Housing Landscape 2014: Housing Affordability for Working Households

May 29-30, 2014

Janet Viveiros
Center for Housing Policy, a division of the National Housing Conference
About the National Housing Conference

Formed in 1931, the nonprofit National Housing Conference is dedicated to helping ensure safe, decent and affordable housing for all in America. As the research division of NHC, the Center for Housing Policy specializes in solutions through research, working to broaden understanding of America’s affordable housing challenges and examine the impact of policies and programs developed to address these needs. Through evidence-based advocacy for the continuum of housing, NHC develops ideas, resources and policy solutions to shape an improved housing landscape.
• Evaluates severe housing cost burdens among low- and moderate-income renter and owner households.
• Analyzes trends since the end of the Great Recession.
• Provides affordability data for all 50 states and the District of Columbia, and the 50 largest U.S. metro areas.
Working Renters More Likely to Be Severely Cost Burdened Compared to Homeowners

Percentage of Working Households with a Severe Housing Cost Burden

- Working Renters:
  - 2009: 24.5%
  - 2010: 25.6%
  - 2011: 26.4%
  - 2012: 25.4%

- Working Owners:
  - 2009: 21.2%
  - 2010: 21.6%
  - 2011: 20.9%
  - 2012: 18.6%
Growth in Incomes Outpaced Growth in Housing Costs

Changes in Median Housing Costs and Household Income, 2009 to 2012

- Three-Year Change in Housing Costs
  - Working Renters: 3.9%
  - Working Owners: -5.1%
- Three-Year Change in Household Income
  - Working Renters: 5.1%
  - Working Owners: 2.0%
The Vast Majority of Extremely Low-Income Households Have Severe Housing Cost Burdens

Percentage of Working Households with a Severe Housing Cost Burden by Income

- **Income Levels**
  - Extremely Low-Income: 30% of AMI or less
  - Very Low-Income: 31–50% of AMI
  - Low-Income: 51–80% of AMI
  - Moderate-Income: 81–120% of AMI

- **Data**
  - Extremely Low-Income: 79.4%
  - Very Low-Income: 37.8%
  - Low-Income: 12.6%
  - Moderate-Income: 4.1%
In 21 States, at Least 1 in 5 Working Households is Severely Cost Burdened
Policy Implications

• When households spend more than half of income on housing, there is not enough left for other necessities.

• Affordable and stable housing is a platform for other important positive family and community outcomes.
Questions?

Janet Viveiros
Research Associate
National Housing Conference

Phone: 202.466.2121 x246
Email: jviveiros@nhc.org