

PAYCHECK TO PAYCHECK

BUILDING HOMES AFFORDABLE TO HOME BUILDERS



Housing affordability was a major issue for nearly every income bracket during 2018 and is likely to be a growing problem for years to come. A supply-driven affordable housing crisis ultimately can only be addressed by more housing supply that is affordable to more people. The 2018 edition of “Paycheck to Paycheck” focuses on the affordability challenges workers face in five job categories in the construction industry: carpenters; electricians; heating, ventilation, and air conditioning (HVAC) mechanics; maintenance workers and plumbers. These jobs are critical to increasing the supply of affordable housing. They are also an important part of any healthy local economy. Many of these jobs represent the core of the modern middle class, others are essential entry points where workers can convert skills into increasingly higher paying opportunities. Each of these five occupations require a high school diploma and training in a technical or vocational program for entry-level jobs. Jobs that offer a salary high enough to afford housing costs without a four-year college degree are increasingly rare.

These jobs offer a comfortable salary without requiring a four-year college degree. Also, the job market for these workers is highly competitive with salaries at an all-time high. Furthermore, most construction workers are also free from the student loan debt burden that other jobs carry, which should be a significant advantage. Yet, workers in four of the five job categories are only able to afford a median-priced home with a 10 percent down payment in half of the markets in which they work. For maintenance workers, it’s less than half of the markets. In San Antonio as well as other cities, most carpenters and mechanics can’t afford homeownership.

For rentals, the statistics are better, but they fall off quickly when a worker is supporting a family and needs a three-bedroom apartment. Four of the five occupations cannot afford to rent a three-bedroom apartment in one third of the markets where they work, while maintenance workers are able to afford to rent a three-bedroom home only 20 percent of the time in the 259 “Paycheck to Paycheck” metropolitan statistical areas (metro areas).

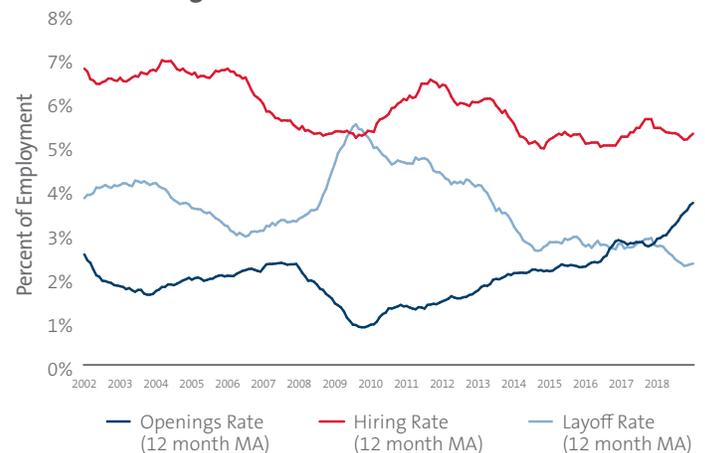
The National Association of Home Builders (NAHB) estimates that 9.8 million people worked in construction in 2016, slightly

below the peak of 11 million in 2006 at the height of the housing boom.¹ A recent NAHB analysis predicted that job growth for electricians will grow by 9 percent, for carpenters by 8 percent, for HVAC mechanics by 15 percent and for plumbers by 16 percent between 2016 and 2026.² According to the Bureau of Labor Statistics Job Openings and Labor Turnover Survey and an NAHB analysis, the number of open construction sector jobs increased to 382,000 in December of 2018, up by over 149,000 from the previous year. At the same time, layoffs in construction jobs are down and the hiring rate remains at 5 percent.³ Remarkably, the rate of construction sector job openings has been higher than the peak pre-Great Recession measure for more than two years.

This shortage of over a quarter of a million workers is one of several drivers of the cost of building affordable housing. In both 2017 and 2018, builders listed the cost and availability of labor as their number one challenge. In 2018, it tied with the cost of building material prices with 84 percent of respondents.⁴

Other occupations continue to struggle to find affordable housing as well. A police officer in Seattle is unable to house their family in a two-bedroom apartment. A one-bedroom apartment in Boston is out of reach for local firefighters. A child care worker in Los Angeles would need to earn nearly five times as much to afford homeownership. An elementary school teacher with children would need to make \$25,000 more to simply rent a one-bedroom apartment in San Francisco.

Figure 1. Construction Labor Market



This year's expanded edition of "Paycheck to Paycheck" includes updated data previously available on one- and two-bedroom rents and median-priced for sale homes with a 10 percent down payment assumption as well as new data on three-bedroom rentals and median-priced for sale homes with a 3 percent down payment assumption. This expansion was made possible with support from Fannie Mae and Wells Fargo.

For many families, a one- or two-bedroom home is not large enough to accommodate a family of four or more with children of different genders or multi-generational families. Three-bedroom units are often in limited supply and priced to meet demand, making them unaffordable for many of the 81 occupations in the "Paycheck to Paycheck" database.

Saving for a 10 percent down payment can be a daunting, if not impossible, task for households struggling to pay rent and other monthly expenses like utilities, food, health insurance and student loans. Several financial institutions like Bank of America, SunTrust, Quicken Loans, Chase, Wells Fargo and CitiMortgage now offer 30-year fixed-rate mortgages for as little as a 3 percent down payment for qualified borrowers. Additionally, the Federal Housing Administration offers a 3.5 percent down payment for qualified borrowers. While the amount of income needed to afford a median-priced home with a 3 percent down payment is higher than a 10 percent down payment, the initial costs are significantly lower, often by thousands of dollars, thereby making homeownership within reach for first-time and lower-income borrowers.



