

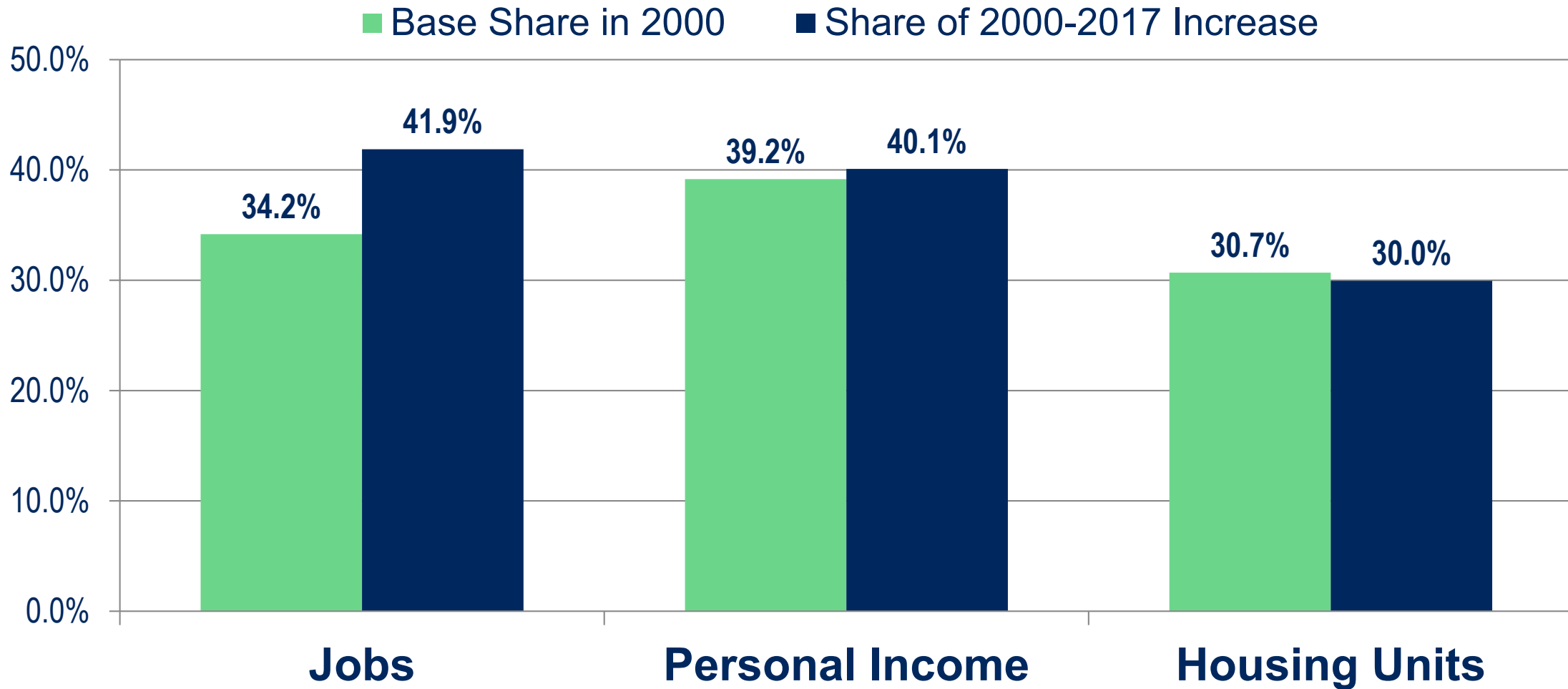
Issues Related to Housing Affordability

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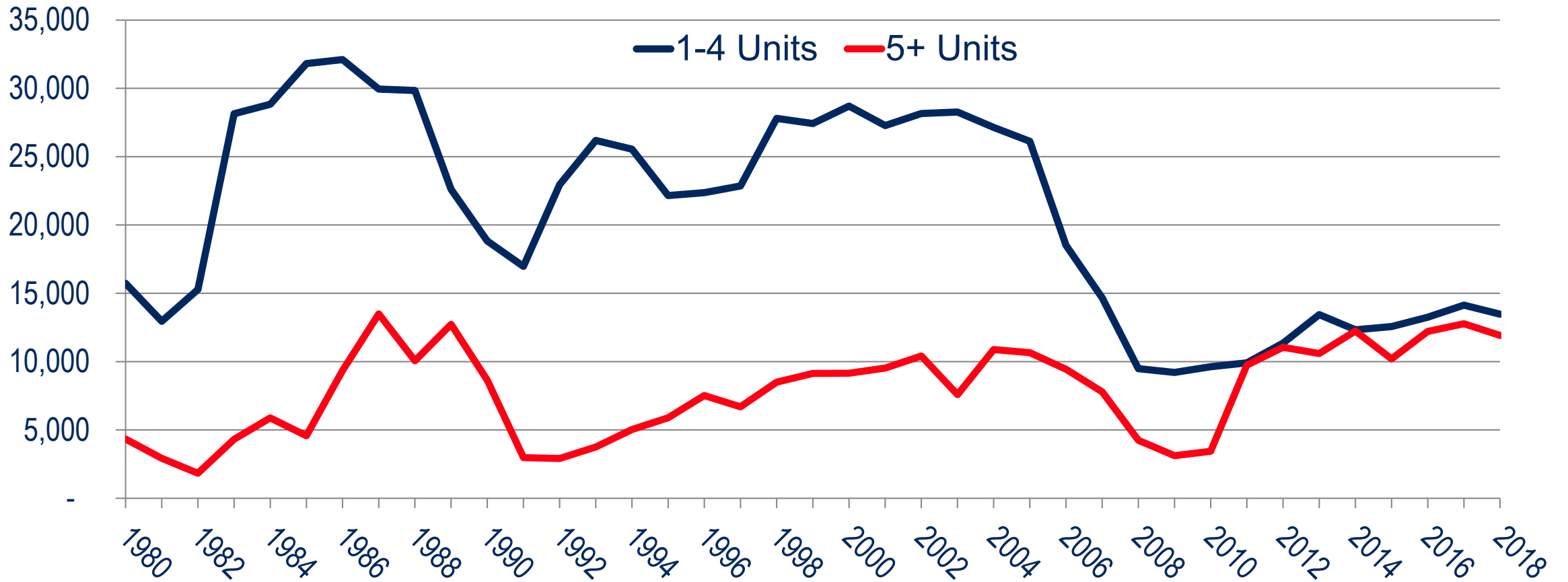
September 10, 2020

Largest 15 Employment Metros as % of U.S.



