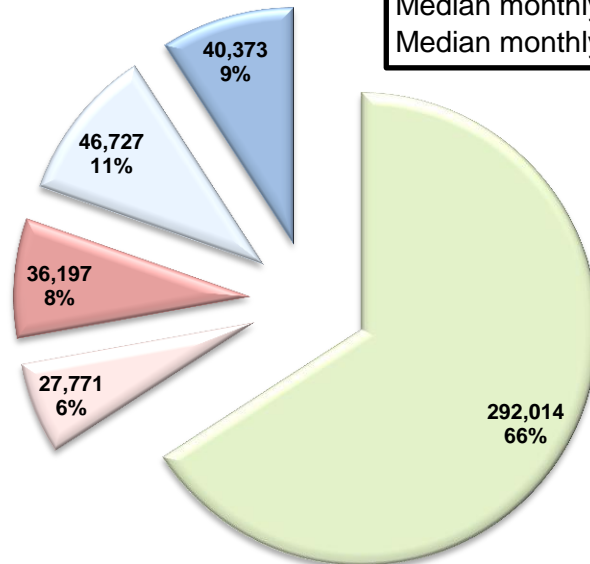


Housing Affordability Challenges in the Memphis Metro Area

- In the Memphis metro area, 74,498 households, or 16% of households, spend at least half of their income on housing costs. Nationwide, 15% of all households are severely cost burdened.
- Renters are more likely to be severely housing cost burdened than owners, with 26% of renters spending at least half their income on housing.
- Median household income in the Memphis metro area is \$47,355, compared to the median U.S. household income of \$52,393.
- Among low- and moderate-income working households, 24% of households spend at least half of their income on housing costs.

Households with a Severe Housing Cost Burden

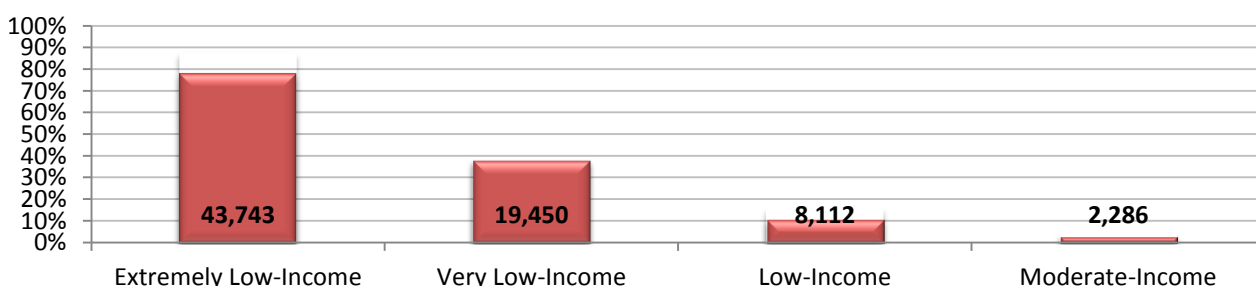
- Households spending less than 30% of their income on housing
- Owner households spending at least half their income on housing
- Owner households spending between 30% & 50% of their income on housing
- Renter households spending at least half their income on housing
- Renter households spending between 30% & 50% of their income on housing



Memphis Metro Area Households: 2013

Total households 452,316
 Renters make up 40% of households
 Owners make up 60% of households
 Median household income is \$47,355
 Median monthly owner housing cost is \$810
 Median monthly renter housing cost is \$1,008

Percentage of Households with a Severe Housing Cost Burden by Income



Low- and Moderate-Income Working Households in the Memphis Metro Area Face Affordability Challenges

Working Households with a Severe Housing Cost Burden

Households spending less than 30% of their income on housing

Owner households spending at least half their income on housing

Owner households spending between 30% & 50% of their income on housing

Renter households spending at least half their income on housing

Renter households spending between 30% & 50% of their income on housing

Memphis Metro Area Working Households: 2013

Total households 181,184

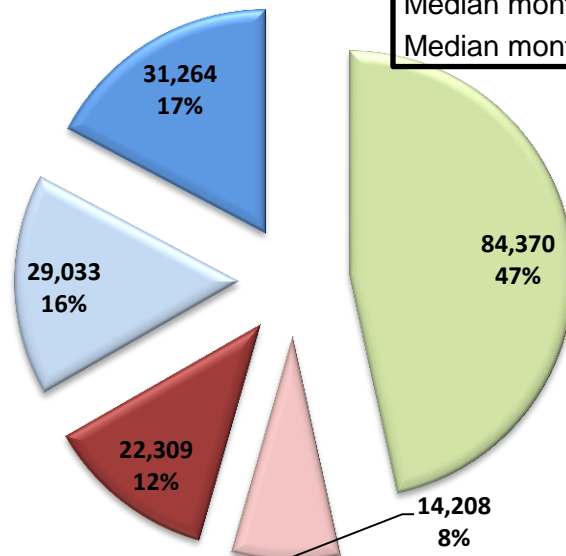
Renters make up 57% of households

Owners make up 43% of households

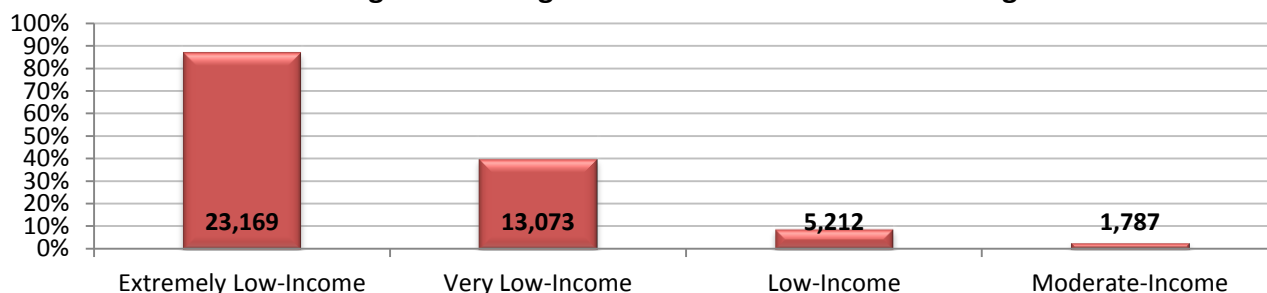
Median household income is \$31,033

Median monthly owner housing cost is \$871

Median monthly renter housing cost is \$807



Percentage of Working Households with a Severe Housing Cost Burden



Definitions

Severely Housing Cost Burdened: Households who spend at least half of their income on housing costs.

Extremely Low-Income: Households who earn 30 percent or less than the median income for households in their area (AMI).

Very Low-Income: Households who earn between 31 and 50 percent of AMI.

Low-Income: Households who earn between 51 and 80 percent of AMI.

Moderate-Income: Households who earn between 81 and 120 percent of AMI.

Working: Households whose members work a total of at least 20 hours a week on average.

Metro Area: Metropolitan area defined by the Office of Management and Budget.

Data Notes

Data are from Center for Housing Policy tabulations of the U.S. Census Bureau's American Community Survey 2012 Public-Use Microdata Sample (PUMS) files. More detailed information is available in *Housing Landscape 2014* at www.nhc.org.

For questions or comments, please contact the National Housing Conference at chp-feedback@nhc.org or (202) 466-2121.

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