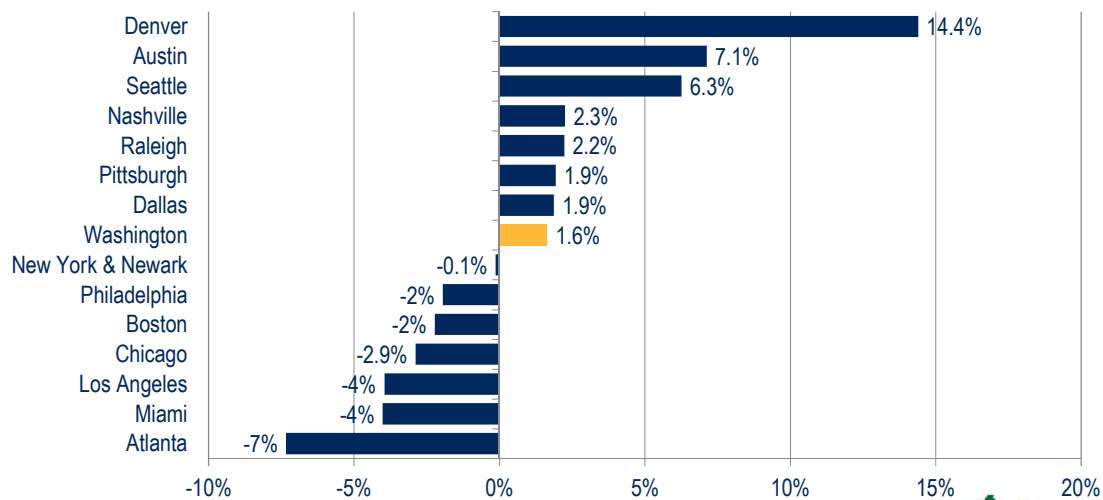
## Percent Difference in Average Rents: Washington Region Compared to U.S.