Figure 2. Rental Affordability

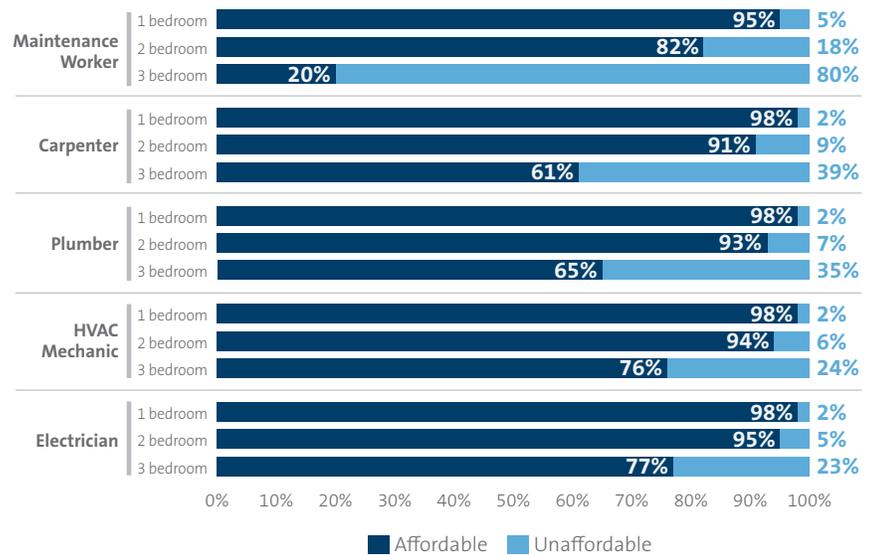
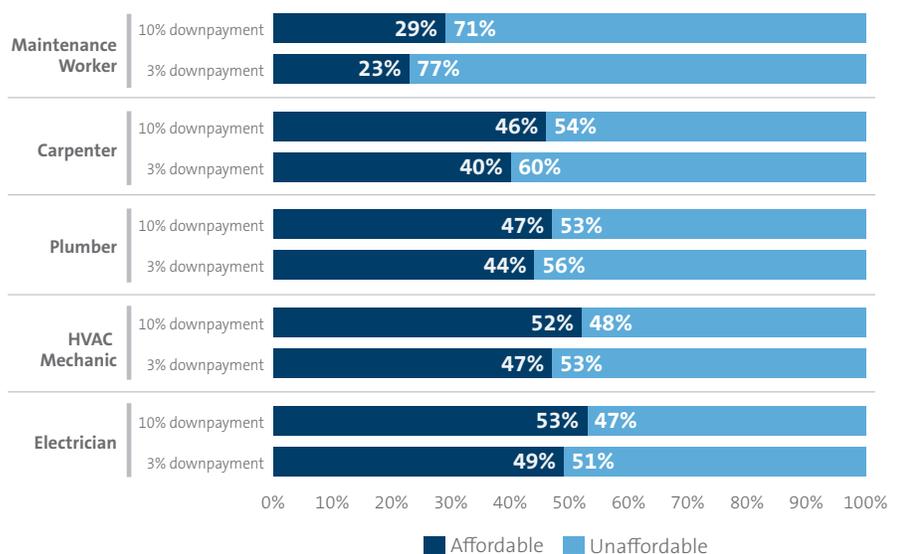


Figure 3. Homeownership Affordability



How Much Can Construction Workers Afford?

Carpenters. Nationally, carpenters with three to five years of experience earn \$54,225 with a high of \$68,324 in San Francisco, California. Of the 259 metro areas included in “Paycheck to Paycheck,” carpenters can afford rent for a one-bedroom home in 253 or 98 percent of the metro areas. For two- and three-bedroom rents the number of affordable metros drops to 236 or 91 percent and 157 or 61 percent, respectively.

On the homeownership side, carpenters can afford to purchase a median-priced home in 120 or 46 percent of the metro areas, assuming a 10 percent down payment. With a 3 percent down payment, which requires less money up front but more over the life of the loan, carpenters are able to afford to purchase a median-priced home in 104 or 40 percent of the metro areas. Nationally, in the first quarter of 2018 a median-priced home was \$252,000. A 3 percent down payment would require \$7,560, while a 10 percent down payment would require \$25,200 plus closing costs and realtor fees. That \$17,640 delta can be the difference between being able to afford to purchase a home and begin to build equity or not.

What is Affordable Housing?

- ➔ Rent and utilities are considered affordable if they do not exceed 30 percent of a household’s gross income.
- ➔ Buying a home is considered affordable if the mortgage payment on 30-year fixed-rate mortgage not exceed 28 percent of a worker’s gross income.

