



## *Housing Affordability Needs in Northern Virginia*

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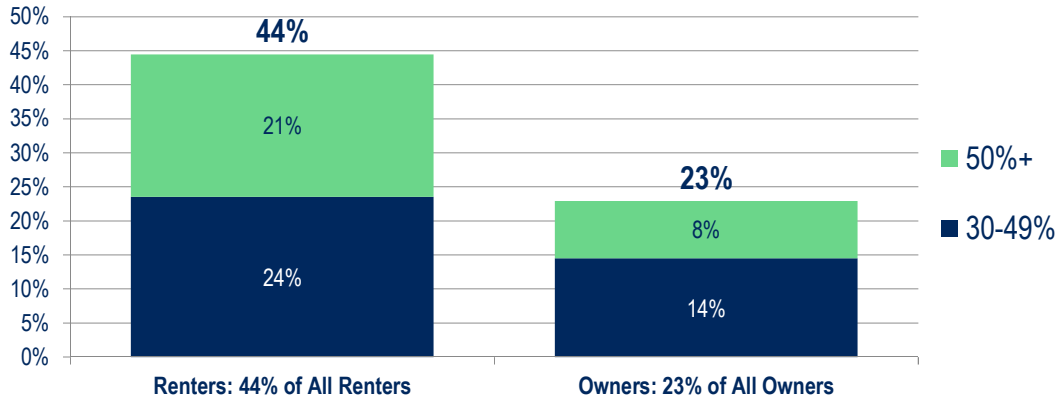
## Housing Cost Burden

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



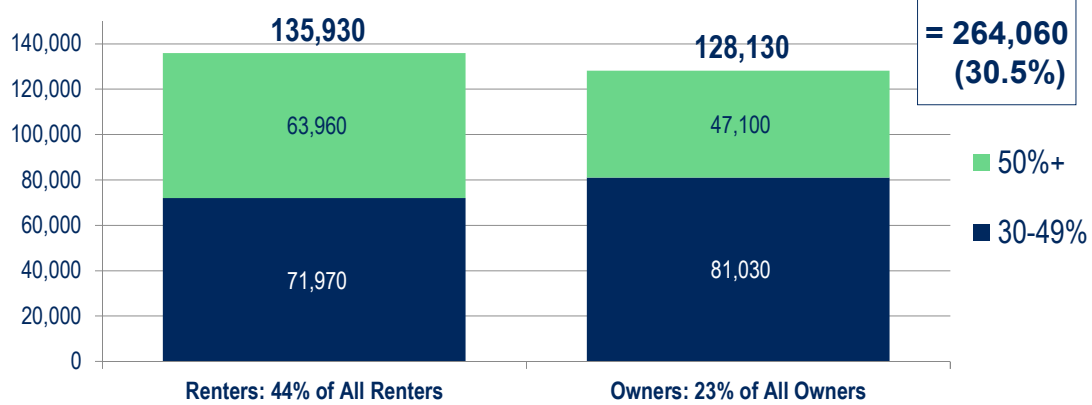
## Rate of Housing Cost Burden Northern Virginia, 2015-2017 average



Source: U.S. Census (2015-2017 ACS microdata); The Stephen S. Fuller Institute at the Schar School, GMU  
 NOTE: includes the counties of Arlington, Fairfax, Prince William & Loudoun and the cities of Alexandria, Fairfax, Falls Church, Manassas & Manassas Park

