

# Affordable Housing 101

**Affordable housing** is NOT housing that costs below a certain amount. Instead, it's the *relationship* between the cost of housing and the income of the household who wants to live there. ALL housing in Vermont is affordable ... if you make enough money.

Typically, a household can “afford” their housing if they are spending no more than **30% of their income on housing costs**. That leaves enough left over for other household expenses like food, clothing, transportation, health care, and the like.

When households pay more than 30% of their income towards housing costs, they are **cost burdened**. When households pay more than 50% of their income towards housing costs, they are **severely cost burdened**. These folks are at high risk of foreclosure, eviction, and possibly homelessness.

## Select the Correct Answer

Below are some facts about the housing market and needs in Chittenden County. Circle one answer per question.

1. The average rent for a 2-bedroom apartment in Chittenden County averages about \$\_\_\_\_\_/month

\$650                      \$750                      \$950                      \$1,100                      \$1,300

2. Statewide rents have increased by \_\_\_\_% since 2008.

10%                      12%                      14%                      16%                      18%

3. What proportion of renters in Chittenden County are **cost burdened**?

30-40%                      40-50%                      50-60%                      60-70%                      70+%

4. What proportion of low income renters (those earning less than \$50,000/year) **receive** a government-funded housing subsidy?

30-40%                      40-50%                      50-60%                      60-70%                      70+%

5. How much would a renter in Chittenden county **need to earn**, hourly, in order to afford a 2-bedroom apartment?

\$8-\$11/hour      \$12-\$15/hour      \$16-\$19/hour      \$20-\$23/hour      \$24-27/hour

6. Approximately how many **subsidized affordable rental apartments** are in Chittenden County?

4,600      5,200      5,900      6,250      6,600+

7. The median home price so far in 2015 is \$\_\_\_\_\_ in Chittenden County.

\$215,000      \$237,000      \$272,000      \$303,500      \$341,000

8. What percentage of a home's price does a homebuyer need to pay up front in order to **NOT** need mortgage insurance?

5%      10%      15%      20%      25%

9. How much in **closing costs and taxes** (excluding down payment) do Vermonters pay on average when they buy a home?

\$3,000      \$5,000      \$8,000      \$10,000      \$12,000

10. Once a year the homeless shelters and service providers do a one day/night count of how many people were homeless in Chittenden County. **How many people** were counted in January 28, 2015?

270      370      470      570      670

11. What percentage of people who were homeless and counted on that night were **children**?

12%      16%      24%      28%      32%

12. What percentage of people who were homeless and counted on that night were **victims of domestic violence**?

21%      26%      31%      36%      41%

13. How many homes in Vermont have been financed through VHFA in its **42 year history**?

10,000      15,000      20,000      25,000      30,000+

14. Last year VHFA's rental housing investments generated \$\_\_\_\_\_ million in jobs and income for Vermont workers and businesses.

\$50 million      \$78 million      \$121 million      \$141 million      \$168 million

## Word Search

VHFA has many partners with whom we work to accomplish our mission to finance and promote affordable, safe and decent housing opportunities for low- and moderate-income Vermonters. There are also many ways we provide assistance, including our new down payment assistance program for first-time home buyers, low interest mortgages, funding the creation and development of affordable rental housing, and being a resource to policy leaders.

Find the words below on the grid. They can be forward, backward, or diagonal. No words share the same root. Meaning: HOME and HOME BUYERS do not share the same use of HOME.

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P T T S M S W O R K E R S S H
U N N L R G E E C M F S E S O
R E O K F O N I P W R I R L M
C M M D L T T L L E T E A E E
H Y R O S Z O A N I T M K N B
A A E K H Y F W L N M Z Q D U
S P V U E J O A E S Z A U E Y
E N I R Z E P R M F I I F R E
P W S G M I Y I X Z T G I S R
R O L O C A L P L A N N E R S
I D H I L O W I N C O M E L V
C W N D E V E L O P E R S N C
E U R F C Y T I N U M M O C M
M D E N E D R U B T S O C F T
S D R O L D N A L A F H V I R
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Community  
Cost burdened  
Developers  
Down payment  
Employers  
Families  
Home

Homebuyers  
Homeowners  
Landlords  
Legislators  
Lenders  
Local planners  
Low income

Municipalities  
Purchase price  
Renters  
Rents  
Vermont  
VHFA  
Workers