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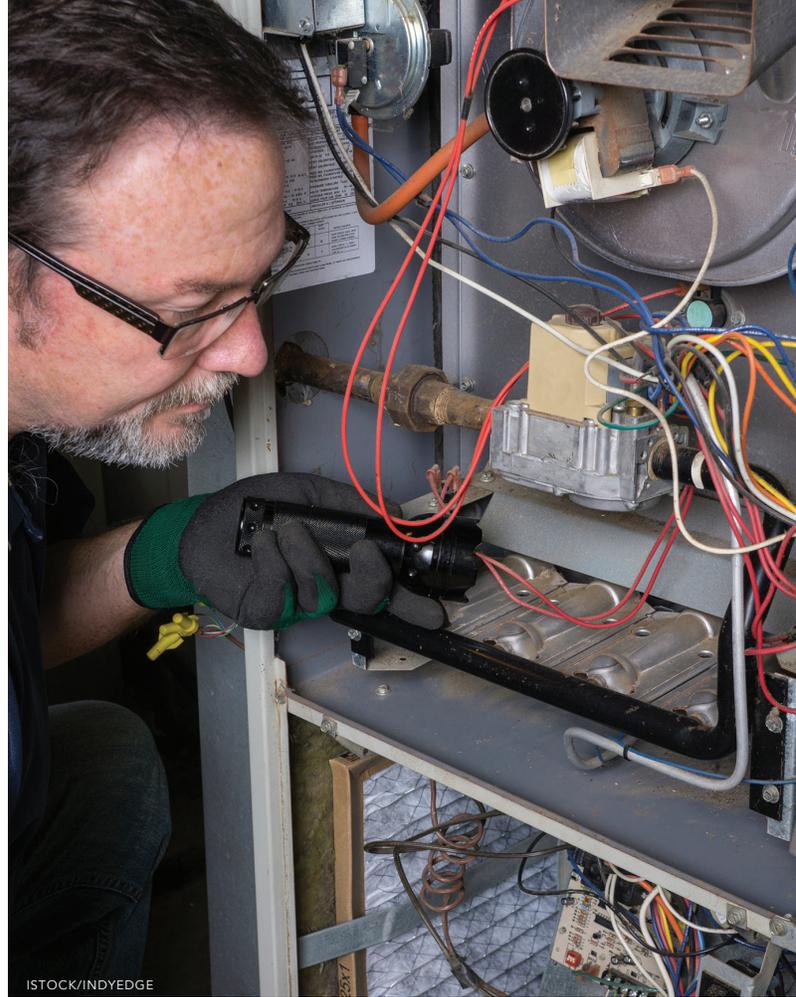
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Why Assume One-Worker Households?

This analysis examines housing affordability for one-worker households. About 17 percent of U.S. households are single parents raising children and nearly 30 percent of households are single adults living alone, together accounting for almost half of all U.S. households. In many other households, only one adult is employed for a variety of reasons. These range from caregiving responsibilities to job loss and disabilities that may impair a person's ability to work. Households with multiple working adults are better able to afford housing costs, but in many of the 259 metro areas studied, even two-income households struggle to cover the expense of adequate housing.

Electricians. Nationally, fair markets rents are \$931, \$1,149 and \$1,541 for one-, two- and three-bedroom homes, respectively. With a national wage of \$58,912, electricians can afford to rent one- and two-bedroom homes, but come up just short for a three-bedroom rental home. Electricians would need to spend 31 percent of their income on a three-bedroom apartment, making it a feasible option for many. A 3 percent down payment may be a bit further out of reach, requiring electricians to spend 37 percent of their income on a national median-priced home at \$252,000. Meanwhile, a 10 percent down payment would require electricians to spend 35 percent of their income. As noted elsewhere, the salary data in this report is for workers with three to five years of experience.

HVAC Mechanics. HVAC mechanics install and repair heating, ventilating, and air conditioning systems that are in residential and commercial buildings. The median salary for electricians in the “Paycheck to Paycheck” database is \$56,201 in Beaumont-Port Arthur, Texas; Binghamton, New York and Springfield, Missouri. HVAC mechanics in those metro areas can afford to rent one-, two- and three-bedroom homes and purchase homes with both 10 percent and 3 percent down payments. The two-bedroom fair market rent (FMR) in Springfield, Missouri is \$760, which would account for just 15 percent of an electrician’s salary. The FMRs are similar in Beaumont-Port Arthur, Texas and Binghamton, New York at \$856 and \$781, respectively. To purchase a median-priced home in Springfield, Missouri for \$137,700, electricians would need to spend 20 percent and 21 percent of their income for a 10 and 3 percent down payment, respectively. In Beaumont-Port Arthur, Texas the median home price is \$153,000 and in Binghamton, New York it is just \$90,000. Binghamton, New York is one of just 11 of the 259 metro areas in the “Paycheck to Paycheck” database with a median-home price under \$100,000.⁵ Many of these metro areas have seen population decline and are still struggling to recover from the foreclosure crisis.



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Maintenance Workers. Maintenance workers face the steepest affordability challenges of the five occupations featured in this report. Maintenance workers can afford to rent a one-bedroom in 95 percent of the 259 “Paycheck to Paycheck” metro areas, in 82 percent of the metro areas for a two-bedroom home and only 20 percent of the metro areas for a three-bedroom home. For the prospect of homeownership, they can afford a median-priced home with a 3 percent down payment in just 59 or 23 percent of the 259 “Paycheck to Paycheck” metro areas and 75 or 29 percent of homes with a 10 percent down payment. Maintenance workers perform a variety of semiskilled duties in the areas of plumbing, carpentry, electrical, painting or plastering. They may be employed at a company that offers on-demand services to the general public, for a specific building or group of buildings (like an apartment complex or campus-wide university housing) or be self-employed. Over time, maintenance workers may choose to specialize in one of their many skills and increase their earning potential.



