

Rent Burden Statistics for Carson City Part I

A special tabulation of U.S. Census Bureau data called the CHAS (Comprehensive Housing Affordability Strategy) is prepared for HUD each year using the American Community Survey. The tabulation measures housing need by estimating the numbers of households at various income levels who pay 30% or more for their housing costs, amongst other housing related statistics. A household that pays more than 30% of its income for gross rent, which includes utility costs, is considered "rent burdened." A household paying more than 50% of its income for gross rent is considered to be "severely rent burdened." The greatest concern is for the lowest income households with rent burden. HUD categorizes households as extremely low income (ELI), very low income (VLI), or low income (LI) as follows:

ELI households have incomes less than 30% of HUD area median income.

VLI households have incomes between 30% and 50% HUD area median income.

Low income households have incomes between 50% and 80% HUD area median income.

HUD median income is adjusted for family size and region. 2017 income limits for Carson City are in Table 1 below.

Table 1. HUD Section 8 Income Limits for 2017 in Carson City Nevada MSA

	1 person	2 person	3 person	4 person
Extremely Low Income	\$13,200	\$16,240	\$20,420	\$24,600
Very Low Income	\$22,050	\$25,200	\$28,350	\$31,450
Low Income	\$35,250	\$40,250	\$45,300	\$50,300

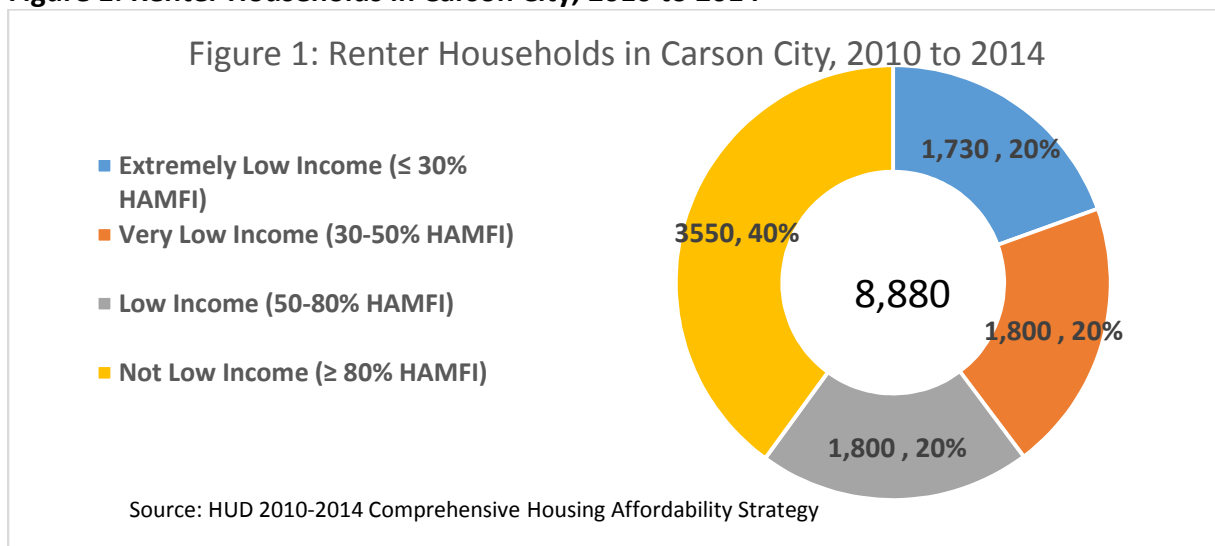
Source: U.S. Housing And Urban Development, https://www.huduser.gov/portal/datasets/il.html#2017_data

For the statistics presented in this article, only the 42% of Carson City households which rented a housing unit are considered. Similar homeowner statistics on housing cost burden are also available but are not considered here.

Income Distribution of Renter Households in Carson City.

Figure 1 shows the income distribution of Carson City renter households. In Carson City about 60% of the approximately 8,800 renter households were either low income, very low income or extremely low income households. About 1,730 renter households (20%) were extremely low income households.

Figure 1: Renter Households in Carson City, 2010 to 2014



Rent Burden by Income Group for Carson City

Figure 2 gives the number of cost burdened households for each HUD income group. In Carson City, about two thirds of extremely low income renter households, or about 1,100 households, were experiencing severe rent burden. There were an additional 190 households that had zero or negative income, so no burden level could be calculated. In the very low income group about 30% of renters, or an additional 510 households, experienced severe rent burden. Amongst the low income group an additional 205 households were estimated to experience severe rent burden, at a rate of 11%.

Figure 2: Cost Burdened Renter Households in Carson City, 2010-2014

