



APPENDIX TABLES

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TABLE A-1

Multifamily Housing Market Indicators: 1980–2010

Year	Permits ¹	Starts ²	Completions ³		Size of New Units ⁵	Rental Vacancy Rates ⁴	Value Put in Place: New Units
	(000s)	(000s)	For Sale (000s)	For Rent (000s)	(Median sq. ft.)	(Percent)	(Millions of 2010 dollars)
1980	480	440	174	371	915	5.4	44,215
1981	421	379	164	283	930	5.0	41,884
1982	454	400	148	226	925	5.3	35,110
1983	704	636	152	314	893	5.7	49,144
1984	759	665	197	430	871	5.9	59,228
1985	777	670	184	447	882	6.5	57,836
1986	692	626	133	503	876	7.3	61,752
1987	510	474	134	412	920	7.7	48,855
1988	462	407	117	329	940	7.7	41,101
1989	407	373	90	307	940	7.4	39,222
1990	317	298	76	266	955	7.2	32,116
1991	195	174	56	197	980	7.4	24,252
1992	184	170	44	150	985	7.4	20,351
1993	213	162	44	109	1,005	7.3	16,280
1994	303	259	49	138	1,015	7.4	20,718
1995	335	278	51	196	1,040	7.6	25,596
1996	356	316	50	234	1,030	7.8	28,246
1997	379	340	54	230	1,050	7.7	31,089
1998	425	346	55	260	1,020	7.9	32,874
1999	417	339	55	279	1,041	8.1	35,907
2000	394	338	60	272	1,039	8.0	35,784
2001	401	329	75	240	1,104	8.4	37,313
2002	415	346	63	260	1,070	8.9	39,941
2003	428	349	56	236	1,092	9.8	41,616
2004	457	345	72	238	1,105	10.2	46,109
2005	473	353	97	199	1,143	9.8	52,808
2006	461	336	127	198	1,172	9.7	57,113
2007	419	309	116	169	1,197	9.7	51,489
2008	330	284	101	200	1,122	10.0	44,905
2009	142	109	66	208	1,113	10.6	28,709
2010	151	116	31	124	1,111	10.2	14,022

Notes: Value put in place is adjusted for inflation using the US Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) for All Items. Rental vacancy rate is for all rental units, both single-family and multifamily. All other series are multifamily only. Web links confirmed as of April 2011.

Sources: 1. US Census Bureau, Construction Statistics, New Privately Owned Housing Units Authorized by Building Permits, www.census.gov/pub/const/bpenn.pdf.

2. US Census Bureau, New Privately Owned Housing Units Started, www.census.gov/const/startsan.pdf.

3. US Census Bureau, New Privately Owned Housing Units Completed in the United States, by Intent and Design, www.census.gov/const/compsuintenta.pdf.

4. US Census Bureau, Housing Vacancy Survey, www.census.gov/hhes/www/housing/hvs/hvs.html.

5. US Census Bureau, Annual Value of Private Construction Put in Place, www.census.gov/const/www/c30index.html.

6. US Census Bureau, Annual Value of Private Construction Put in Place, www.census.gov/const/C30/private.pdf and <http://www.census.gov/const/C30/privateha.pdf>.

TABLE A-2

Renter Income and Housing Costs: 1980–2010

Year	Monthly Income and Housing Costs (2010 dollars)				Housing Costs as a Share of Income (Percent)		
	Median Renter Income	Contract Rent	Gross Rent	Asking Rent for New Apartments	Contract Rent	Gross Rent	Asking Rent for New Apartments
1980	2,684	659	747	815	24.6	27.9	30.4
1981	2,648	651	743	832	24.6	28.0	31.4
1982	2,674	662	760	870	24.8	28.4	32.5
1983	2,668	681	784	845	25.5	29.4	31.7
1984	2,749	689	792	825	25.0	28.8	30.0
1985	2,790	708	810	875	25.4	29.0	31.4
1986	2,823	738	837	909	26.1	29.7	32.2
1987	2,795	741	836	992	26.5	29.9	35.5
1988	2,879	739	831	1,014	25.7	28.9	35.2
1989	2,975	732	822	1,038	24.6	27.6	34.9
1990	2,881	724	811	1,001	25.1	28.2	34.7
1991	2,761	719	806	983	26.1	29.2	35.6
1992	2,685	716	801	911	26.7	29.8	33.9
1993	2,657	711	797	865	26.8	30.0	32.5
1994	2,640	711	795	848	26.9	30.1	32.1
1995	2,690	708	790	937	26.3	29.4	34.8
1996	2,714	706	788	934	26.0	29.0	34.4
1997	2,775	710	792	984	25.6	28.5	35.4
1998	2,831	722	801	982	25.5	28.3	34.7
1999	2,932	729	806	1,035	24.8	27.5	35.3
2000	2,950	730	809	1,065	24.8	27.4	36.1
2001	2,926	742	826	1,085	25.4	28.2	37.1
2002	2,816	759	838	1,113	27.0	29.8	39.5
2003	2,722	764	847	1,103	28.1	31.1	40.5
2004	2,684	764	848	1,127	28.5	31.6	42.0
2005	2,701	761	851	1,053	28.2	31.5	39.0
2006	2,776	764	858	1,124	27.5	30.9	40.5
2007	2,788	774	868	1,070	27.8	31.1	38.4
2008	2,686	773	871	1,105	28.8	32.4	41.1
2009	2,665	793	889	1,085	29.8	33.4	40.7
2010	2,659	782	878	1,076	29.4	33.0	40.5