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In the nation’s most expensive rental market, San Francisco, California, a maintenance worker would need to spend 67 percent of their income to afford to rent a two-bedroom home. Spending any more than 50 percent of income on housing costs qualifies a household as severely-rent burdened. As a point of comparison, households are considered rent burdened if they spend more than 30 percent of their income on housing. The Joint Center for Housing Studies of Harvard University estimates that nearly 25.2 percent of all renter households are severely rent burdened, and 22.3 percent are moderately rent-burdened, which they define as paying 30–50 percent of income towards housing costs. In total nearly 21 million or 47.5 percent of all renter households are cost burdened.⁶

To purchase a median-priced home with a 3 percent down payment in San Francisco, California, a maintenance worker would need to spend 190 percent of their income. A 10 percent down payment home is equally out of reach, requiring 180 percent of their annual income. Nationwide, 23 percent or 17.3 million of owners are cost burdened, which includes 7.5 million of whom are severely cost burdened.⁷ Even with a strong second income, homeownership is inaccessible to middle-income Americans in this and other “high-cost markets.”

Plumbers. Nationally, plumbers make \$55,374, which allows them to afford to rent a one- and two-bedroom home. Plumbers would need to spend 33 percent of their income to afford to rent a three-bedroom home. The range of salaries for plumbers in the “Paycheck to Paycheck” database is a low of \$47,622 in McAllen-Edinburg-Mission, Texas and a high of \$69,771 in San Francisco-Oakland-Hayward, California. The median salary of 259 plumbers in the “Paycheck to Paycheck” database is \$53,381 in Beaumont-Port Arthur, Texas; Binghamton, New York and Springfield, Missouri. Plumbers can afford to rent a one-bedroom home in 98 percent of the 259 “Paycheck to Paycheck” metro areas, 93 percent for a two-bedroom home and 65 percent for a three-bedroom home.

Their ability to afford to purchase a home drops to below 50 percent: 47 percent with a 10 percent down payment and 44 percent with a 3 percent down payment. Unlike the rental affordability, plumbers are not able to afford a median-priced home at the national level. They would need to spend 37 percent of their income to afford the \$252,000 national home price.

Policy Solutions

Access to affordable housing must be improved through a multi-track approach of increasing supply as well as people's ability to pay for housing, whether through increased wages or better access to voucher programs. Each level of government has a different responsibility to fulfill in ensuring all citizens have access to safe, decent, affordable and accessible housing. The workers highlighted in this report build our country's schools, offices, hospitals, government buildings and homes. It is imperative that they be able to afford to live in the homes they build and improve.

Federal

On the supply side, the recent Tax Cuts and Jobs Act of 2017 codified into law the Opportunity Zones program. This U.S. Department of the Treasury program allows investors to temporarily defer their capital gains by investing in Qualified Opportunity Zones, low-income and low-income-contiguous census tracts selected by state governors. According to the Economic Innovation Group, the group that spear-headed the Opportunity Zones campaign, the potential capital eligible for reinvestment in Opportunity Zones is about \$6.1 trillion. While certainly not all this money will be invested or used for housing, any portion of it is still a significant amount of capital to deploy in low-income areas. The U.S. Department of the Treasury is currently in the process of promulgating regulations for how this money can be used — a process readers should engage in to ensure that this money is not used to displace households in low-income areas as new capital enters the market and may make currently affordable housing unaffordable. This pool of new money has the potential to be paired with other federal programs used to build and rehabilitate affordable housing, chiefly the Low-Income Housing Tax Credit (LIHTC).

LIHTC is the largest ongoing investment by the federal government into affordable housing, having created or preserved over 3 million apartments. In 2014, applications for LIHTC exceeded what states could award by 2-to-1, with demand even higher in some states.⁸ In the Fiscal Year (FY) 2018 omnibus spending bill, the LIHTC was expanded by 12.5 percent for four years (2018–2021). The A.C.T.I.O.N

Campaign estimates this will allow for the construction or rehabilitation of nearly 29,000 additional rental homes. Two bills in the 115th Congress would have enhanced and expanded the program by 50 percent permanently: S.548 in the U.S. Senate co-sponsored by Sen. Maria Cantwell (D-Washington) and then Senate Finance Committee Chair Orrin Hatch (R-Utah) and H.R. 1661 co-sponsored by Reps. Pat Tiberi (R-Ohio) and Richard Neal (D-Massachusetts). The bills are expected to be reintroduced in the 116th Congress with new co-sponsors, following the retirements of Rep. Pat Tiberi and Sen. Orrin Hatch. Yet, a 50 percent increase in the LIHTC allocation still falls far short of the need created by rising rents and the annual loss over more than 100,000 units of affordable housing.

The Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) provide flexible funds that state and local governments can use to address a range of housing needs in their communities, including both homeownership and rental needs. HOME specifically targets housing needs, while CDBG can serve other community and economic development needs. Some localities use block grants along with the LIHTC program to provide gap financing for development costs. Many states and localities use HOME funds to help with down payment assistance, closing costs and rental assistance. Despite the proven success of these programs, they are often the most at risk as appropriations shrink and were zeroed out in the president's FY 2018 and 2019 budget requests. For FY 2019, a bipartisan budget agreement funded \$1.25 billion for the HOME program, yet the cost of using HOME funds may constrict the number of units constructed each year. Improvement of the HOME program is an important priority as well as increased funding.

On the affordability side, rental vouchers play a pivotal role in LIHTC properties and other affordable housing properties by assisting tenants with paying rent. With a voucher, tenants pay 30 percent of their income toward rent and the voucher pays for the difference between that amount and the actual cost of rent, up to the payment standard set by HUD. Vouchers are not an entitlement, however, only 1 in 4 households that meet income eligibility standards for federal rental assistance are able to receive a voucher due to inadequate funding.⁹ HUD and Congress have proposed changes to the voucher programs that would eliminate

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deductions for medical and childcare expenses when calculating a household's income and increase minimum rents, causing some federally-assisted households to spend more than 30 percent of their income on housing.

The federal government also supports homeownership through a variety of programs. The Federal Housing Administration (a part of HUD) offers low-cost financing for first-time and low-income homebuyers. Conventional lending standards often require a 10 to 20 percent down payment for a home. FHA loans can be as low as a 3.5-percent down payment, making homeownership achievable for households with less wealth but with reliable income to pay for housing. This year's "Paycheck to Paycheck" report includes data on affordability for both 10 percent and 3 percent down payments.

The U.S. Department of Agriculture backs loans up to 90 percent of their value, and the U.S. Department of Veterans Affairs offers a 100-percent loan guarantee for veterans, service members and their families. The Federal Home Loan Bank system, through the 11 regional banks and their members, provides capital for the purchase, construction and rehabilitation of homes targeted for low-income households. Notably, the Federal Housing Finance Agency, which regulates the Federal Home Loan Banks, recently issued two proposed rules affecting the Federal Home Loan Banks. The first rule would amend the Federal Home Loan Banks Affordable Housing Program, which has financed over 827,000 housing units. The second rule would update the Federal Home Loan Banks Housing Goals regulation by removing the \$2.5 billion volume threshold that triggers the application

of the goals, set a small member participation goal and set market-based goals for the purchase of mortgages that serve low- and very-low income families as well as families in low-income areas, among other changes.

Over a decade after the financial crisis, the most important thing the federal government can do to ensure that affordable homeownership and rental homes are available is to ensure access to credit by fixing the still-temporary housing finance system. The current administration, through the Department of the Treasury, has announced it will pursue both administrative and legislative fixes to the housing finance system. Any administrative reforms to the housing finance system have the potential to bring about significant changes in consumer access to credit. Therefore, they must contain safeguards against higher costs, reduced access, or other disruptions in both the single-family and multifamily markets. They must also include enforceable mechanisms to ensure the GSEs serve the entire market of potential renters and qualified homebuyers, including underserved consumers and communities, as well as manufactured housing.

State and Local

State and local governments play a critical role in ensuring that their citizens have access to safe, decent, affordable and accessible housing. In both the 2016 and 2018 elections, dozens of state and local ballot initiatives passed that would increase funding for affordable housing. In the 2018 election, California voters approved Propositions one and two, which will provide a combined \$6 billion in new funding for the development and preservation of affordable and supportive homes. Other states should look carefully at the California model as a potential source of funds for affordable housing.

Many jurisdictions offer their own versions of rental vouchers, homeownership assistance and rental housing production, although most are on a much smaller scale than the federal programs. Some states and localities have their own Housing Trust Funds that mirror the National Housing Trust Fund to provide capital for housing serving people making less than 30 percent of the area median income.

Local governments control zoning ordinances that may make it difficult or more expensive to build affordable housing.

A new bill from Sen. Elizabeth Warren (D-Massachusetts) would create a new federal grant program for communities that reform land use restrictions like revising or eliminating off-street parking requirements, revising minimum lot-size requirements, passing inclusionary zoning ordinances and allowing accessory dwelling units, among other activities.¹⁰ Strategies like these have been endorsed by across the ideological spectrum from both the Obama White House and the Cato Institute.^{11,12} HUD Secretary Ben Carson has also endorsed tying the allocation of grant money to the elimination of restrictive local regulations to address the nationwide shortage of affordable housing. These types of incentive regulations can be a blunt instrument, but there is widespread agreement that more needs to be done to address local regulatory barriers to affordable housing.

Conclusion

Our country faces a shortage of over 7.2 million affordable rental homes just for extremely low-income households.¹³ The workers highlighted in this report will help to fill that gap but only if we are able to address the shortage of workers and ensure that they are able to afford to live in the homes they build and repair. Compared to many of the other 75 occupations in the “Paycheck to Paycheck” database, carpenters, electricians, heating, ventilation, HVAC mechanics, maintenance workers and plumbers are paid well and able to afford to rent homes in high majorities of the 259 metro areas and hover just below 50 percent for homeownership affordability. Notably, maintenance workers lag the other four occupations and struggle with affordability for both rental and for-sale homes.