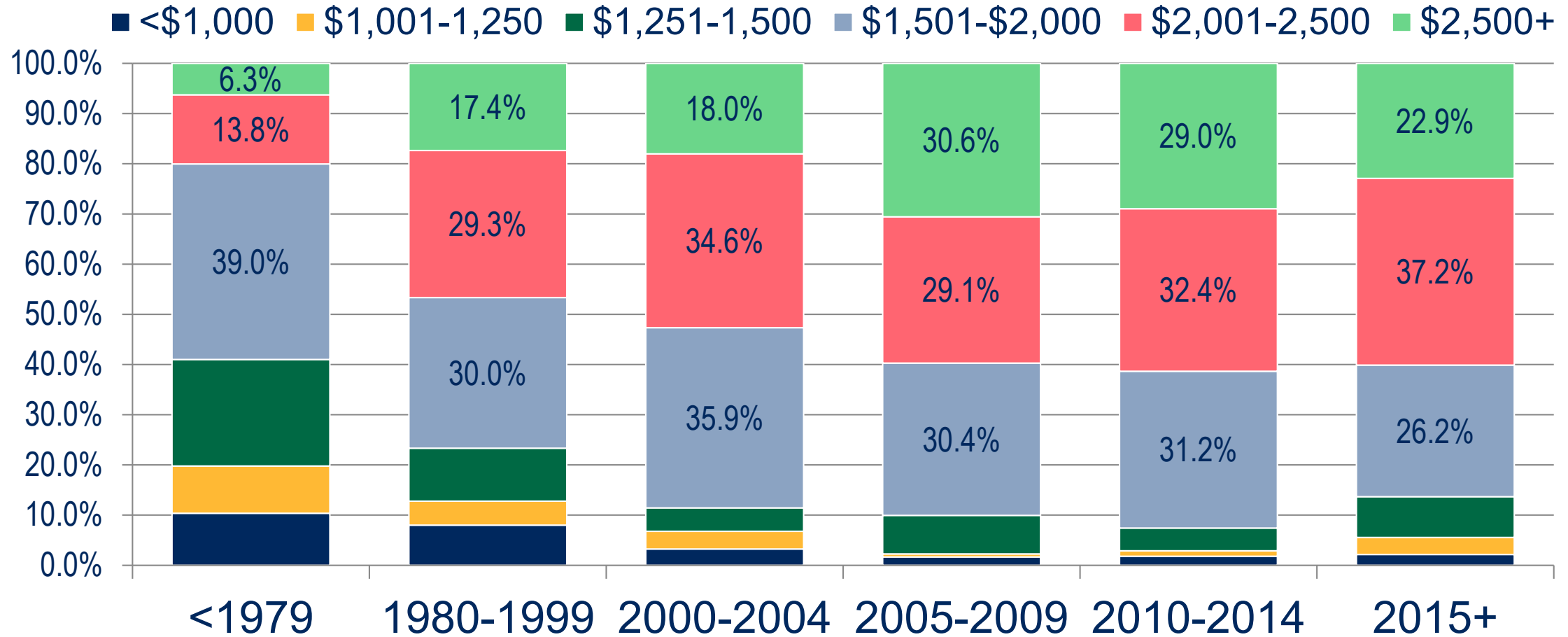
Sources: U.S. Census Bureau; U.S. Bureau of Labor Statistics; U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU

Building Permits in the Washington Region 1980 – 2018 (000s)



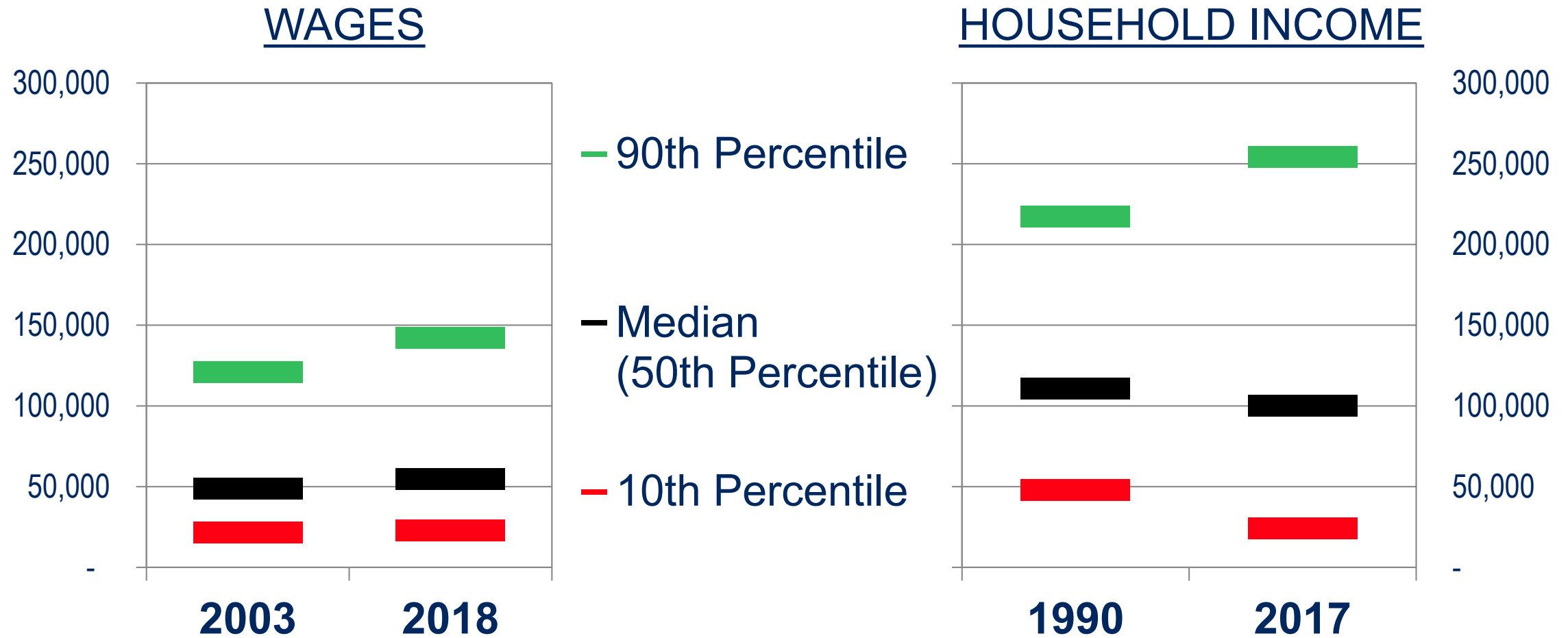
Sources: U.S. Census Bureau; The Stephen S. Fuller Institute at the Schar School, GMU

