



2021

PAYCHECK TO PAYCHECK

QUARTERLY REPORT FALL 2021



**INFRASTRUCTURE
WORKERS**

JPMORGAN CHASE & CO.

WELLS
FARGO

Bank of America



www.nhc.org/paycheck-to-paycheck



Paycheck to Paycheck Quarterly Report

This inaugural edition of NHC’s Paycheck to Paycheck Quarterly Update puts a spotlight on infrastructure workers and where they can afford to live. For this update, NHC calculated housing costs for workers in 15 occupations that will see increased employment with

the passage of the Infrastructure Investment and Jobs Act.

KEY INSIGHTS

- **Homeownership** is unattainable in a majority of MSAs for all but one of the occupations we analyzed.
- **Housing** is often least attainable in MSAs where infrastructure workers are most in demand.
- **A federal** down payment assistance program would increase the share of MSAs where homeownership is affordable by 7% on average.

The bipartisan Infrastructure Investment and Jobs Act will create jobs, especially for people who have trouble finding work due to a lack of a college degree or weak job markets in their region.¹ But can the people working at these new jobs live where they work?

We found that workers up and down the income distribution struggle to afford housing in most metropolitan statistical areas (MSAs) for which we have data.

This is true despite recent increases in wages. We also found that a federal down payment assistance program that provides up to \$20,000 to first-generation homebuyers would significantly expand homeownership opportunities for these workers.

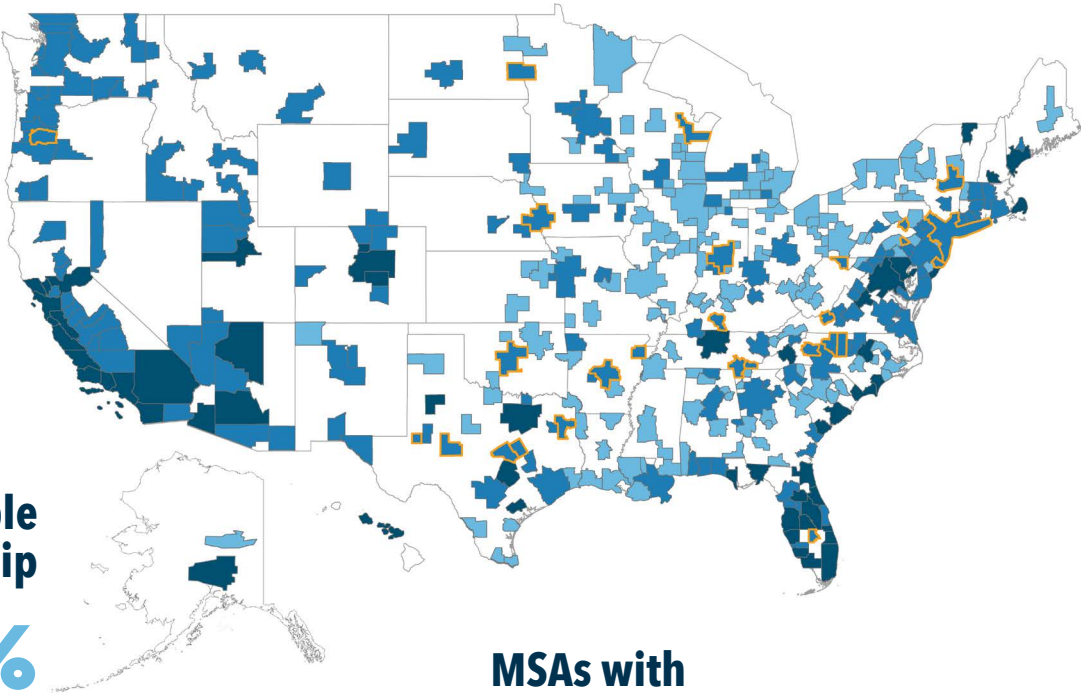
Power Infrastructure Workers

The Infrastructure Investment and Jobs Act allocates \$65 billion to upgrade the nation’s power grid and expand the use of renewable energy, the largest investment in green energy in history.

- Affordable to rent and own
- Affordable to rent but not own
- Affordable to rent and own with DPA
- Not affordable