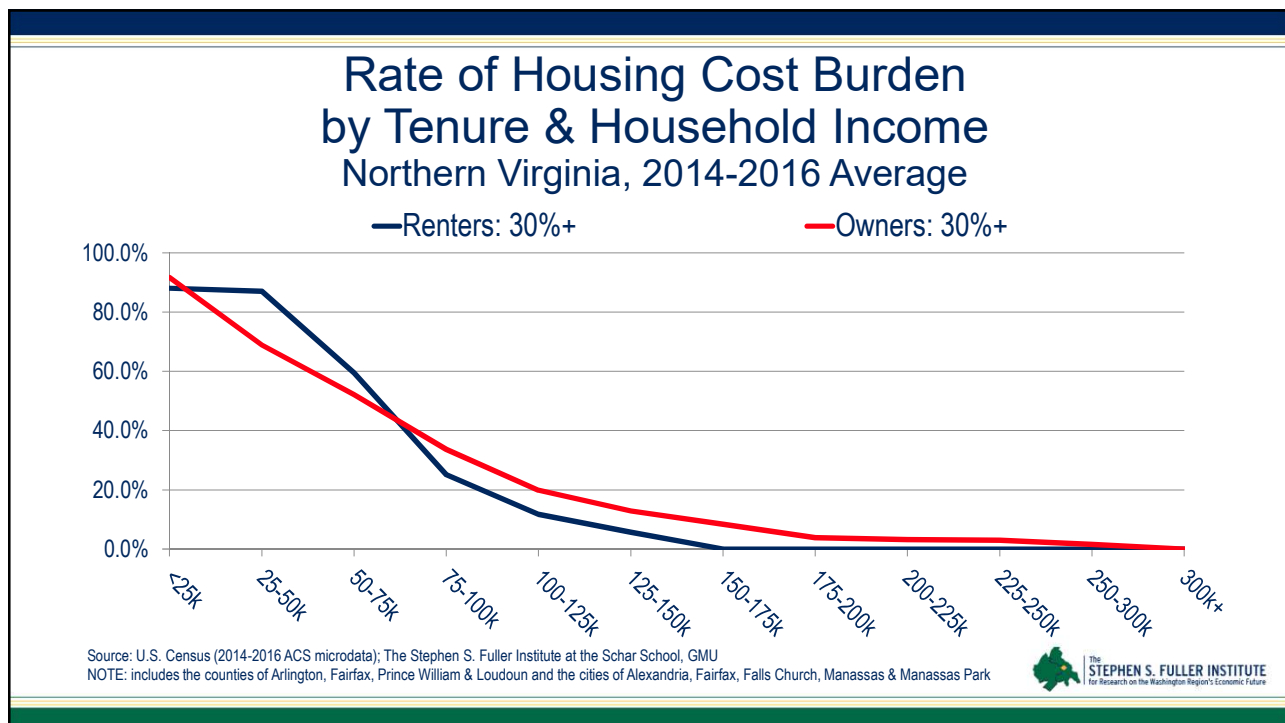
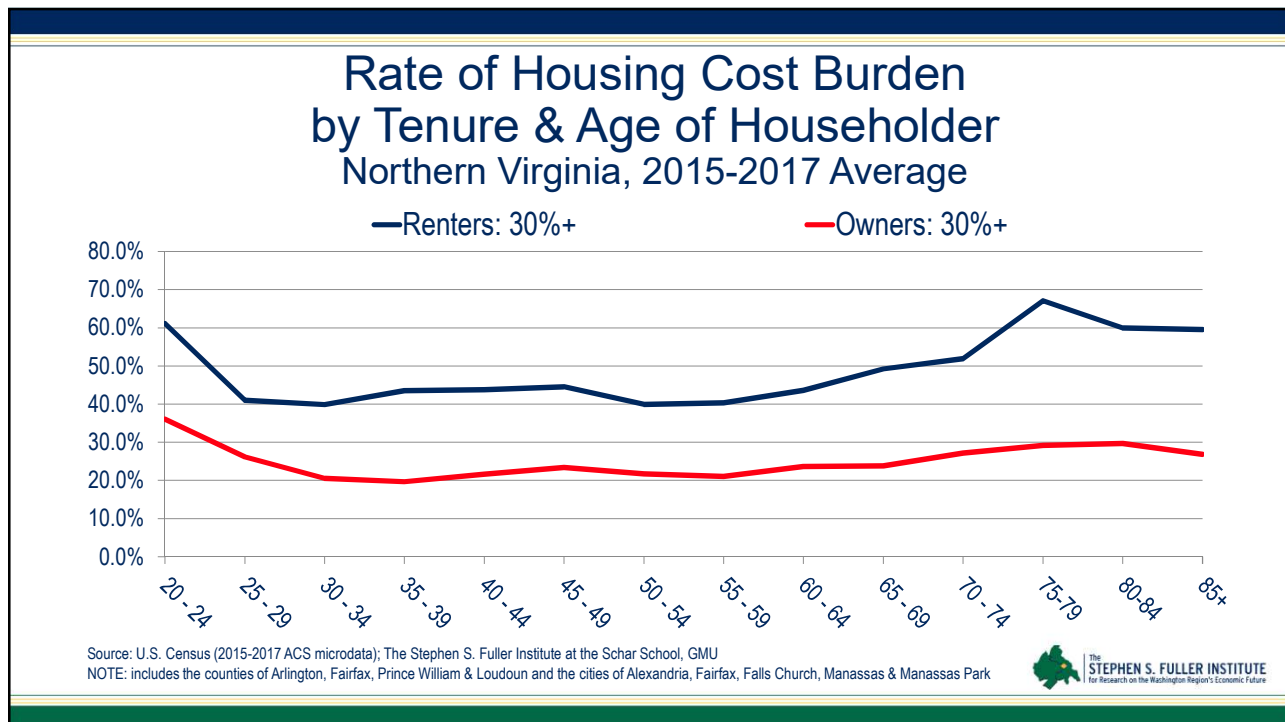