Distribution of Rent in 50+ Unit Buildings By Year Built, Northern Virginia (2014-2018 Avg)



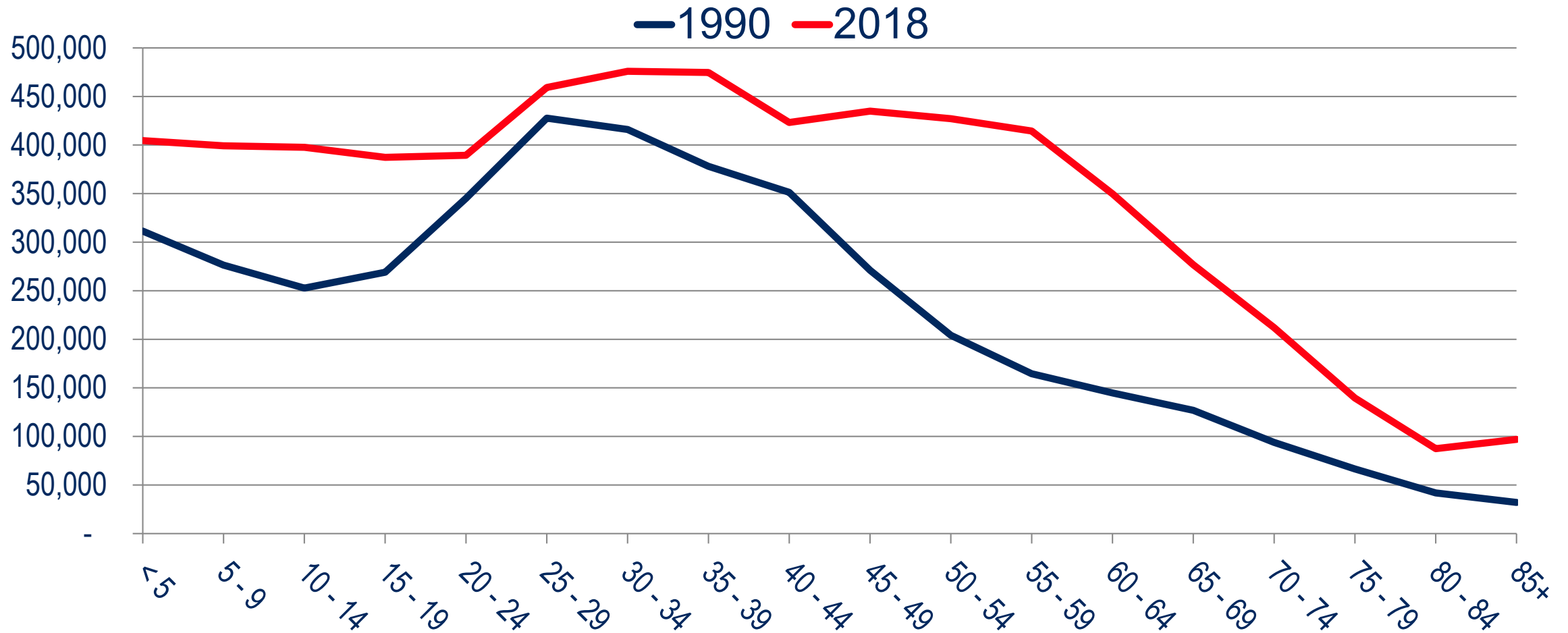
Sources: U.S. Census Bureau (2014-2018 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU

Distribution of Wages & Income, Washington Region



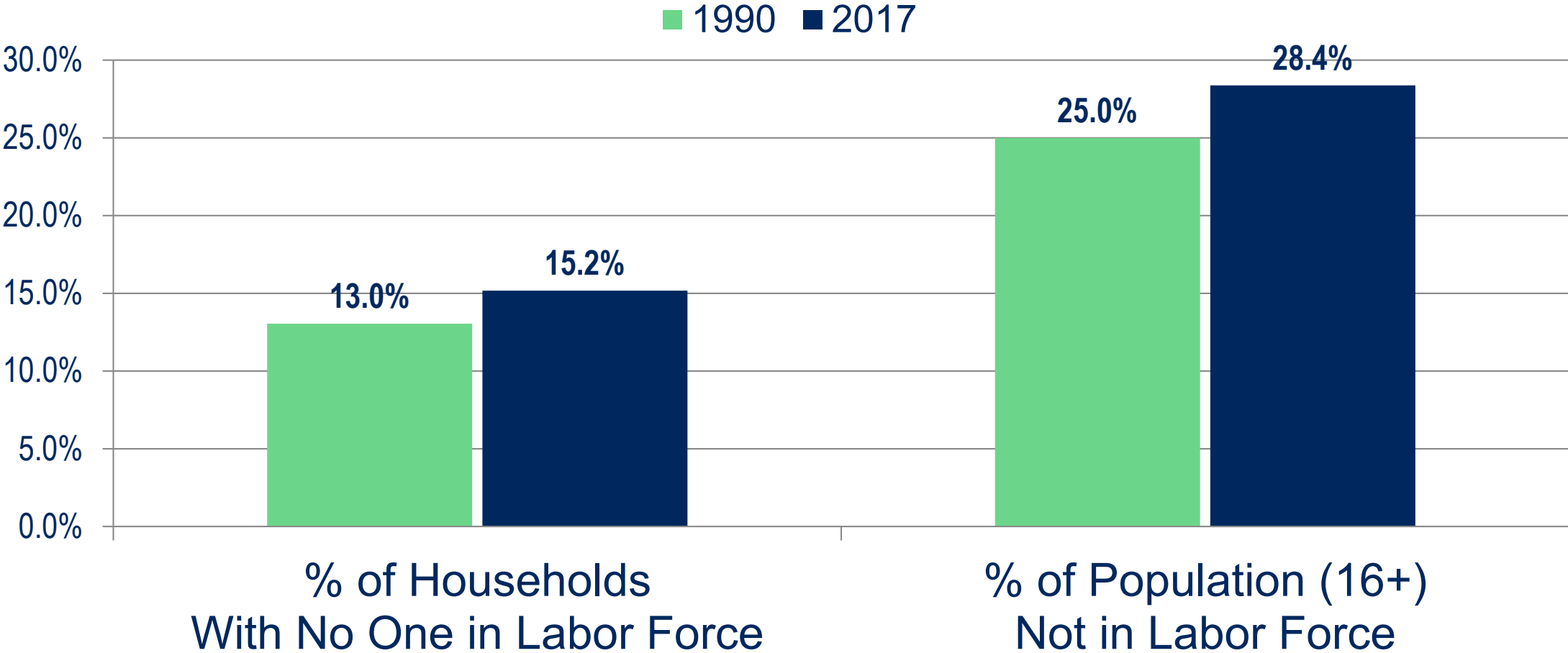
Sources: U.S. Bureau of Labor Statistics; U.S. ; The Stephen S. Fuller Institute at the Schar School, GMU; NOTE: CPI Adjusted

Population by Age, Washington Region



Sources: U.S. Census Bureau (1970-79 Intercensal Estimates & v2018 Population Estimates); The Stephen S. Fuller Institute at the Schar School, GMU