Every community has a demand for these workers — whether it’s to meet growing need for new housing, renovate existing housing or to tear down and salvage parts of distressed housing. These workers should be able to afford to live in the communities in which they serve in the event of plumbing leak that causes flooding in a bathroom, a home electrical outage, a broken heater or air conditioner or other general maintenance needs. A lack of these workers contributes to the high cost of building housing, affordable or otherwise. Encouraging more high school graduates to enter these decent paying careers that do not carry the burden of student loan debt, is beneficial for them, the communities they will build in and the nation.

Sources of Data

Home Prices: Median home price data are from the NAHB Housing Opportunity Index for the first quarter of 2018 and include data for new and existing homes. For metro areas where NAHB data are not available, median home prices for existing homes are from the National Association of Realtors.

Rents: Typical rent rates are from the U.S. Department of Housing and Urban Development, which established the FMRs for FY 2018. The nationwide FMR is calculated and published by the National Low Income Housing Coalition in Out of Reach 2018. Twenty-four metro areas use HUD’s Small Area Fair Market Rents (SAFMRs) to set rents by ZIP codes including Atlanta-Sandy Springs-Roswell, Georgia; Bergen-Passaic, New Jersey; Charlotte-Concord-Gastonia, North Carolina-South Carolina; Chicago-Joliet-Naperville, Illinois; Colorado Springs, Colorado; Dallas, Texas; Fort Lauderdale, Florida; Fort Worth-Arlington, Texas; Gary, Indiana; Hartford-West Hartford-East Hartford, Connecticut; Jackson, Mississippi; Jacksonville, Florida; Monmouth-Ocean, New Jersey; North Port-Sarasota-Bradenton, Florida; Palm Bay-Melbourne-Titusville, Florida; Philadelphia-Camden-Wilmington, Pennsylvania-New Jersey-Delaware-Maryland; Pittsburgh, Pennsylvania; Sacramento—Roseville—Arden-Arcade, California; San Antonio-New Braunfels, Texas; San Diego- Carlsbad, California; Tampa-St. Petersburg-Clearwater, Florida; Urban Honolulu, Hawaii; Washington-Arlington-Alexandria, District of Columbia-Virginia-Maryland; and West Palm Beach-Boca Raton, Florida. For these regions the metro-wide FMR was calculated by averaging out all SAFMRs in the metro area. Future versions of “Paycheck to Paycheck” may include a separate rent and wage comparison for metros operating under SAFMR as more areas adopt the practice.

Salaries: Wage data are median annual total cash compensations for February 2018 from Salary.com for workers who have three to five years of experience in their occupations.

See the “Paycheck to Paycheck” web page for more information on our methodology.