## Housing Cost Burdened Households Northern Virginia, 2015-2017 average



Source: U.S. Census (2015-2017 ACS microdata); The Stephen S. Fuller Institute at the Schar School, GMU  
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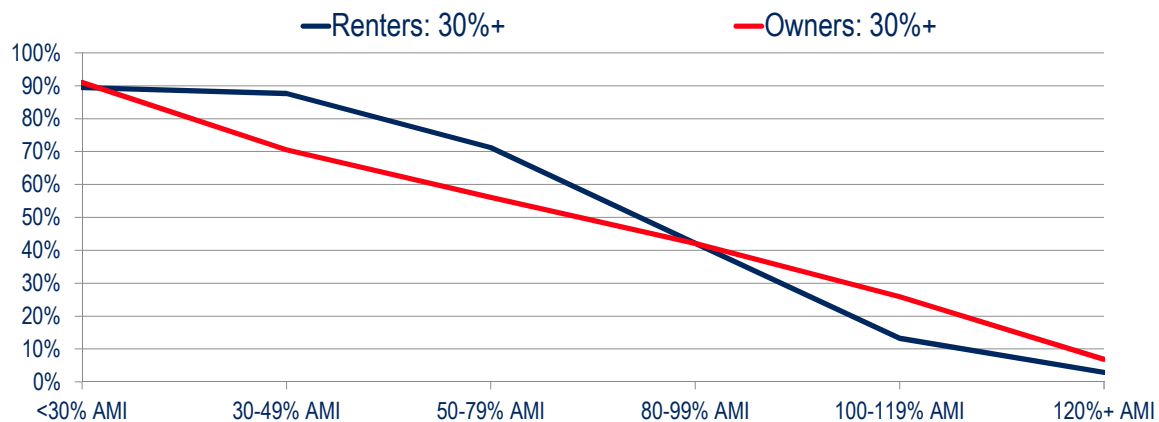
## Area Median Income (AMI): \$117,200 for a Family of Four (FY18)

	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



## Rate of Housing Cost Burden by Tenure & AMI Northern Virginia, 2016



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

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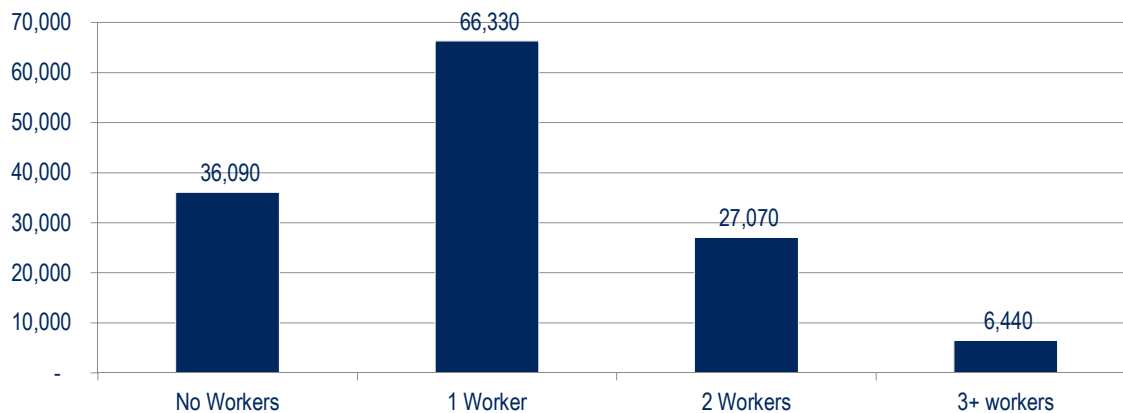
## Jobs by Median Earnings, 1-Person Household

- **<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



## Number of Renter Cost Burden by Workers in Household Northern Virginia, 2015-2017 Average

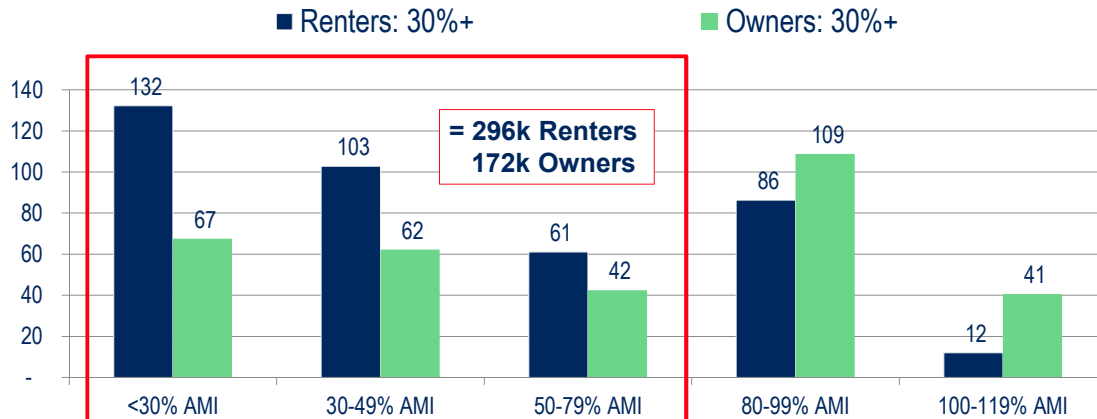


Source: U.S. Census (2015-2017 ACS microdata); The Stephen S. Fuller Institute at the Schar School, GMU

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## Housing Cost Burdened Households by Tenure & AMI, in thousands Northern Virginia, 2016



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

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