Electricians



MSAs with Affordable Homeownership

40%

with **no** downpayment assistance

47%

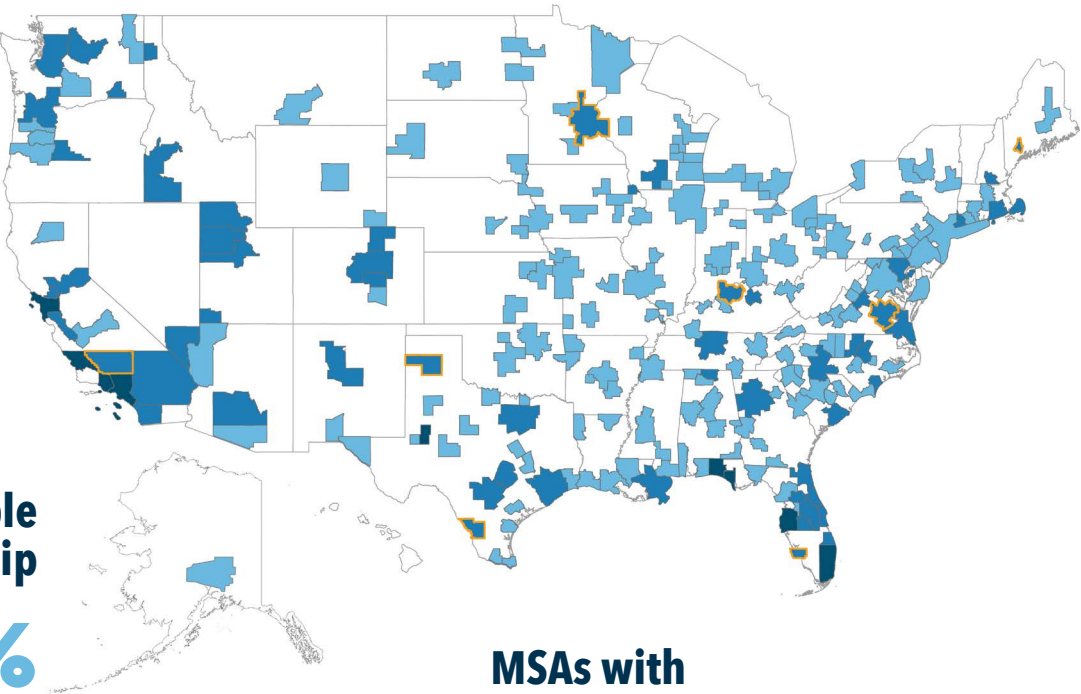
with **downpayment** assistance

MSAs with Affordable Rent

85%

2 bedroom

Electrical Power Line Installers & Repairers



MSAs with Affordable Homeownership

70%

with **no** downpayment assistance

74%

with **downpayment** assistance

MSAs with Affordable Rent

96%

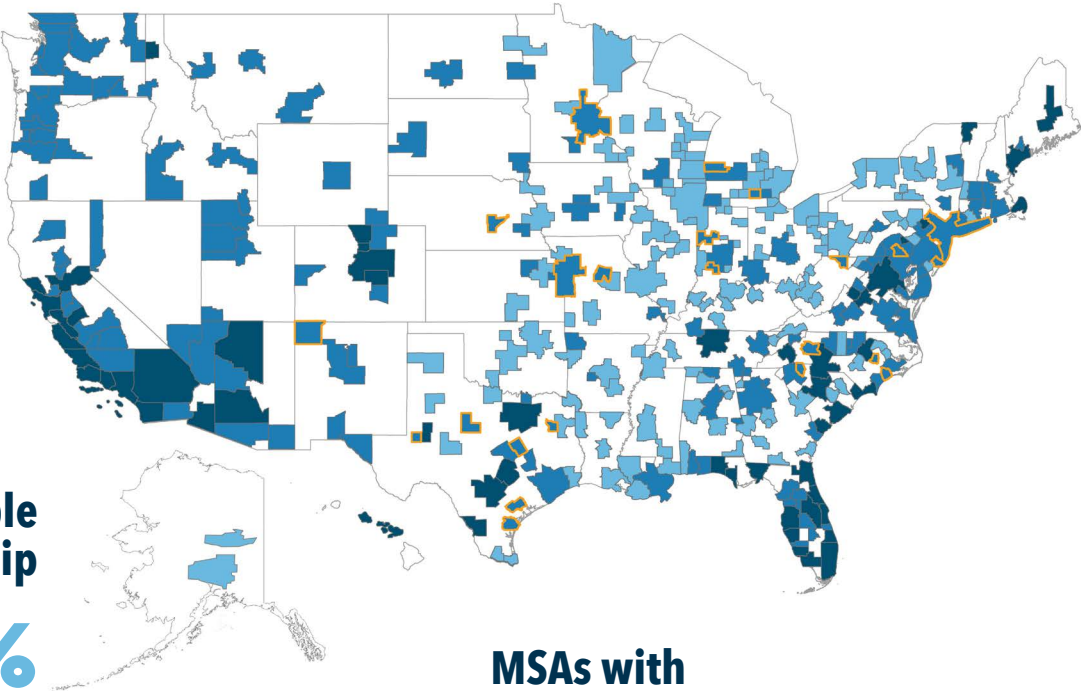
2 bedroom

Drinking Water and Lead Abatement Workers

The Infrastructure Investment and Jobs Act allocates \$55 billion in the nation’s clean drinking water, the largest in American history, much of which will go toward replacing lead service lines.

- Affordable to rent and own
- Affordable to rent but not own
- Affordable to rent and own with DPA
- Not affordable