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

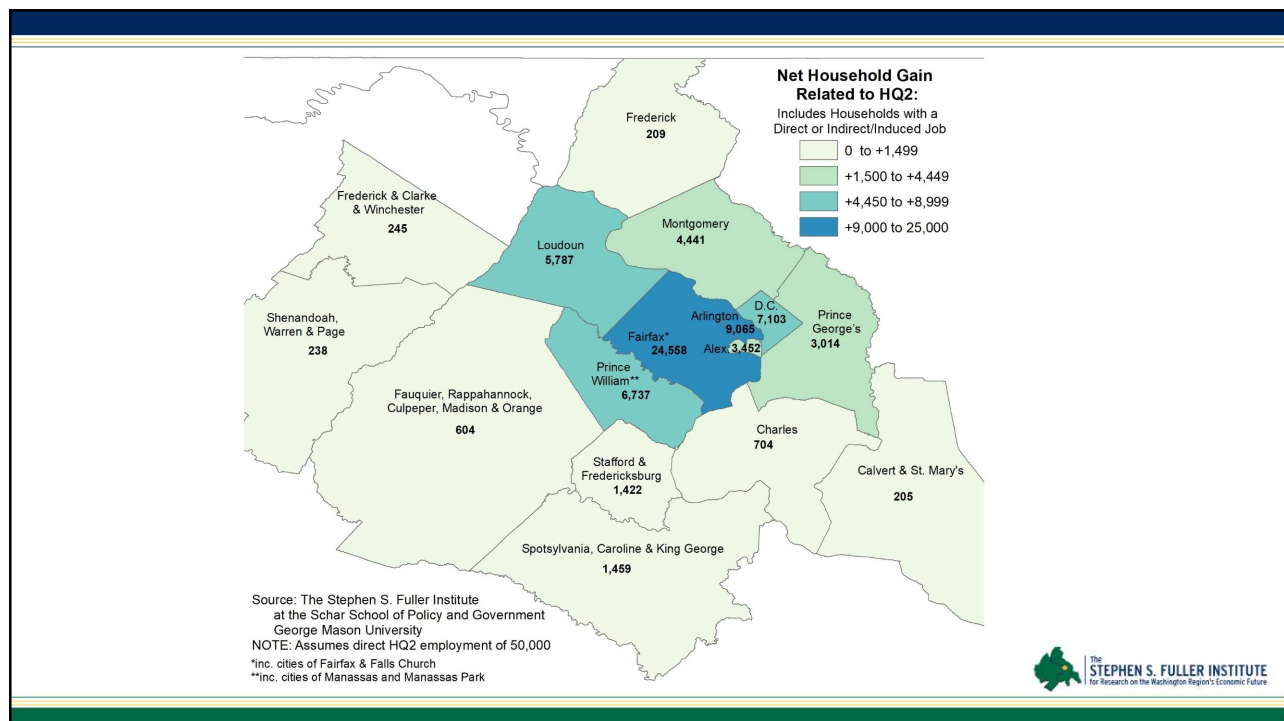
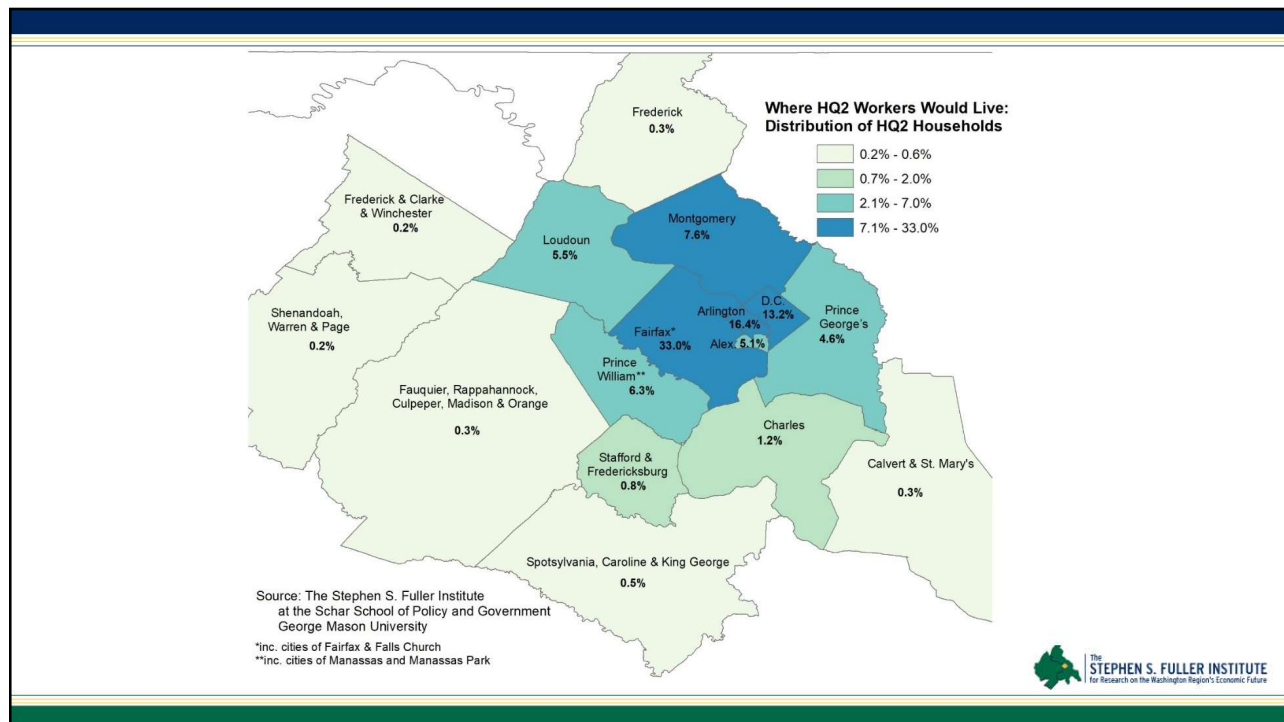


## Change in Regional Rental Price Levels Relative to the National Change, 2008 - 2016



Source: U.S. Bureau of Economic Analysis The Stephen S. Fuller Institute at the Schar School, GMU





# Thank You

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

**[sfullerinstitute.gmu.edu](http://sfullerinstitute.gmu.edu)**

 **@FullerInstitute**



Schar School of Policy  
and Government



The  
**STEPHEN S. FULLER INSTITUTE**  
for Research on the Washington Region's Economic Future