

Balance Community Advisors



Orange County, North Carolina
Affordable Housing Market Data
February 2025

Prepared for



UNLOCKING THE POWER OF COLLABORATION.
CREATING HEALTHY, SUSTAINABLE HOUSING.



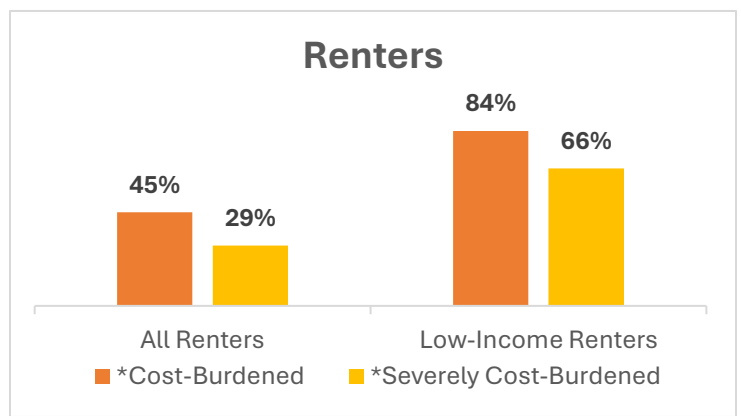
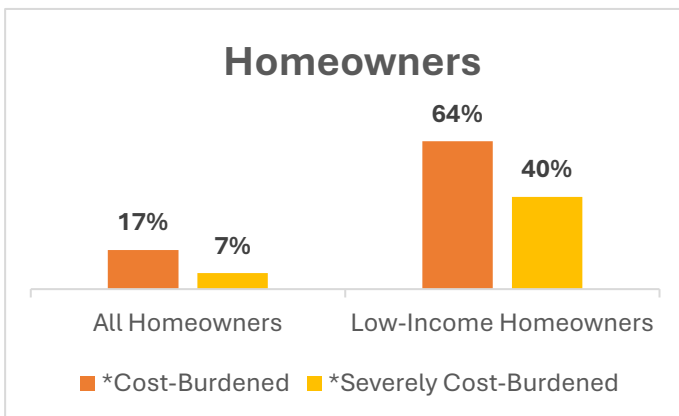
Understanding the Affordable Housing Need

Defining Cost Burden: Whether forced by market conditions or by their own choice, people who spend more than 30% of their household income are considered cost-burdened. Low-income earners, those earning less than 50% of the Area Median Income (AMI), are particularly susceptible to housing cost-burden. Low-income households more often spend a higher percentage of their earnings on housing compared to other tenants because of the relative cost- to-earnings ratio of even moderately priced housing.

Household Size	50% AMI
1 person	\$37,100/ annually
2 people	\$42,400/ annually
4 people	\$52,950/ annually

Housing costs persistently consume income for low-income residents. Fluctuations in income or living expenses (rent, utilities, etc.)—which are more likely for low-income earners —place low-income, cost-burdened households at greater risk of experiencing housing instability and/or homelessness.

Orange County Housing Market Data



- Preliminary market analysis indicates a significant mismatch between rental costs and renter incomes in Orange County, leading to a **9,555-unit** housing deficit for low-income residents.
- Low-income renters represent **71% of all cost burdened renters** in Orange County. Of the 45% of all cost burdened renters, cost burdened low-income renters represent 71%, vastly outpacing renters at higher income levels.
- Orange County's median rent is **\$1,425/month**, higher than North Carolina's **\$1,245/month** median rent.
- The rental vacancy rate in Orange County stands at **4%**, which falls **below** the national market-balanced range of 5-10%, indicating persistent rental scarcity across all income categories. Low-income renters are particularly impacted by this scarcity as **84% of low-income renters** cannot find housing within their means.
- Housing affordability challenges are not limited to renters. **64% of low-income homeowners in Orange County are cost-burdened** by their housing compared to 17% of all Orange County homeowners.

*Residents paying more than 50% of their income on housing are considered severely cost burdened. Residents represented in the chart as severely cost burdened are also represented as cost burdened.
Source: HUD 2021 CHAS data, 2023 ACS 5-Year Estimate, FY 2024 HUD Income Limits