Plumbers,
Pipefitters
& Steamfitters



MSAs with Affordable Homeownership

41%

with **no** downpayment assistance

50%

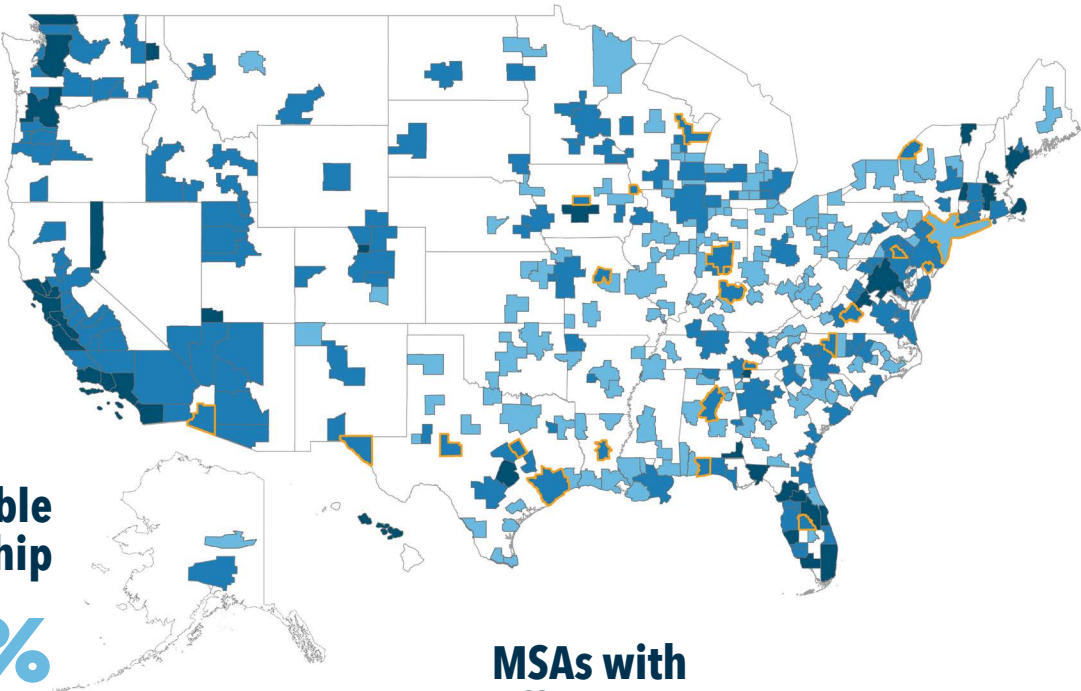
with **downpayment** assistance

MSAs with Affordable Rent

84%

2 bedroom

Industrial
Machinery
Mechanics



MSAs with Affordable Homeownership

43%

with **no** downpayment assistance

48%

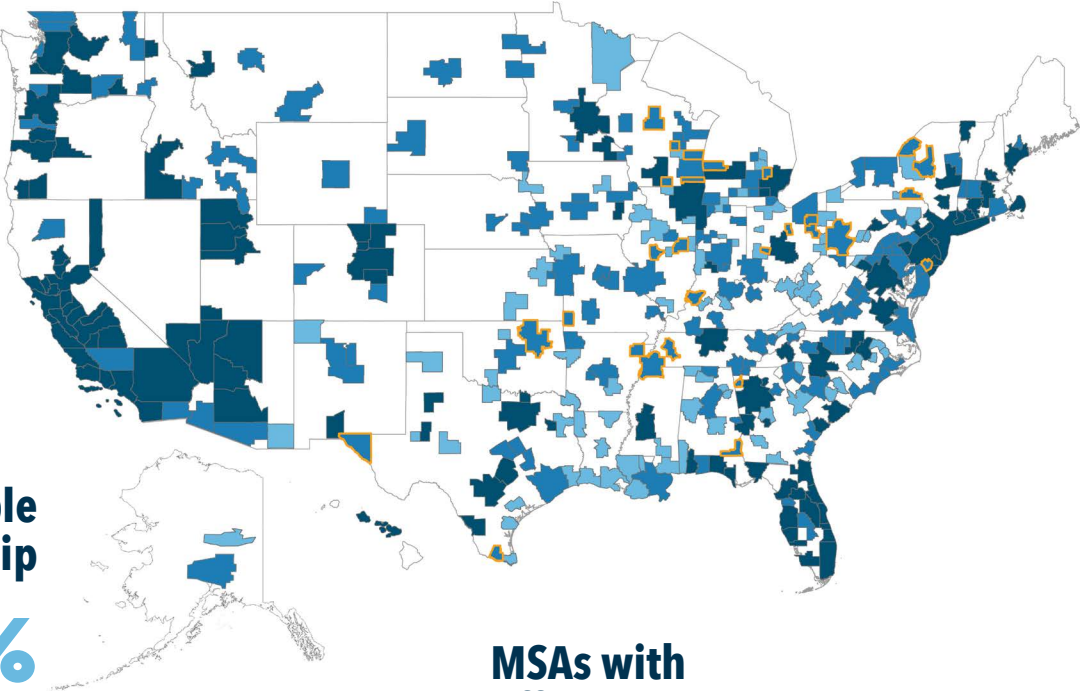
with **downpayment** assistance

MSAs with Affordable Rent

88%

2 bedroom

Welders,
Cutters,
Brazers,
& Solderers



MSAs with Affordable Homeownership

23%

with **no** downpayment assistance

31%

with **downpayment** assistance

MSAs with Affordable Rent

66%

2 bedroom

Transit Workers

The Infrastructure Investment and Jobs Act provides nearly \$90 million in federal investment in public transportation over the next 5 years, including \$39 billion to modernize transit systems and improve accessibility. It also invests \$66 billion in Amtrak’s rail services, which includes \$24 billion to modernize the Northeast Corridor.

- Affordable to rent and own
- Affordable to rent but not own
- Affordable to rent and own with DPA
- Not affordable

