The 2019 Housing Need in Guilford 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.

30% of Guilford County are cost-burdened
61,728 households

Renters who have difficulty affording their homes: 47%
38,568 households

Homeowners who have difficulty affording their homes: 19%
23,160 households

Rental Market in Guilford County

To afford a modest two-bedroom apartment at: $806/month
A family needs to earn: $32,240/year
But the average renter can only afford a rent of: $766/month

Average Annual Salaries

- Food prep and service: $18,490
- Childcare: $19,670
- Healthcare: $26,660
- Retail sales: $27,650
- Construction: $32,480
- Police officer: $49,000

$32,240 income needed to afford a two-bedroom apartment

Area Median Income (AMI) for Guilford County: $60,500

*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: $177 each month on energy costs, or...

3.2% of their monthly income

Renters earning less than 50% AMI spend

$126 average monthly amount spent on energy, or...

8.8% of household income

SEVERELY UNAFFORDABLE

Guilford County Energy Burden

Homeowners

Homeowners earning less than 50% AMI spend

$169 average monthly amount spent on energy, or...

11.9% of household income

SEVERELY UNAFFORDABLE

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.

16,617 families in Guilford County faced an eviction filing this year...

43.1% of all cost-burdened renters.

416 families in Guilford County faced a foreclosure this year...

1.8% 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