Notes and Sources: Values are adjusted for inflation using the CPI-U for All Items. Renter incomes through 2009 are median renter household incomes from US Census Bureau, Current Population Survey (CPS) published reports. Renters exclude those paying no cash rent. Income for 2010 is based on Moody's Economy.com forecast estimate for all households, adjusted by the three-year average ratio of CPS renter incomes to all household incomes. Contract rent equals median 2009 contract rent from US Department of Housing and Urban Development, American Housing Survey, indexed by the CPI residential rent index with adjustments for depreciation in the stock. Gross rent equals median 2009 gross rent from the American Housing Survey, indexed by a weighted combination of the CPI residential rent index, the CPI gas and electricity index, and the CPI water and sewer index. Asking rent is median asking rent from US Census Bureau, Survey of Market Absorption, and is for newly completed, privately financed, unsubsidized unfurnished rental apartments in structures of five or more units. Asking rent for 2010 is the average of the first three quarters.

TABLE A-3

Rentership Rates by Age, Race/Ethnicity, and Region: 1995–2010

Percent

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
All Households	35.3	34.6	34.3	33.7	33.2	32.5	32.1	32.1	31.7	31.0	31.1	31.2	31.9	32.2	32.6	33.1
Age of Householder																
Under 35	61.4	60.9	61.3	60.7	60.3	59.2	58.8	58.7	57.8	56.9	57.0	57.4	58.3	59.0	60.3	60.9
35–44	34.8	34.5	33.9	33.1	32.8	32.1	31.8	31.4	31.7	30.8	30.7	31.1	32.2	33.0	33.8	35.0
45–54	24.8	24.4	24.2	24.3	24.0	23.5	23.3	23.7	23.4	22.8	23.4	23.8	24.6	25.0	25.6	26.5
55–64	20.5	20.0	19.9	19.1	19.0	19.7	18.7	18.9	18.6	18.3	18.8	19.1	19.4	19.9	20.5	21.0
65 and Over	21.9	21.1	20.9	20.7	19.9	19.6	19.7	19.4	19.5	18.9	19.4	19.1	19.6	19.9	19.5	19.5
Race/Ethnicity of Householder																
White	29.1	28.3	28.0	27.4	26.8	26.0	25.7	25.3	24.6	24.0	24.2	24.2	24.8	25.0	25.2	25.6
Hispanic	58.0	57.2	56.7	55.3	54.5	54.0	52.7	53.0	53.3	51.9	50.5	50.3	50.3	50.9	51.6	52.5
Black	57.1	55.5	54.6	53.9	53.3	52.8	51.6	51.8	51.2	50.3	51.2	51.6	52.2	52.1	53.4	54.1
Asian/Other	48.5	48.5	46.7	46.3	45.9	45.7	45.3	45.0	43.1	40.3	39.7	39.2	39.9	40.5	41.0	41.8
All Minority	56.3	55.1	54.2	53.2	52.6	52.1	51.0	51.1	50.5	49.0	48.7	48.7	49.1	49.4	50.3	51.1
Region																
Northeast	38.0	37.8	37.6	37.4	36.9	36.6	36.3	35.7	35.6	35.0	34.8	34.8	35.0	35.4	36.0	35.9
Midwest	30.8	29.4	29.5	28.9	28.3	27.4	26.9	26.9	26.8	26.2	26.9	27.3	28.1	28.3	29.0	29.2
South	33.3	32.5	32.0	31.4	30.9	30.4	30.2	30.3	29.9	29.1	29.2	29.5	29.9	30.1	30.4	31.0
West	40.8	40.8	40.4	39.5	39.1	38.3	37.4	37.5	36.6	35.8	35.6	35.3	36.5	37.0	37.4	38.6

Notes: White, black and Asian/other householders are non-Hispanic. Hispanic householders may be of any race. After 2002, Asian/other also includes householders of more than one race. Caution should be used in interpreting changes before and after 2002 because of rebenchmarking.