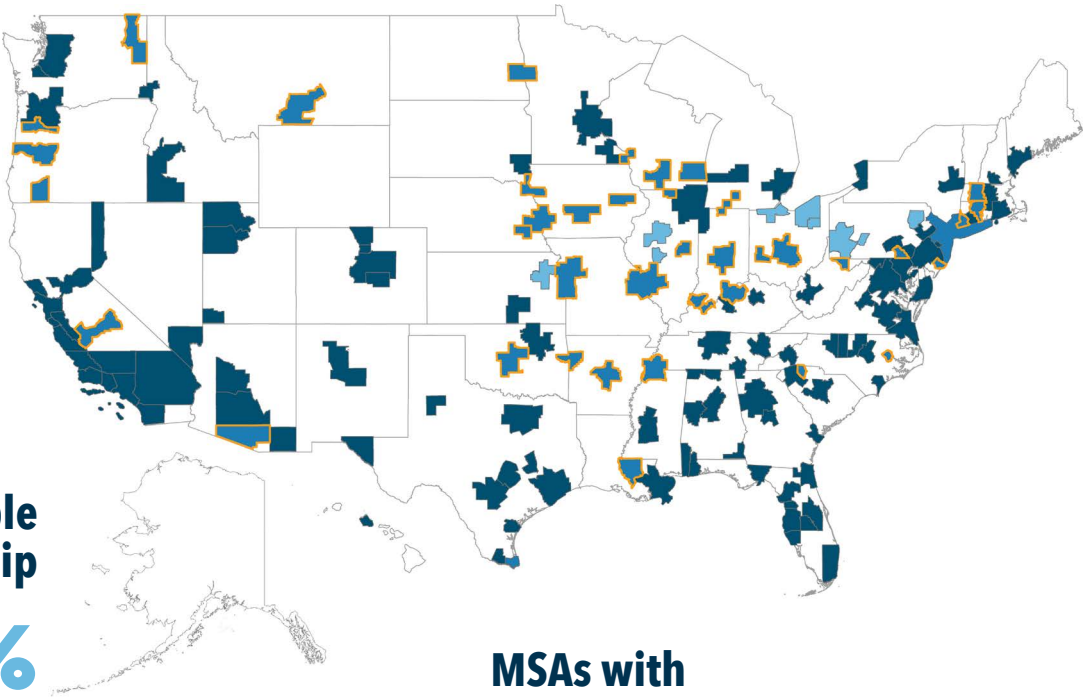


Bus Drivers

MSAs with Affordable Homeownership

8% with **no** downpayment assistance

13% with downpayment assistance



MSAs with Affordable Rent

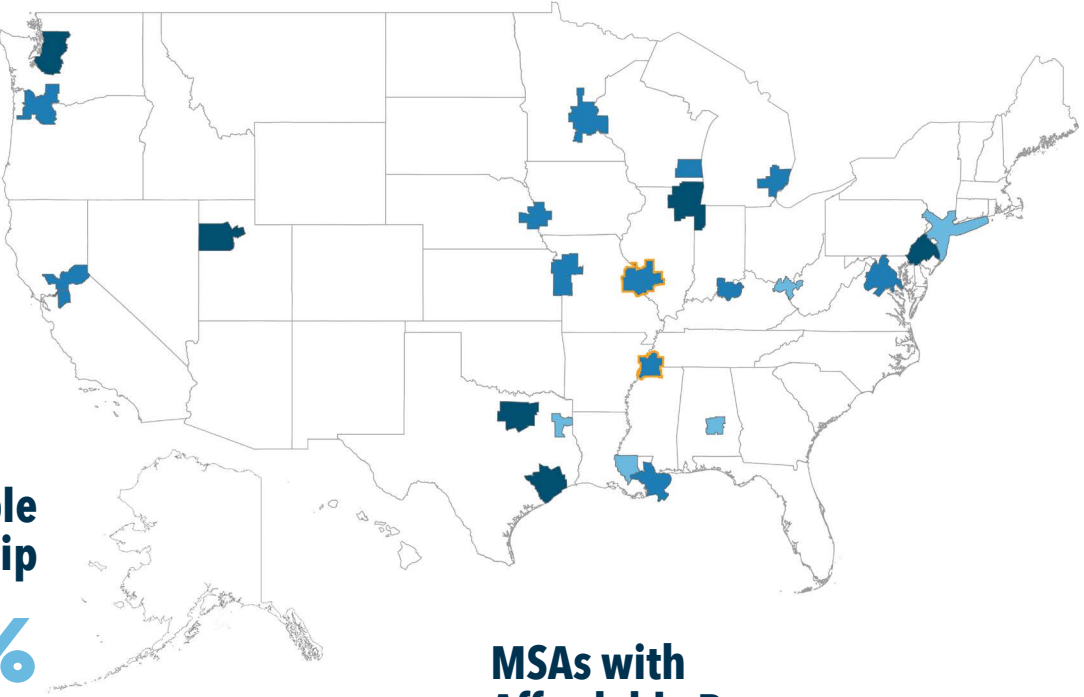
32% 2 bedroom

Rail Car Repairers

MSAs with Affordable Homeownership

21% with **no** downpayment assistance

29% with downpayment assistance



MSAs with Affordable Rent

75% 2 bedroom

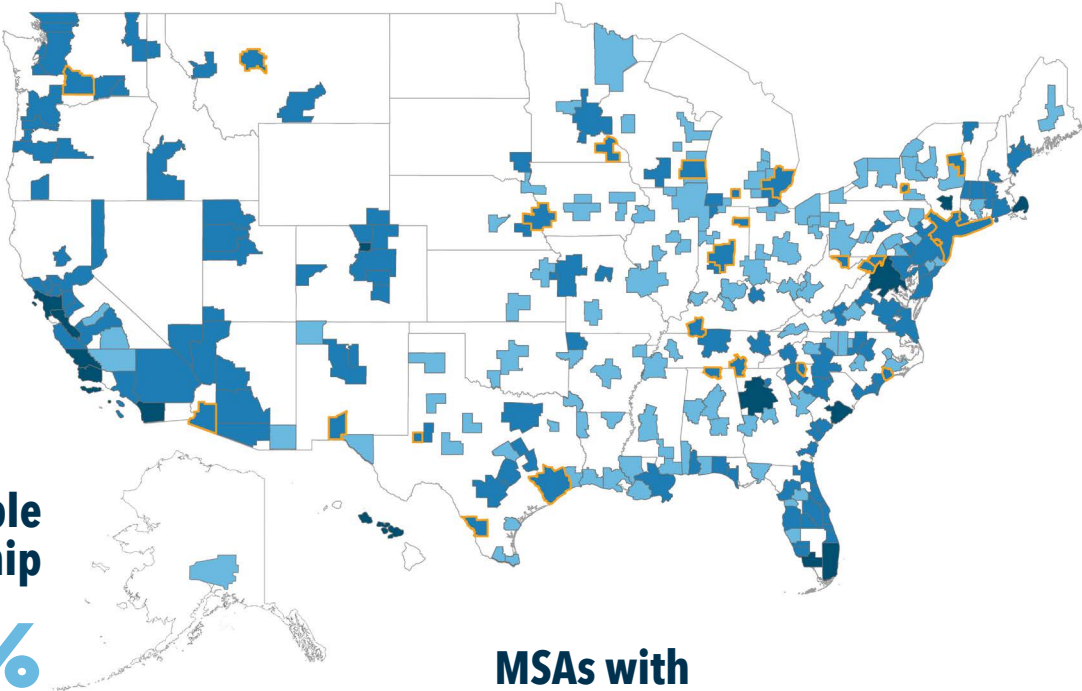
Construction Workers

All the projects that will be funded through the Infrastructure Investment and Jobs Act will involve some sort of construction, whether by repairing power plants, building new overpasses, or repairing buildings after lead abatement.

