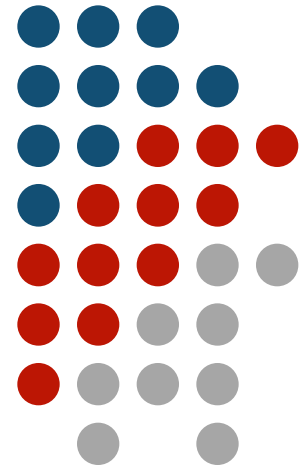


# *Housing Landscape 2016:* Housing Affordability for Working Households

by Mindy Ault, Research Associate  
Center for Housing Policy,  
a division of the National Housing Conference

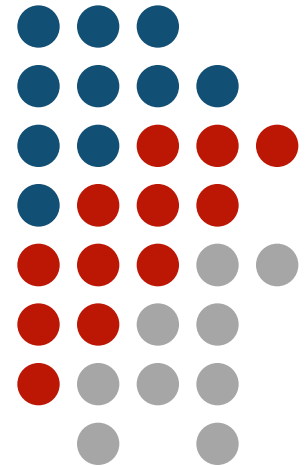
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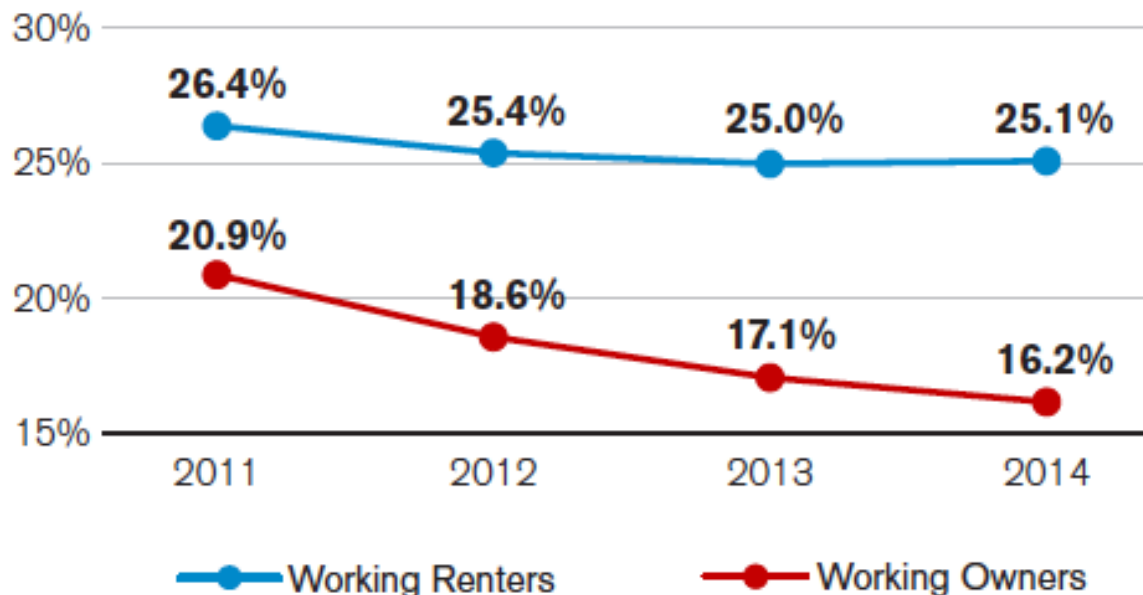


# HOUSING LANDSCAPE 2016

- Uses the most recent American Community Survey data.
- Evaluates severe housing cost burden among low- and moderate-income renter and owner working households.
- Analyzes trends from 2011 through 2014.
- Provides affordability data for all 50 states and the District of Columbia, and the 50 largest U.S. metro areas.