Source: JCHS tabulations of US Census Bureau, Housing Vacancy Survey.

TABLE A-4

Renter Household Characteristics by Structure Type and Metro Status: 2009

Thousands of Renter Households

Renter Characteristics	Total	Single Family			2-4 Units			5 or More Units		
		Center City	Suburb	Non-Metro	Center City	Suburb	Non-Metro	Center City	Suburb	Non-Metro
All Renters	38,667	4,292	6,201	4,122	3,493	2,719	1,382	8,613	6,400	1,445
Age of Householder										
Under 25	4,390	405	496	411	383	256	251	1,203	693	291
25-34	10,377	1,295	1,564	983	986	765	365	2,267	1,866	287
35-44	7,921	1,008	1,645	926	786	612	225	1,451	1,097	173
45-54	6,663	766	1,273	797	606	446	180	1,375	1,019	201
55-64	4,276	484	618	492	405	342	155	986	633	161
65-74	2,349	211	312	245	180	134	108	657	393	108
75 and Over	2,690	124	293	269	146	164	98	674	698	224
Race/Ethnicity of Householder										
White	21,938	2,004	4,066	3,134	1,627	1,599	982	3,892	3,529	1,106
Hispanic	6,601	864	969	390	739	447	148	1,842	1,133	69
Black	7,346	1,181	815	394	859	480	165	2,077	1,227	148
Asian/Other	2,783	244	351	204	268	193	86	802	512	122
Education of Householder										
Not High School Graduate	7,062	869	1,104	859	698	476	261	1,589	927	280
High School Graduate	11,588	1,272	1,984	1,557	960	872	498	2,222	1,743	481
Some College	11,605	1,380	1,882	1,195	982	831	475	2,369	2,001	489
Bachelor's Degree or More	8,412	770	1,230	512	853	541	148	2,432	1,730	195
Household Income Quintile										
Bottom	7,737	718	796	764	821	487	424	2,137	1,049	541
Lower Middle	7,731	847	915	955	635	545	354	1,886	1,196	400
Middle	7,739	867	1,294	857	707	514	295	1,556	1,396	251
Upper Middle	7,722	852	1,339	900	710	575	201	1,515	1,445	185
Top	7,737	1,007	1,857	647	619	598	108	1,518	1,315	68
Household Type										
Married Without Children	4,656	459	966	696	400	269	114	881	754	117
Married With Children	5,348	832	1,507	798	415	388	122	628	601	58
Single Parent	6,491	983	1,095	762	625	513	287	1,090	904	232
Other Family	3,313	485	608	327	301	263	87	682	495	66
Single Person	14,684	932	1,439	1,191	1,313	985	609	4,408	2,993	814
Other Non-Family	4,174	601	586	348	439	302	163	923	652	160

Notes: White, black and Asian/other householders are non-Hispanic. Hispanic householders may be of any race. Asian/other includes householders of more than one race. Household income quintiles are equal fifths of all households, (both owners and renters) sorted by pre-tax household income. Other family householders live with family members other than a spouse or child. Non-family householders live with unrelated individuals.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2009 American Housing Survey, using JCHS-adjusted weights.

TABLE A-5

Renter Households by Rent and Subsidy Status: 2009

Monthly Contract Rent	Number of Renter Households (000s)			Share of Renter Households (%)		
	Subsidized	Unsubsidized	Total	Subsidized	Unsubsidized	Total
Under \$400	2,083	3,035	5,118	40.7	59.3	100.0
\$400–599	1,236	7,081	8,318	14.9	85.1	100.0
\$600–799	1,057	7,157	8,214	12.9	87.1	100.0
\$800 and Over	1,503	12,843	14,345	10.5	89.5	100.0
No Cash	75	1,886	1,961	3.8	96.2	100.0
Other	92	619	711	13.0	87.0	100.0
Total	6,046	32,621	38,667	15.6	84.4	100.0

Notes: Subsidized renter households reported living in public or government-subsidized housing, holding a rent voucher, or being required to certify income to determine their rent. The other category includes rents that are paid at some interval other than monthly.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2009 American Housing Survey, using JCHS-adjusted weights.