- Affordable to rent and own
- Affordable to rent but not own
- Affordable to rent and own with DPA
- Not affordable



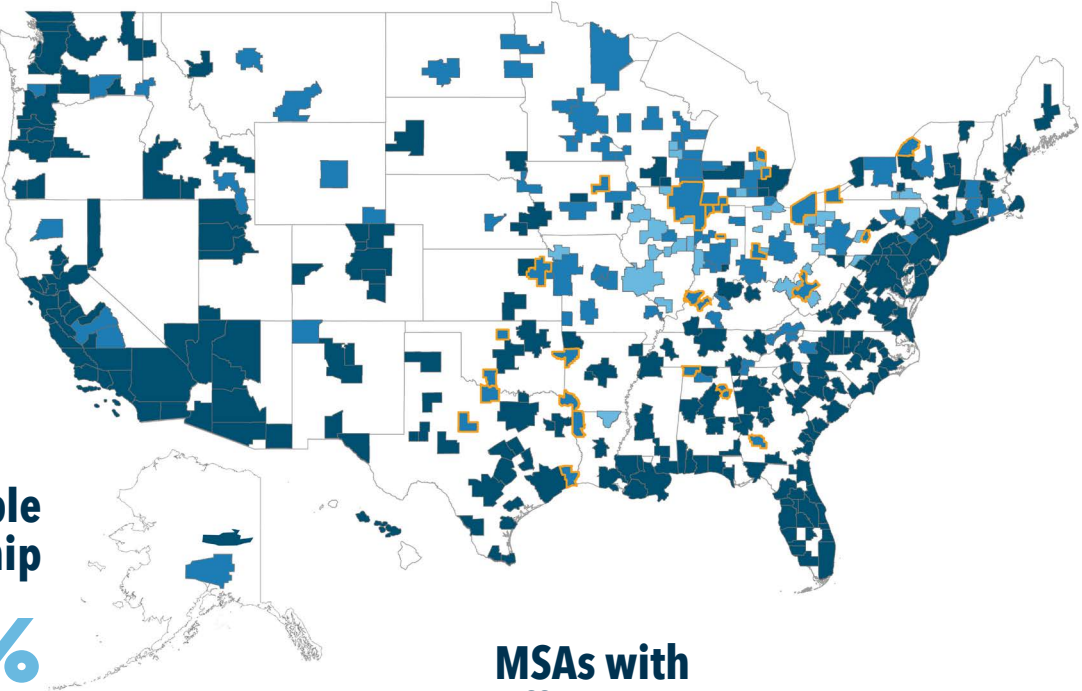
Construction & Building Inspectors



MSAs with Affordable Homeownership
43%
with **no** downpayment assistance
52%
with downpayment assistance

MSAs with Affordable Rent
94%
2 bedroom

Construction Laborers



MSAs with Affordable Homeownership
10%
with **no** downpayment assistance
16%
with downpayment assistance

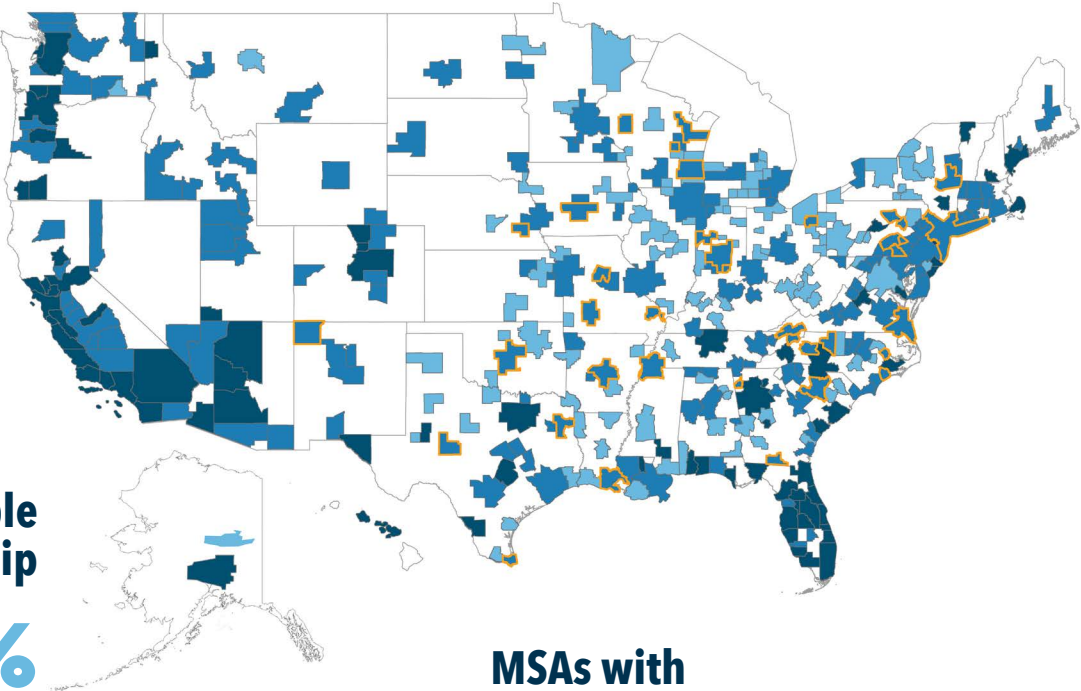
MSAs with Affordable Rent
34%
2 bedroom

Building Systems Workers

The Infrastructure Investment and Jobs Act will fund the construction and repair of hundreds of new structures across the country, including transit stations, schools, civic buildings, and countless others.