Construction Workers Rental Affordability in the 50 Largest U.S. Metro Areas

Metro Area	2018 Home Price	2018 Qualifying Income	Affordable for a Carpenter?	Affordable for an Electrician?	Affordable for an HVAC Mechanic?	Affordable for a Maintenance Worker?	Affordable for a Plumber?
Atlanta-Sandy Springs-Roswell, GA	\$218,000	\$63,721	No	No	No	No	No
Austin-Round Rock, TX	\$295,000	\$86,229	No	No	No	No	No
Baltimore-Columbia-Towson, MD	\$238,000	\$69,567	No	No	No	No	No
Birmingham-Hoover, AL	\$165,000	\$48,230	Yes	Yes	Yes	No	Yes
Boston-Cambridge-Newton, MA-NH	\$439,000	\$128,320	No	No	No	No	No
Buffalo-Cheektowaga-Niagara Falls, NY	\$129,000	\$37,707	Yes	Yes	Yes	Yes	Yes
Charlotte-Concord-Gastonia, NC-SC	\$230,000	\$67,229	No	No	No	No	No
Chicago-Naperville-Elgin, IL-IN-WI	\$230,000	\$67,229	No	No	No	No	No
Cincinnati, OH-KY-IN	\$156,000	\$45,599	Yes	Yes	Yes	No	Yes
Cleveland-Elyria, OH	\$120,000	\$35,076	Yes	Yes	Yes	Yes	Yes
Columbus, OH	\$175,000	\$51,153	Yes	Yes	Yes	No	Yes
Dallas-Fort Worth-Arlington, TX	\$291,000	\$85,059	No	No	No	No	No
Denver-Aurora-Lakewood, CO	\$400,000	\$116,920	No	No	No	No	No
Detroit-Warren-Dearborn, MI	\$113,000	\$33,030	Yes	Yes	Yes	Yes	Yes
Hartford-West Hartford-East Hartford, CT	\$195,000	\$56,999	Yes	Yes	Yes	No	Yes
Houston-The Woodlands-Sugar Land, TX	\$225,000	\$65,768	No	No	No	No	No
Indianapolis-Carmel-Anderson, IN	\$144,000	\$42,091	Yes	Yes	Yes	Yes	Yes
Jacksonville, FL	\$210,000	\$61,383	No	No	No	No	No
Kansas City, MO-KS	\$214,000	\$62,552	No	No	No	No	No
Las Vegas-Henderson-Paradise, NV	\$261,000	\$76,290	No	No	No	No	No
Los Angeles-Long Beach-Anaheim, CA	\$589,000	\$172,165	No	No	No	No	No
Louisville/Jefferson County, KY-IN	\$155,000	\$45,307	Yes	Yes	Yes	No	Yes
Memphis, TN-MS-AR	\$175,000	\$51,153	Yes	Yes	Yes	No	Yes
Miami-Fort Lauderdale-West Palm Beach, FL	\$276,000	\$80,675	No	No	No	No	No
Milwaukee-Waukesha-West Allis, WI	\$162,000	\$47,353	Yes	Yes	Yes	No	Yes
Minneapolis-St. Paul-Bloomington, MN-WI	\$239,000	\$69,860	No	No	No	No	No
Nashville-Davidson--Murfreesboro--Franklin, TN	\$252,300	\$73,747	No	No	No	No	No
New Orleans-Metairie, LA	\$195,500	\$57,145	No	Yes	Yes	No	No
New York-Newark-Jersey City, NY-NJ-PA	\$425,000	\$124,228	No	No	No	No	No
Oklahoma City, OK	\$146,000	\$42,676	Yes	Yes	Yes	Yes	Yes
Orlando-Kissimmee-Sanford, FL	\$230,000	\$67,229	No	No	No	No	No
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$155,000	\$45,307	Yes	Yes	Yes	Yes	Yes
Phoenix-Mesa-Scottsdale, AZ	\$254,000	\$74,244	No	No	No	No	No
Pittsburgh, PA	\$135,000	\$39,461	Yes	Yes	Yes	Yes	Yes
Portland-Vancouver-Hillsboro, OR-WA	\$370,000	\$108,151	No	No	No	No	No
Providence-Warwick, RI-MA	\$240,000	\$70,152	No	No	No	No	No
Raleigh, NC	\$285,000	\$83,306	No	No	No	No	No
Richmond, VA	\$215,000	\$62,845	No	No	No	No	No
Riverside-San Bernardino-Ontario, CA	\$342,000	\$99,967	No	No	No	No	No
Sacramento--Roseville--Arden-Arcade, CA	\$384,000	\$112,243	No	No	No	No	No
Salt Lake City, UT	\$315,000	\$92,075	No	No	No	No	No
San Antonio-New Braunfels, TX	\$216,000	\$63,137	No	No	No	No	No
San Diego-Carlsbad, CA	\$530,000	\$154,919	No	No	No	No	No
San Francisco-Oakland-Hayward, CA	\$1,260,000	\$368,298	No	No	No	No	No
San Jose-Sunnyvale-Santa Clara, CA	\$1,038,000	\$303,408	No	No	No	No	No
Seattle-Tacoma-Bellevue, WA	\$510,000	\$149,073	No	No	No	No	No
St. Louis, MO-IL	\$148,000	\$43,260	Yes	Yes	Yes	Yes	Yes
Tampa-St. Petersburg-Clearwater, FL	\$190,000	\$55,537	No	Yes	Yes	No	No
Virginia Beach-Norfolk-Newport News, VA-NC	\$206,000	\$60,214	No	No	No	No	No
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$360,000	\$105,228	No	No	No	No	No