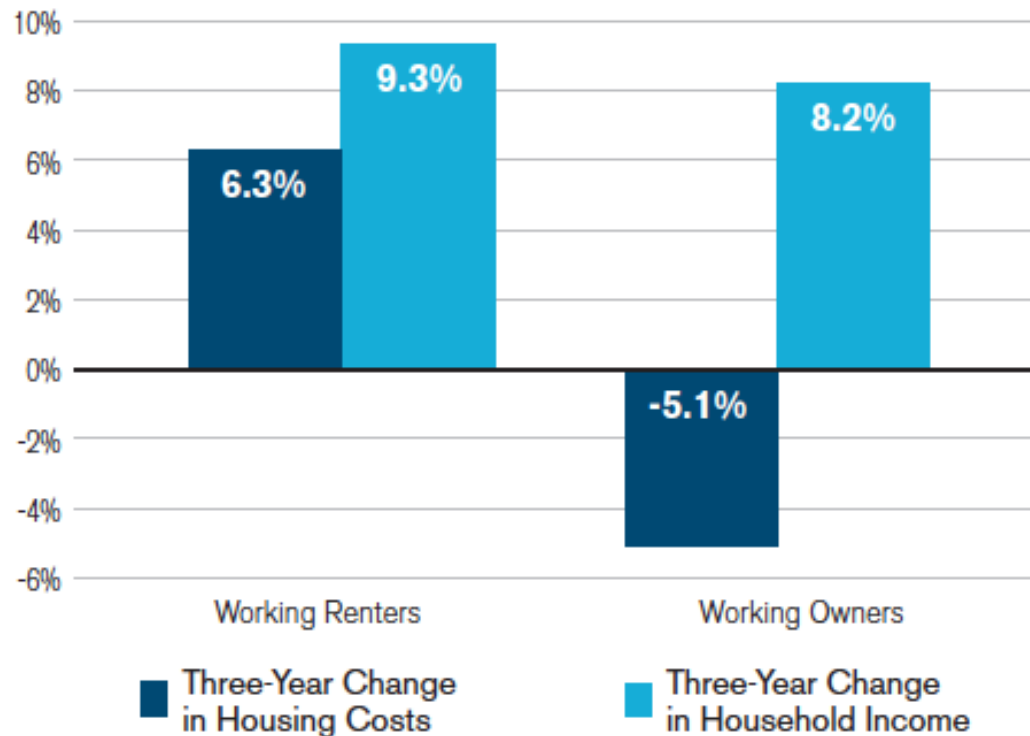
# Working Renters Continue to Be More Severely Housing Cost Burdened than Working Homeowners

Percentage of Low- and Moderate-Income Working Households with a Severe Housing Cost Burden



# From 2011 to 2014, Median Housing Costs Rose for Working Renters but Decreased for Working Homeowners

Changes in Median Housing Costs and Household Income, 2011 to 2014



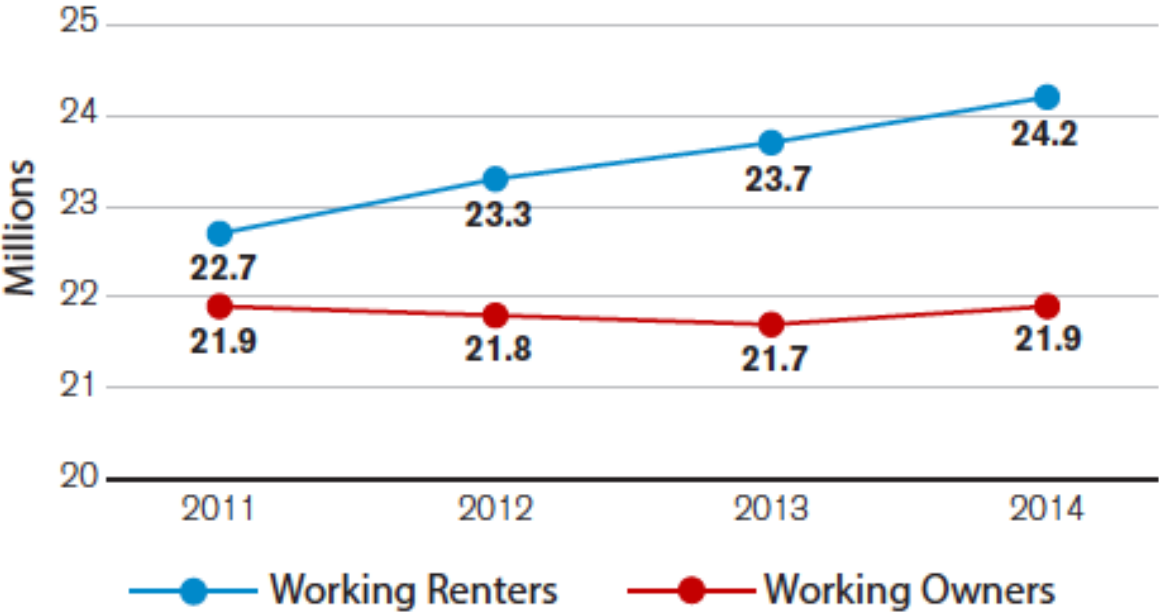
# The Difference between Housing Costs for Owners and Renters Is Steadily Decreasing