- Affordable to rent and own
- Affordable to rent but not own
- Affordable to rent and own with DPA
- Not affordable

HVAC Mechanics & Installers



MSAs with Affordable Homeownership

31%

with **no** downpayment assistance

40%

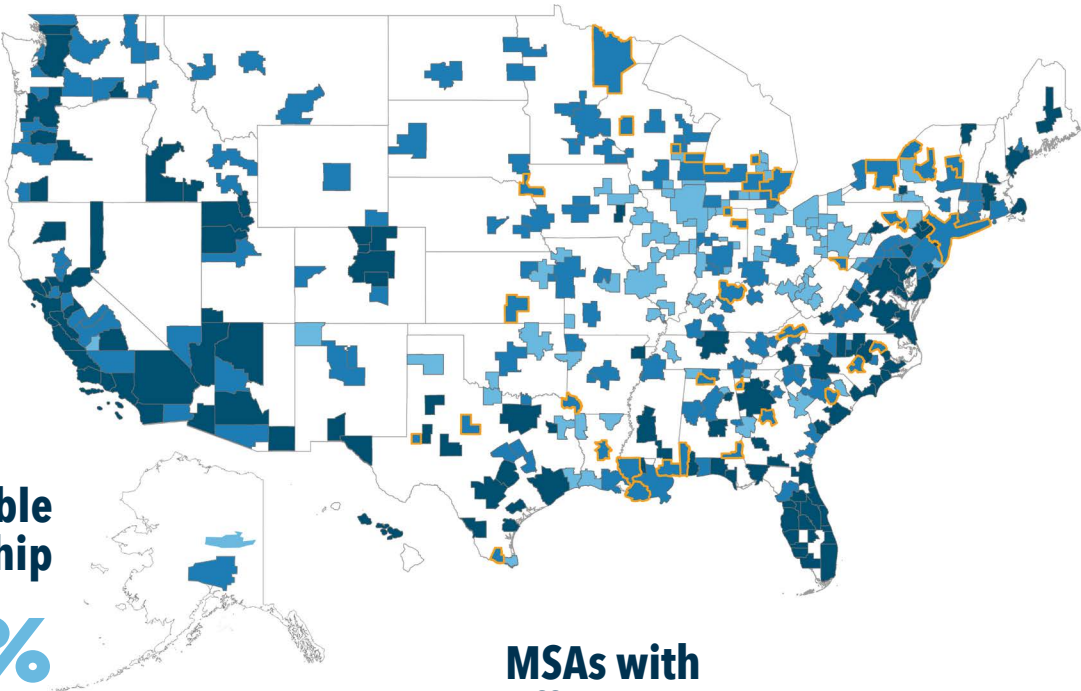
with **downpayment** assistance

MSAs with Affordable Rent

78%

2 bedroom

Carpenters



MSAs with Affordable Homeownership

23%

with **no** downpayment assistance

32%

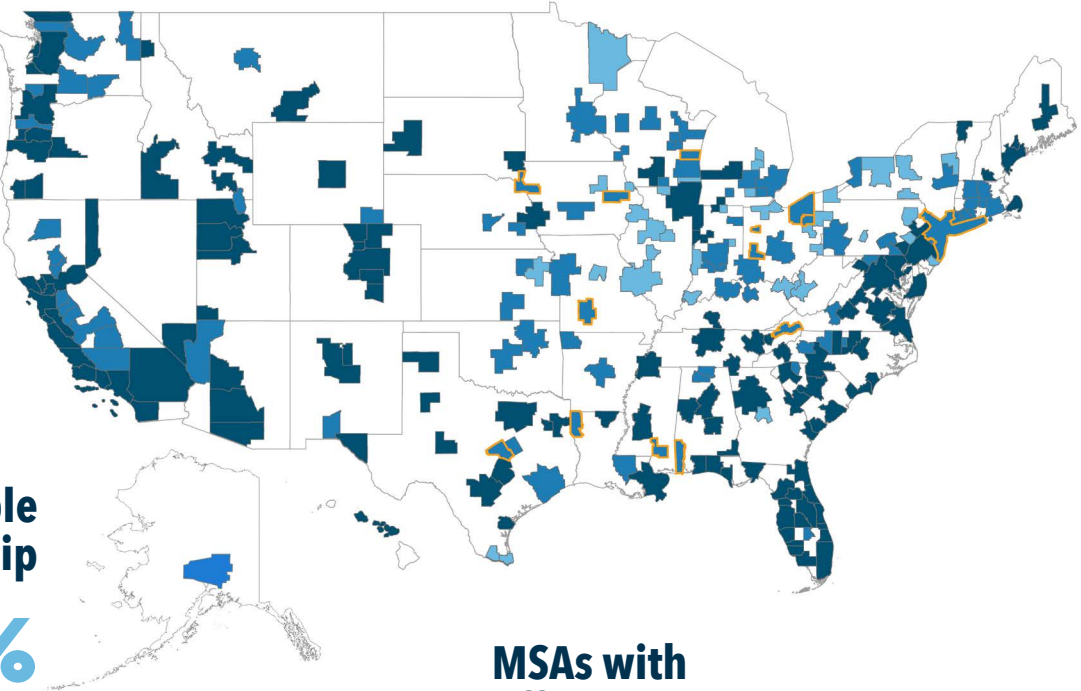
with **downpayment** assistance

MSAs with Affordable Rent

66%

2 bedroom

Roofers



MSAs with Affordable Homeownership

15%

with **no** downpayment assistance

20%

with **downpayment** assistance

MSAs with Affordable Rent

48%

2 bedroom

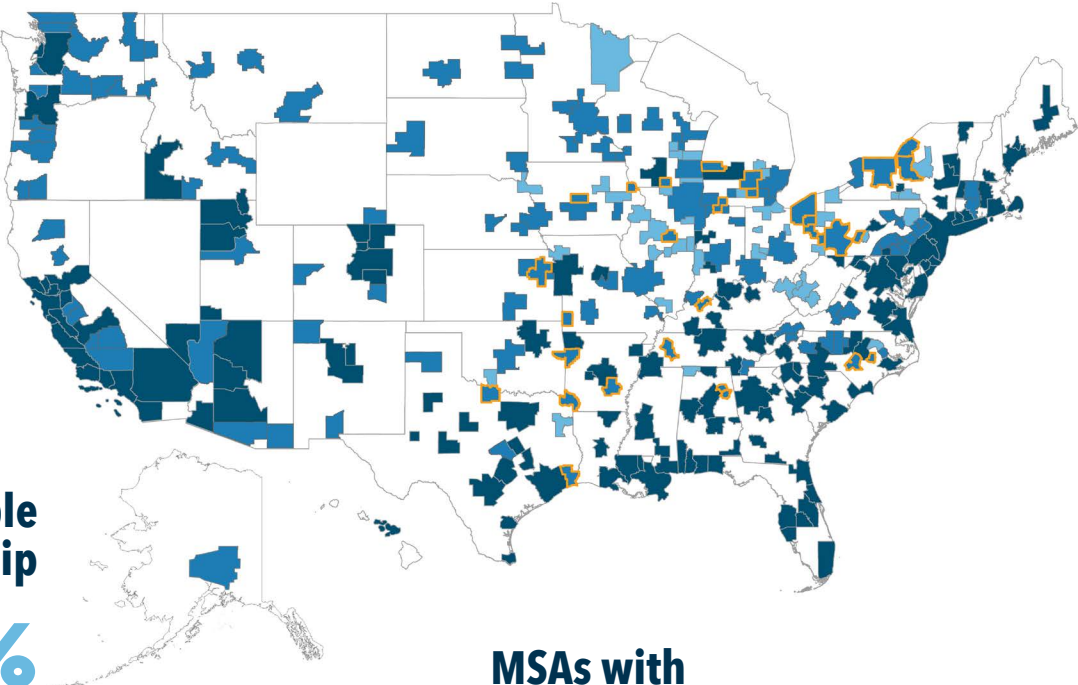
Road Workers

The Infrastructure Investment and Jobs Act allocates \$110 billion for highway and road projects, including the largest investment in bridges since the construction of the interstate highway system.



- Affordable to rent and own
- Affordable to rent but not own
- Affordable to rent and own with DPA
- Not affordable