Construction Workers Rental Homeownership in the 50 Largest U.S. Metro Areas

Metro Area	2018 Fair Market Rent for a Two-Bedroom Home	2018 Qualifying Income	Affordable for a Carpenter?	Affordable for an Electrician?	Affordable for an HVAC Mechanic?	Affordable for a Maintenance Worker?	Affordable for a Plumber?
Atlanta-Sandy Springs-Roswell, GA	\$1,048	\$41,920	Yes	Yes	Yes	Yes	Yes
Austin-Round Rock, TX	\$1,251	\$50,040	Yes	Yes	Yes	No	Yes
Baltimore-Columbia-Towson, MD	\$1,411	\$56,440	No	Yes	Yes	No	Yes
Birmingham-Hoover, AL	\$882	\$35,280	Yes	Yes	Yes	Yes	Yes
Boston-Cambridge-Newton, MA-NH	\$1,740	\$69,600	No	No	No	No	No
Buffalo-Cheektowaga-Niagara Falls, NY	\$799	\$31,960	Yes	Yes	Yes	Yes	Yes
Charlotte-Concord-Gastonia, NC-SC	\$974	\$38,960	Yes	Yes	Yes	Yes	Yes
Chicago-Naperville-Elgin, IL-IN-WI	\$1,307	\$52,280	Yes	Yes	Yes	No	Yes
Cincinnati, OH-KY-IN	\$845	\$33,800	Yes	Yes	Yes	Yes	Yes
Cleveland-Elyria, OH	\$785	\$31,400	Yes	Yes	Yes	Yes	Yes
Columbus, OH	\$910	\$36,400	Yes	Yes	Yes	Yes	Yes
Dallas-Fort Worth-Arlington, TX	\$1,132	\$45,280	Yes	Yes	Yes	No	Yes
Denver-Aurora-Lakewood, CO	\$1,418	\$56,720	No	Yes	Yes	No	No
Detroit-Warren-Dearborn, MI	\$940	\$37,600	Yes	Yes	Yes	Yes	Yes
Hartford-West Hartford-East Hartford, CT	\$1,220	\$48,800	Yes	Yes	Yes	Yes	Yes
Houston-The Woodlands-Sugar Land, TX	\$1,066	\$42,640	Yes	Yes	Yes	Yes	Yes
Indianapolis-Carmel-Anderson, IN	\$852	\$34,080	Yes	Yes	Yes	Yes	Yes
Jacksonville, FL	\$1,010	\$40,400	Yes	Yes	Yes	Yes	Yes
Kansas City, MO-KS	\$869	\$34,760	Yes	Yes	Yes	Yes	Yes
Las Vegas-Henderson-Paradise, NV	\$973	\$38,920	Yes	Yes	Yes	Yes	Yes
Los Angeles-Long Beach-Anaheim, CA	\$1,663	\$66,520	No	Yes	No	No	No
Louisville/Jefferson County, KY-IN	\$821	\$32,840	Yes	Yes	Yes	Yes	Yes
Memphis, TN-MS-AR	\$833	\$33,320	Yes	Yes	Yes	Yes	Yes
Miami-Fort Lauderdale-West Palm Beach, FL	\$1,351	\$54,040	No	Yes	Yes	No	No
Milwaukee-Waukesha-West Allis, WI	\$911	\$36,440	Yes	Yes	Yes	Yes	Yes
Minneapolis-St. Paul-Bloomington, MN-WI	\$1,089	\$43,560	Yes	Yes	Yes	Yes	Yes
Nashville-Davidson-Murfreesboro-Franklin, TN	\$1,002	\$40,080	Yes	Yes	Yes	Yes	Yes
New Orleans-Metairie, LA	\$996	\$39,840	Yes	Yes	Yes	Yes	Yes
New York-Newark-Jersey City, NY-NJ-PA	\$1,789	\$71,560	No	No	No	No	No
Oklahoma City, OK	\$851	\$34,040	Yes	Yes	Yes	Yes	Yes
Orlando-Kissimmee-Sanford, FL	\$1,096	\$43,840	Yes	Yes	Yes	No	Yes
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$1,272	\$50,880	Yes	Yes	Yes	No	Yes
Phoenix-Mesa-Scottsdale, AZ	\$1,013	\$40,520	Yes	Yes	Yes	Yes	Yes
Pittsburgh, PA	\$847	\$33,880	Yes	Yes	Yes	Yes	Yes
Portland-Vancouver-Hillsboro, OR-WA	\$1,330	\$53,200	Yes	Yes	Yes	No	Yes
Providence-Warwick, RI-MA	\$1,014	\$40,560	Yes	Yes	Yes	Yes	Yes
Raleigh, NC	\$1,026	\$41,040	Yes	Yes	Yes	Yes	Yes
Richmond, VA	\$1,042	\$41,680	Yes	Yes	Yes	Yes	Yes
Riverside-San Bernardino-Ontario, CA	\$1,156	\$46,240	Yes	Yes	Yes	Yes	Yes
Sacramento-Roseville-Arden-Arcade, CA	\$1,187	\$47,480	Yes	Yes	Yes	Yes	Yes
Salt Lake City, UT	\$1,035	\$41,400	Yes	Yes	Yes	Yes	Yes
San Antonio-New Braunfels, TX	\$1,046	\$41,840	Yes	Yes	Yes	Yes	Yes
San Diego-Carlsbad, CA	\$1,788	\$71,520	No	No	No	No	No
San Francisco-Oakland-Hayward, CA	\$3,121	\$124,840	No	No	No	No	No
San Jose-Sunnyvale-Santa Clara, CA	\$2,522	\$100,880	No	No	No	No	No
Seattle-Tacoma-Bellevue, WA	\$1,878	\$75,120	No	No	No	No	No
St. Louis, MO-IL	\$896	\$35,840	Yes	Yes	Yes	Yes	Yes
Tampa-St. Petersburg-Clearwater, FL	\$1,096	\$43,840	Yes	Yes	Yes	No	Yes
Virginia Beach-Norfolk-Newport News, VA-NC	\$1,095	\$43,800	Yes	Yes	Yes	No	Yes
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$1,787	\$71,480	No	No	No	No	No

Endnotes

1. Residential Construction Employment Across States and Congressional Districts, 2016. March 2018. Washington, DC: National Association of Home Builders. <http://www.nahbclassic.org/generic.aspx?sectionID=734&genericContentID=261286&channelID=311>
2. Careers in the Construction Trades. Washington, DC: National Association of Home Builders.
3. Ibid.
4. Building Materials Prices and Labor Access Top Challenges for 2018. January 2018. Washington, DC: National Association of Home Builders. <http://eyeonhousing.org/2018/01/building-materials-prices-and-labor-access-top-challenges-for-2018/>
5. Metro areas with median-home prices under \$100,000: Decatur, Illinois (\$73,000); Cumberland, Maryland-West Virginia (\$77,000); Bay City, Michigan (\$84,000); Binghamton, New York (\$90,000); Saginaw, Michigan (\$93,000); Youngstown-Warren-Boardman, Ohio-Pennsylvania (\$93,000); Springfield, Ohio (\$95,000); Davenport-Moline-Rock Island, Iowa-Illinois (\$96,000); Wheeling, West Virginia-Ohio (\$97,000); Erie, Pennsylvania (\$98,000) and Elmira, New York (\$99,000).
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13. The Gap: A Shortage of Affordable Rental Homes. March 2018. Washington, DC: The National Low Income Housing Coalition. https://nlihc.org/sites/default/files/gap/Gap-Report_2018.pdf

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“Paycheck to Paycheck” Online Tool

To obtain graphs showing housing affordability in 259 metros for 81 different occupations, visit www.nhc.org/paycheck-to-paycheck



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