TABLE A-6

Characteristics of Housing Units in 1999 Permanently Lost from the Stock by 2009

Percent

	All Units	Single-Family		Multifamily	Mobile Homes
		Detached	Attached		
All Units	4.6	2.9	5.2	5.4	23.9
Tenure in 1999					
Renter	6.3	6.5	7.0	5.4	29.2
Owner	2.7	1.7	2.1	2.2	19.9
Occupancy in 1999					
Occupied	3.7	2.2	4.3	4.7	20.9
Renter	6.1	6.3	6.9	5.1	29.1
Owner	2.6	1.7	2.0	2.0	19.4
Vacant	9.1	7.9	6.6	8.3	32.6
Renter	9.2	11.3	7.9	8.4	30.9
Owner	8.9	6.7	4.0	7.1	33.3
Seasonal Occupancy	15.8	12.4	14.2	13.9	36.8
Structure Type					
Single-Family Detached	2.9	2.9	na	na	na
Single-Family Attached	5.2	na	5.2	na	na
2-4 Units	8.5	na	na	8.5	na
5-19 Units	4.4	na	na	4.4	na
20 or More Units	2.9	na	na	2.9	na
Mobile Homes	23.9	na	na	na	23.9
Rent in 1999 (2009 dollars)					
Less than \$400	11.9	10.8	13.6	10.4	35.1
\$400-599	6.4	6.7	5.8	5.7	32.5
\$600-799	4.1	4.8	6.1	3.6	6.8
\$800 or More	3.0	3.2	3.7	2.8	19.1
Region					
Northeast	3.5	1.9	4.4	5.5	15.2
Midwest	3.8	2.5	6.0	5.8	19.2
South	6.5	4.1	6.1	6.5	29.3
West	3.1	2.0	3.9	3.5	15.1
Metro Status					
Center City	4.5	2.5	7.0	6.1	25.6
Suburb	3.4	2.2	2.8	3.9	21.0
Non-Metro	7.1	4.4	10.5	7.5	25.9
Year Built					
Before 1940	6.8	5.3	9.2	9.4	40.4
1940-1959	5.3	3.6	14.0	11.3	26.9
1960-1979	3.9	2.0	4.5	3.9	23.8
1980-1999	3.5	1.4	1.6	1.6	23.6

Notes: Rent values are adjusted for inflation using the CPI-U for All Items. Permanently lost units appear in the 1999 American Housing Survey but are classified as Type C non-interview units in 2009 (permanently lost from the sample due to demolition, natural disaster, the movement of a mobile home, structural conversion, or other reasons). na is not applicable.

Source: JCHS tabulations of US Department of Housing and Urban Development, 1999 and 2009 American Housing Surveys.

TABLE A-7

Renters by Household Characteristics and Housing Cost Burden: 2007 and 2009

Thousands

Renter Characteristics	2007				2009				Percent Change 2007–9			
	No Burden	Moderate Burden	Severe Burden	Total	No Burden	Moderate Burden	Severe Burden	Total	No Burden	Moderate Burden	Severe Burden	Total
All Renter Households	19,813	8,174	8,880	36,866	19,858	8,724	10,105	38,687	0.2	6.7	13.8	4.9
Household Income Quintile												
Bottom	2,680	2,909	7,536	13,125	2,531	2,733	8,386	13,650	-5.6	-6.1	11.3	4.0
Lower Middle	4,762	3,733	1,167	9,663	4,451	4,093	1,487	10,031	-6.5	9.6	27.5	3.8
Middle	5,785	1,194	156	7,135	5,743	1,471	204	7,418	-0.7	23.1	31.1	4.0
Upper Middle	4,223	292	21	4,535	4,503	376	28	4,907	6.6	28.9	32.2	8.2
Top	2,362	46	-	2,408	2,630	51	-	2,681	11.3	11.4	-	11.3
Age of Householder												
Under 25	1,861	986	1,487	4,335	1,748	1,000	1,649	4,397	-6.1	1.4	10.9	1.4
25–44	9,926	3,876	3,692	17,495	9,920	4,131	4,256	18,306	-0.1	6.6	15.3	4.6
45–64	5,727	2,125	2,300	10,152	5,846	2,368	2,731	10,945	2.1	11.4	18.7	7.8
65 and Over	2,299	1,186	1,400	4,885	2,345	1,225	1,469	5,039	2.0	3.2	4.9	3.1
Household Type												
Married Without Children	3,598	939	734	5,270	3,617	1,006	803	5,426	0.5	7.1	9.5	3.0
Married With Children	3,273	1,287	935	5,495	3,297	1,372	1,112	5,781	0.7	6.6	19.0	5.2
Single Parent	2,393	1,613	2,145	6,152	2,351	1,687	2,439	6,477	-1.8	4.6	13.7	5.3
Other Family	1,587	583	567	2,738	1,657	694	692	3,043	4.4	19.0	22.0	11.1
Single Person	6,605	3,101	3,827	13,534	6,567	3,206	4,227	14,000	-0.6	3.4	10.4	3.4
Non-Family	2,357	650	671	3,678	2,370	759	831	3,960	0.6	16.7	23.8	7.7
Race/Ethnicity of Householder												
White	12,301	4,344	4,465	21,109	12,266	4,632	5,060	21,958	-0.3	6.6	13.3	4.0
Black	3,169	1,661	2,131	6,960	3,161	1,781	2,403	7,346	-0.2	7.2	12.8	5.5
Hispanic	2,919	1,606	1,640	6,166	2,944	1,723	1,934	6,601	0.9	7.3	17.9	7.1
Asian/Other	1,424	563	644	2,631	1,487	587	709	2,783	4.4	4.4	10.0	5.8
Education of Householder												
No High School Diploma	3,053	1,730	2,281	7,064	2,875	1,722	2,481	7,078	-5.8	-0.5	8.8	0.2
High School Graduate	6,945	3,142	3,347	13,434	6,374	3,193	3,594	13,161	-8.2	1.6	7.4	-2.0
Some College	4,552	1,923	2,033	8,508	5,015	2,316	2,627	9,958	10.2	20.5	29.2	17.0
Bachelor's Degree or More	5,262	1,379	1,219	7,860	5,595	1,492	1,403	8,490	6.3	8.2	15.1	8.0