Highway Maintenance Workers



MSAs with Affordable Homeownership

15%

with **no** downpayment assistance

22%

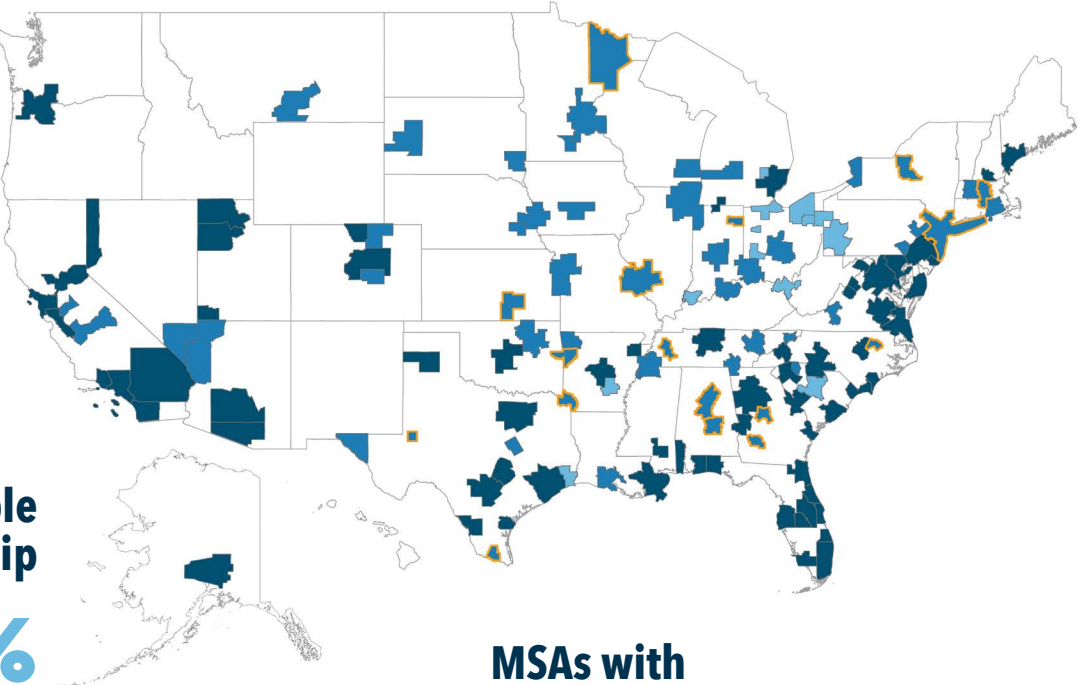
with **downpayment** assistance

MSAs with Affordable Rent

53%

2 bedroom

Paving, Surfacing, & Tamping Equipment Operator



MSAs with Affordable Homeownership

10%

with **no** downpayment assistance

22%

with **downpayment** assistance

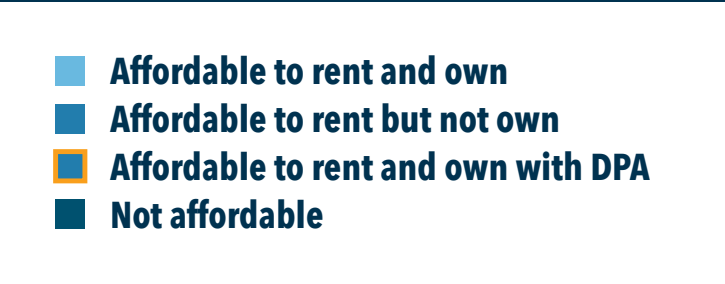
MSAs with Affordable Rent

46%

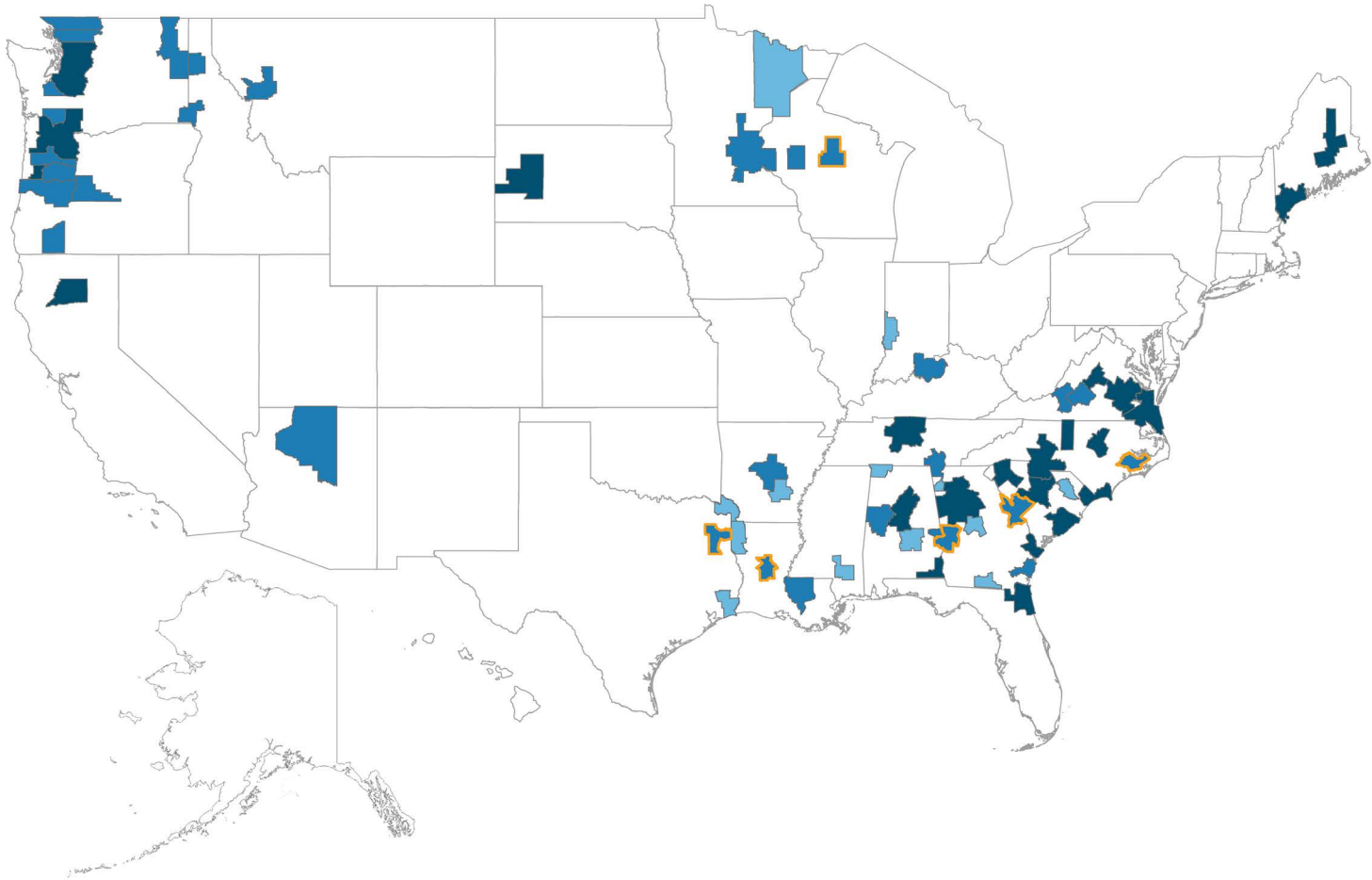
2 bedroom

Logging Workers

All the projects funded by the Infrastructure Investment and Jobs Act will require raw materials for their completion. One of the most important of these raw materials is lumber, the supply of which was severely constrained during the COVID-19 pandemic.



Logging Equipment Operators



MSAs with Affordable Homeownership

19%
with **no** downpayment assistance

28%
with downpayment assistance



MSAs with Affordable Rent

66%
2 bedroom

ENDNOTES

1. See <https://www.marketplace.org/2021/08/02/what-kind-of-jobs-could-the-infrastructure-bill-lead-to/>, <https://www.spglobal.com/ratings/en/research/articles/210823-economic-research-how-u-s-infrastructure-investment-would-boost-jobs-productivity-and-the-economy-12085911>.

ACKNOWLEDGEMENTS

The National Housing Conference gratefully acknowledges support for “Paycheck to Paycheck 2021”

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“PAYCHECK TO PAYCHECK” ONLINE TOOL

To obtain graphs visit www.nhc.org/paycheck-to-paycheck



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