Labor Force Participation, Washington Region



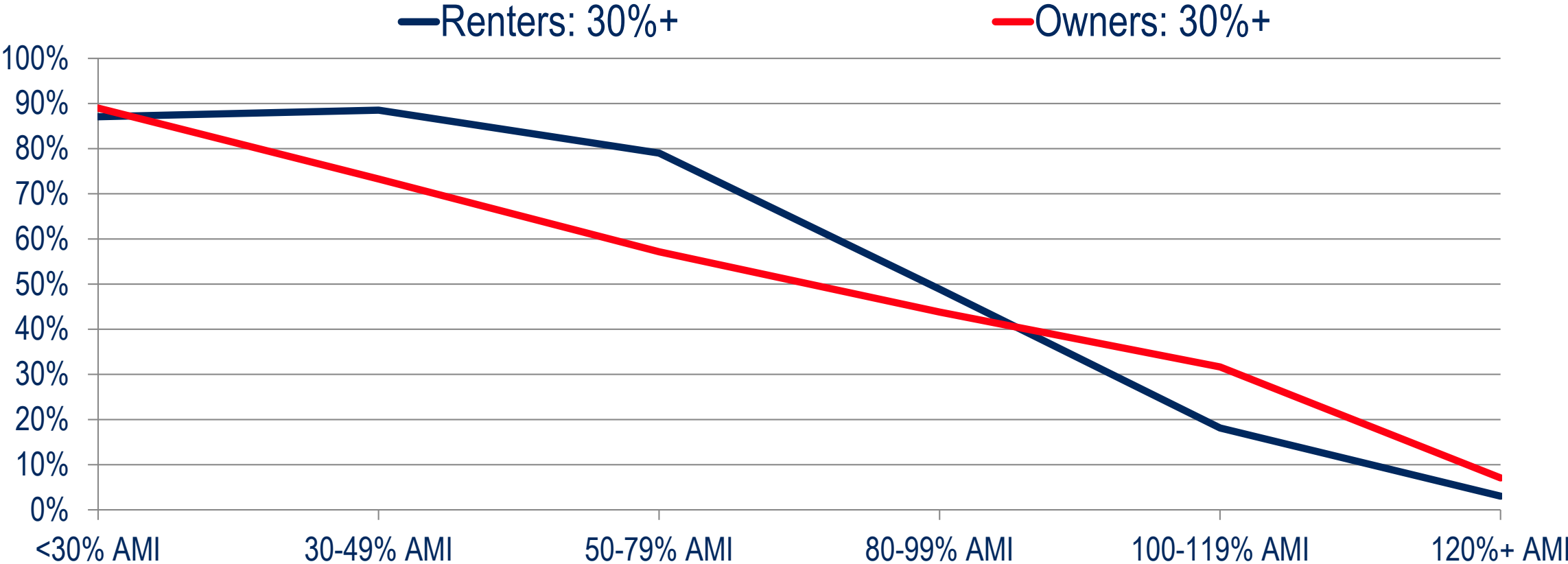
Sources: U.S. Census Bureau (1990 Decennial microdata & 2017 ACS microdata); The Stephen S. Fuller Institute at the Schar School, GMU

Area Median Income (AMI): \$126,000 for a Family of Four (FY20)

	Extremely Low (30% AMI) Limit	Very Low (50% AMI) Limit	Low (80% AMI) Limit	120% AMI
1 Person	26,500	44,100	55,750	105,850
2 People	30,250	50,400	63,700	121,000
3 People	34,050	56,700	71,650	136,100
4 People	37,800	63,000	79,600	151,200

Sources: HUD; The Stephen S. Fuller Institute at the Schar School, GMU

Share of Housing Cost Burdened Households by Tenure & AMI Northern Virginia, 2017



Sources: U.S. Census Bureau (2017 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU

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

Median Earnings of 1-Person HH: 80-120% AMI = 933,000 Jobs (30% of total)

- Registered Nurses
- Accountants & Auditors
- Human Resources Specialists
- Public Relations Specialists
- Market Research Analysts and Marketing Specialists
- Computer Programmers
- Web Developers
- Database Administrators
- Network and Computer Systems Administrators
- Computer User Support Specialists
- Computer Network Support Specialists

Thank You

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