Median Monthly Housing Costs for Working Households

	2011	2012	2013	2014	One-Year Change	Two-Year Change	Three-Year Change
Working Renters	\$847	\$852	\$871	\$900	3.3%	5.6%	6.3%
Working Owners	\$1,024	\$994	\$962	\$972	1.0%	-2.2%	-5.1%

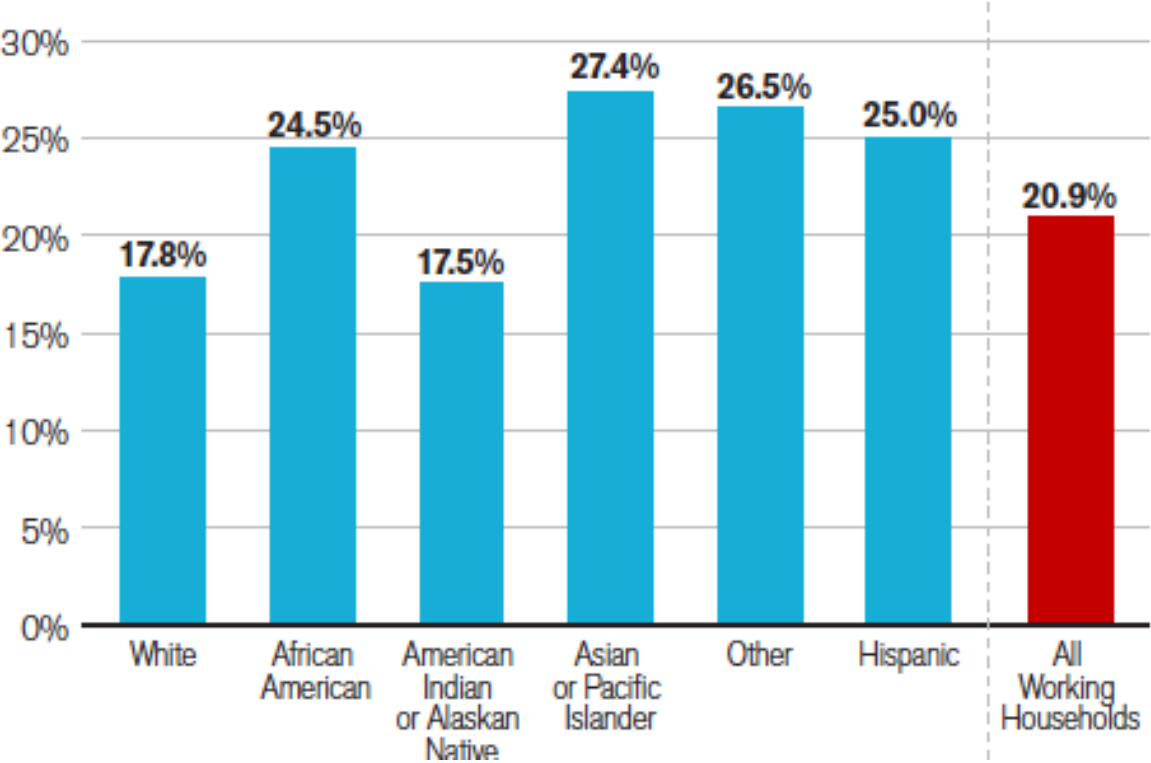
# Working Households Are Increasingly More Likely to Be Renters

