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

Renters: 44% of All Renters
Owners: 23% of All Owners

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

Renters: 44% of All Renters
Owners: 23% of All Owners

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
Rate of Housing Cost Burden by Tenure & Age of Householder
Northern Virginia, 2015-2017 Average

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

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

Rate of Housing Cost Burden by Tenure & Household Income
Northern Virginia, 2014-2016 Average

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

Source: U.S. Census (2014-2016 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
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

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

Renters: 30%+  Owners: 30%+

Source: U.S. Census (2016 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
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

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
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 by Tenure & AMI, in thousands
Northern Virginia, 2016

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

Source: U.S. Census (2016 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

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