



Update from the American Community Survey

The Washington DC Metropolitan Area Rental Market

By Maurice Champagne, Research Assistant, Center for Regional Analysis

The 2010 American Community Survey shows a sizeable gap in affordability for those earning less than \$50,000 and the rest of the DC Metropolitan Area population. While 49 percent of DC Metropolitan Area renters spent 30 percent or more of their income on housing, about 83 percent of area renters earning less than \$50,000 per year had rent burdens of 30 percent or more. The number of low-to-moderate income renters that were housing cost-burdened increased from 79 percent in 2009. The DC metropolitan area edged out New York at 80.2 percent, trailing only the Los Angeles (84.5), San Francisco (83.4), and Miami metropolitan areas (83.0).

Median gross rents in the DC area were the highest of all major metro areas at \$1,351 per month, and the DC Metro area had the highest percentage of renters spending more than \$1,500 per month on rent, at 38.6 percent.

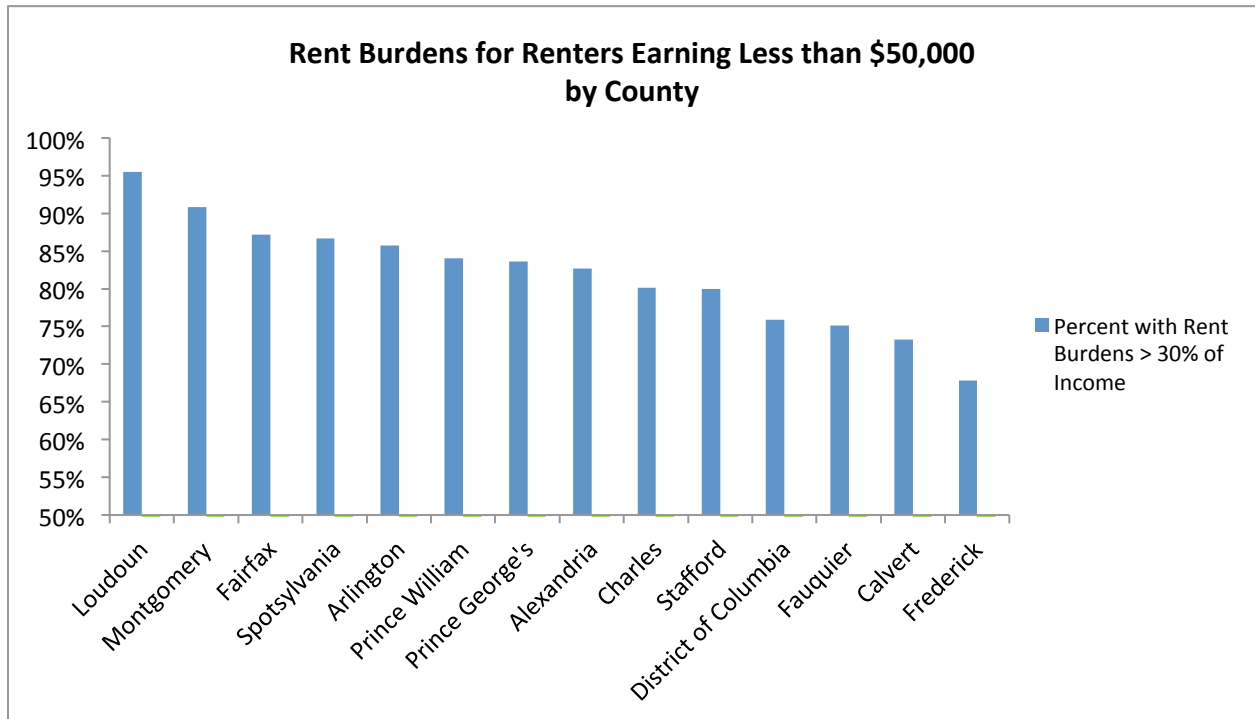
	Percentage Earning Less Than \$50,000 with Rent Burdens of 30% or More	Percentage of All Renters with Rent Burdens of 30% or More	Rental Vacancy Rate	Median Gross Rent
Los Angeles	84.5	58.9	5.4	1,196
San Francisco	83.4	51.2	5.3	1,314
Miami	83.0	63.4	10.2	1,063
Washington DC	82.8	49.0	5.8	1,351
New York	80.2	53.8	5.4	1,150
Philadelphia	75.8	54.9	7.9	945
Seattle	75.3	50.1	5.6	1,017
Chicago	75.2	54.1	8.1	913
Boston	74.1	50.1	5.5	1,141
Atlanta	73.7	53.7	12.9	910
Phoenix	73.3	53.5	12.2	883
Detroit	72.1	56.6	10.2	793
Houston	70.8	49.6	13.8	846
Dallas	69.7	49.4	11.2	855
Minneapolis	69.1	50.9	6.2	845

Source: U.S. Census Bureau, 2010 American Community Survey 1-Year Estimates

The U.S. Census Bureau uses monthly housing costs as a percentage of income as a proxy for the affordability of rental housing.

A household that spends 30 percent or more of their income on housing costs is considered to be burdened.

This standard was first established in the Housing and Community Development Act of 1968, as amended.



Source: U.S. Census Bureau, 2010 American Community Survey 1-Year Estimates

Within the Washington DC metro area, Loudoun County had the highest percentage of cost-burdened low-to-moderate income renters. In 2010, 96 percent of Loudoun County renters earning less than \$50,000 spent at least 30 percent of their income on housing, followed by Montgomery County at 91 percent, and Fairfax County at 87 percent. These cost burdens were the result of tight rental markets. The rental vacancy rate in Loudoun County was among the lowest in the nation at 2.1 percent, down 18 percentage points since 2007. Fairfax and Montgomery counties were close behind at 3.6 percent and 2.7 percent respectively.

GMU Center for Regional Analysis

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American Community Survey

The Center for Regional Analysis will issue periodic reports on demographic and economic topics based on newly released data from the 2010 Census and the American Community Survey (ACS). The American Community Survey is an ongoing survey that provides detailed data every year about states, metropolitan areas, counties and cities. More information about the American Community Survey can be found at www.census.gov.