The 2019 Housing Need in Forsyth County

Housing is affordable when it comprises no more than 30% of the family’s budget. Families that spend more than this on housing are cost-burdened.

29% of Forsyth County are cost-burdened

42,512 households

Renters who have difficulty affording their homes: 49%
25,666 households

Homeowners who have difficulty affording their homes: 19%
16,846 households

Average Annual Salaries

- Food prep and service: $19,140
- Childcare: $22,180
- Retail sales: $24,490
- Healthcare: $28,730
- Construction: $29,410
- Police officer: $45,020

Renters need to earn $29,520/year to afford a modest two-bedroom apartment. But the average renter can only afford a rent of $739/month.

Area Median Income (AMI) for Forsyth County: $62,500

*Statistics from the American Community Survey, the Bureau of Labor Statistics, the North Carolina Court System, the NLIHC 2018 Out of Reach report, and the U.S. Department of Energy.

www.nchousing.org
North Carolina Energy Burden

According to the US Department of Health and Human Services, paying more than 6% of a household’s budget on energy is unaffordable.

Percentage of income spent on energy costs:

- > 8%
- 6% - 8%
- 3% - 6%
- < 3%

Renters

The average family spends: $133 each month on energy costs, or...

- 9.2% of household income

Renters earning less than 50% AMI spend

Homeowners

The average family spends: $178 each month on energy costs, or...

- 3.2% of household income

Homeowners earning less than 50% AMI spend

- 12.5% of household income

Forsyth County Energy Burden

The average family spends: $178 each month on energy costs, or...

- 3.2% of household income

Renters earning less than 50% AMI spend

- $133 average monthly amount spent on energy, or...
- 9.2% of household income

Homeowners earning less than 50% AMI spend

- $185 average monthly amount spent on energy, or...
- 12.5% of household income

When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

- 10,275 families in Forsyth County faced an eviction filing this year...
- 40% of all cost-burdened renters.

- 234 families in Forsyth County faced a foreclosure this year...
- 1.4% of all cost-burdened homeowners.

Affordable communities are healthier communities with opportunity for all

The North Carolina Housing Coalition’s membership is comprised of organizations and individuals from across the state who make the creation and preservation of affordable housing their mission.

Be part of the solution. Find out how:

919.881.0707 | nchousing.org