The 2019 Housing Need in Henderson 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.

28% of Henderson County are cost-burdened

13,513 households

Renters who have difficulty affording their homes: 50%
5,917 households

Homeowners who have difficulty affording their homes: 21%
7,596 households

Rental Market in Henderson County

To afford a modest two-bedroom apartment at: $829/month

A family needs to earn: $33,160/year

But the average renter can only afford a rent of: $590/month

Average Annual Salaries

Food prep and service $19,380
Childcare $24,250
Retail sales $26,940
Construction $27,990
Healthcare $29,210
Police officer $44,530

$33,160 income needed to afford a two-bedroom apartment

$61,300 Area Median Income (AMI) for Henderson County

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
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

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%

Henderson County Energy Burden

The average family spends: $161 each month on energy costs, or...
3.3% of their monthly income

Renters earning less than 50% AMI spend:
- $105 average monthly amount spent on energy, or...
- 6.9% of household income

Homeowners earning less than 50% AMI spend:
- $159 average monthly amount spent on energy, or...
- 11.1% 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.

- 582 families in Henderson County faced an eviction filing this year... 9.8% of all cost-burdened renters.
- 50 families in Henderson County faced a foreclosure this year... 0.7% of all cost-burdened homeowners.

Affordable communities are healthier communities with opportunity for all

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