



Housing Opportunities and Collaborative Efforts in Forsyth County

Factor	Asset-Building Example
Income	A person has sufficient income to pay for their expenses and set some aside each month in savings.
Debt	A person has low or no debt.
Healthcare & Insurance	A person has affordable, sufficient health insurance.
Housing	A person has affordable housing.
Education	A person has a two- or four-year degree.
Business & Jobs	A person owns a high-value business.
Banking Status	A person has access to and uses banking services to manage their finances.





Asset Poverty is...

A condition that is more persistent and prevalent than general poverty, defined by the inability to access the financial resources needed to provide for basic needs for three months.

BASIC NEEDS



HOUSING



UTILITIES



FOOD



TRANSPORT



CHILDCARE

**About 1 in 4 Forsyth
County, North Carolina
households
experienced Asset
Poverty.**



About 1 in 4, or 23%,
experienced Asset Poverty in
2021.

Barriers to Meeting Housing Needs

- Lack of sustainable, long-term funding
- Zoning and regulations
- Rising cost of living, housing appraisals, cost of materials, inflation
- Knowledge gap and complex system to navigate
- Civic Infrastructure
- Absentee-owned housing
- Missed opportunities: Call to Action & Coordination



Income Range	Renter Households	Occupied or Available for Occupancy	Shortage
30% AMI	14,215	4,150	10,065
50% AMI	10,110	9,825	285
80% AMI	11,885	16,910	-5,025
Over 80% AMI	19,935	26,110	-6,175

Table: Forsyth Futures • Source: HUD 2023 (2020 5-Year ACS) • Created with Datawrapper

Family Size	30% AMI	50% AMI	80% AMI
1 Person	\$17,150	\$28,550	\$45,650
2 Person	\$19,720	\$32,600	\$52,200
3 Person	\$24,860	\$36,700	\$58,700
4 Person	\$30,000	\$40,750	\$65,200

Table: Forsyth Futures • Source: HUD Income Limits (2023) • Created with Datawrapper



Affordable Housing Shortage

Forsyth County, NC Analysis

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What is Affordable Housing?

Affordable Housing

- No more than 30% of gross income towards housing-related expenses
- Spending more than 30% = *cost-burdened*
 - 24% of Forsyth County residents living with housing cost-burden (2022)

Annual Income	Affordable Housing Cost p/ Month
\$10,000	\$250
\$20,000	\$500
\$30,000	\$750
\$40,000	\$1,000
\$50,000	\$1,250
\$60,000	\$1,500
\$70,000	\$1,750
\$80,000	\$2,000
\$90,000	\$2,250
\$100,000	\$2,500

Housing Network

Create an inclusive and robust affordable housing plan for Forsyth County and analyze the networks and gaps in place for both programming and development sectors.

COLLABORATION

ADVOCACY

EMPOWERMENT



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