Number of Working Renter and Owner Households



# Working Households Headed by Non-White Individuals Are More Likely to Be Severely Cost Burdened than Their White Counterparts

Percentage of Working Households with a Severe Housing Cost Burden by Race/Ethnicity<sup>4</sup>





# The Lowest Income Households Face the Greatest Housing Cost Burdens

Percentage of Working Households with a Severe Housing Cost Burden by Income, 2014

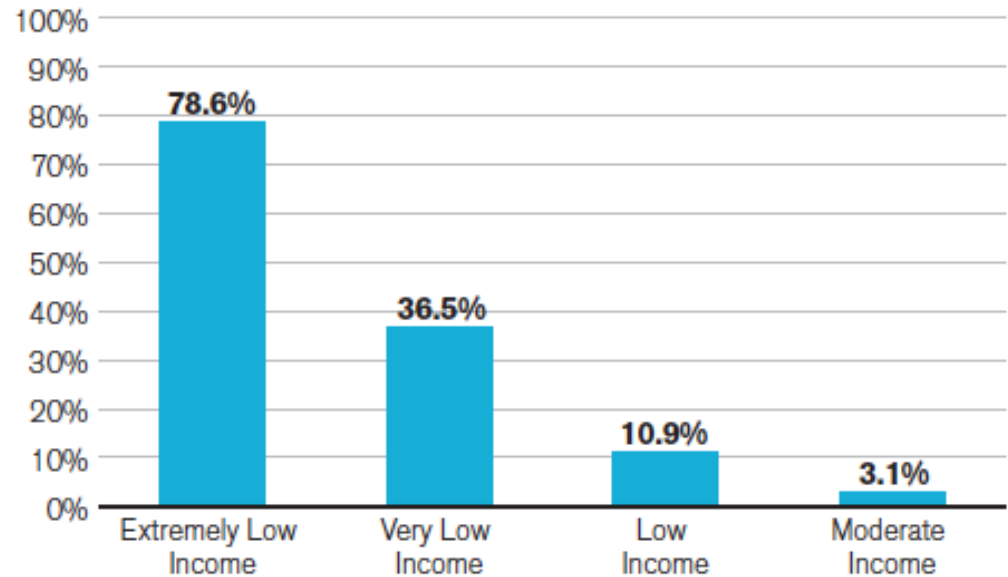
## Income Levels

Extremely Low-Income: 30% of AMI or less

Very Low-Income: 31-50% of AMI

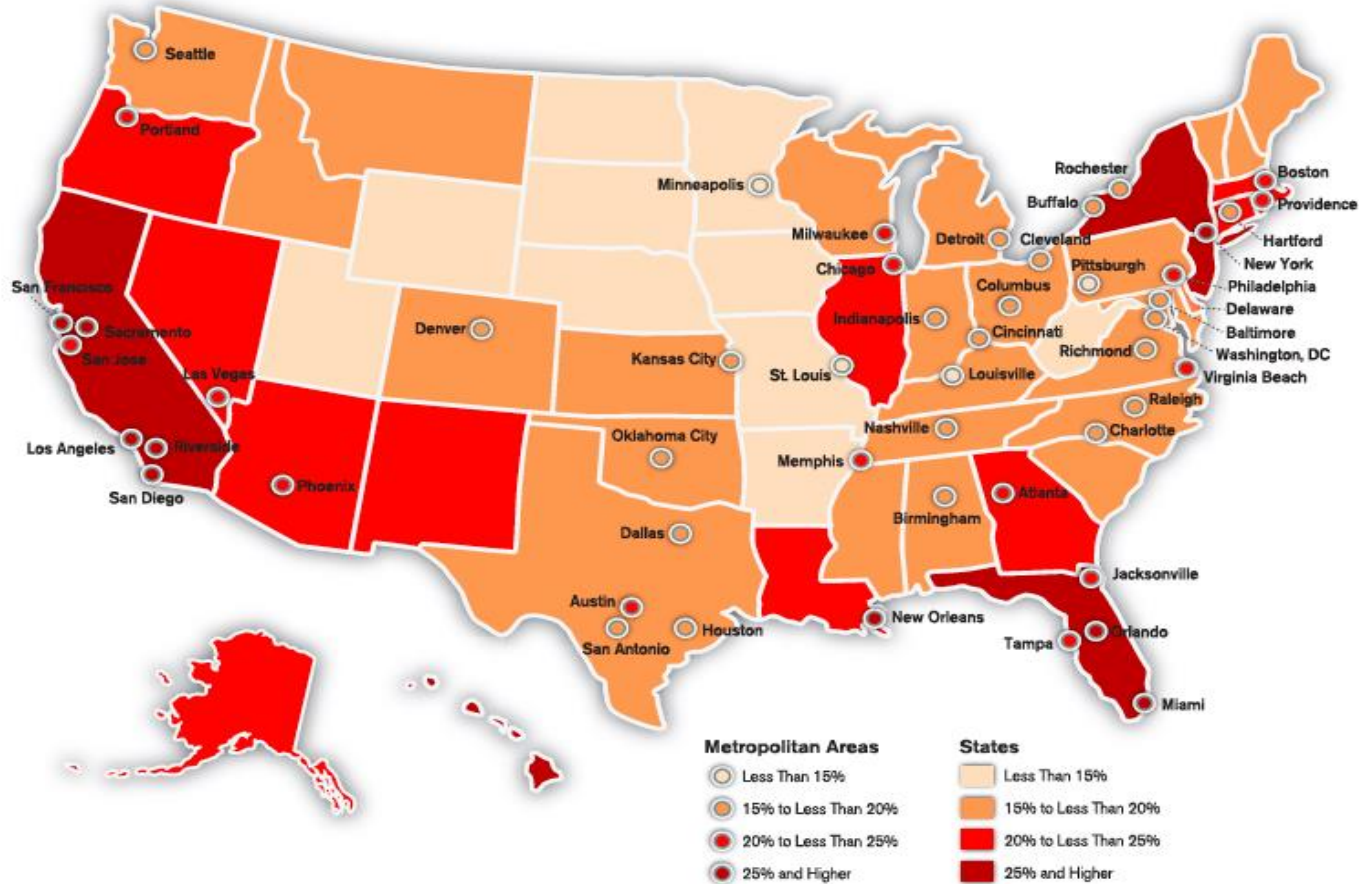
Low-Income: 51-80% of AMI

Moderate-Income: 81-120% of AMI



# In Many of the Nation's Largest Metro Areas, More than a Quarter of Working Households Are Severely Housing Cost Burdened

Share of Working Households with a Severe Housing Cost Burden, 2014



# Policy Implications

- Federal policies are critical for addressing the high demand for affordable housing.
  - Low Income Housing Tax Credits
  - HOME Investment Partnerships Program
  - Community Development Block Grant Program (CDBG)
  
- State and local policies are also needed to create and preserve affordable housing.

# Policy Implications

- Federal rental assistance programs help to address affordability issues for working households as well.
  - Rental Assistance
  - Homeownership Assistance



# Policy Implications

- Policies that address the importance of place ensure that families have access to opportunity.
  - HUD's rule on Affirmatively Furthering Fair Housing
  - Choice Neighborhoods Program
  - Rental Assistance Demonstration
- Programs are also needed to help lower-income working renters to access homeownership opportunities when they are ready.

# Questions?

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