Notes: Renters with moderate (severe) housing cost burdens pay 30–50% (more than 50%) of pre-tax household income for rent and utilities. Renters with zero or negative income are assumed to be severely burdened, while renters not paying cash rent are assumed to be unburdened. White, black and Asian/other householders are non-Hispanic, while Hispanic householders may be of any race. Asian/other includes multiracial householders. Household income quintiles are equal fifths of all households (both owners and renters) sorted by pre-tax household income.

Source: JCHS tabulations of US Census Bureau, 2007 and 2009 American Community Surveys.

TABLE A-8

Cost-Burdened Renter Households by Household Income Quintile: 1960–2009

Percent

	1960	1970	1980	1990	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Moderate Burdens														
Bottom	21.6	24.5	22.3	23.1	23.7	23.8	23.8	22.0	21.7	20.6	21.4	22.2	21.5	20.0
Lower Middle	20.4	20.8	32.1	34.7	31.9	37.1	36.6	37.4	38.6	39.7	39.2	38.6	38.9	40.8
Middle	4.2	3.5	8.6	13.0	8.9	11.9	12.6	14.1	14.8	16.7	17.1	16.7	17.6	19.8
Upper Middle	1.1	1.1	1.7	4.9	3.2	4.1	4.3	5.3	5.4	6.2	6.5	6.4	6.7	7.7
Top	-	0.3	0.0	0.5	0.9	2.0	1.7	1.5	1.6	1.7	1.7	1.9	1.6	1.8
All	11.9	13.0	17.7	19.6	18.4	20.5	20.7	20.9	21.4	21.9	22.1	22.2	22.1	22.6
Severe Burdens														
Bottom	44.0	49.0	51.8	53.9	52.7	55.2	55.0	56.4	57.6	59.4	58.5	57.4	59.2	61.4
Lower Middle	2.6	2.9	5.6	8.3	6.4	7.9	8.9	10.5	11.1	12.4	12.6	12.1	12.6	14.9
Middle	0.1	0.2	0.2	1.3	1.4	1.3	1.4	1.6	2.0	2.1	2.2	2.2	2.4	2.7
Upper Middle	-	0.1	-	-	0.2	0.4	0.4	0.5	0.5	0.5	0.6	0.5	0.5	0.6
Top	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All	11.9	14.0	17.8	19.4	19.7	20.7	21.4	22.6	23.5	24.7	24.5	24.1	24.7	26.1
Total														
Bottom	65.6	73.5	74.1	77.0	76.4	79.0	78.8	78.4	79.3	80.1	80.0	79.6	80.7	81.5
Lower Middle	23.0	23.7	37.8	43.0	38.2	45.0	45.5	47.8	49.7	52.1	51.8	50.7	51.5	55.6
Middle	4.3	3.7	8.8	14.2	10.2	13.2	14.0	15.7	16.7	18.8	19.3	18.9	20.0	22.6
Upper Middle	1.1	1.1	1.7	4.9	3.4	4.6	4.7	5.7	5.9	6.8	7.0	6.9	7.2	8.2
Top	-	0.3	-	0.5	0.9	2.0	1.7	1.5	1.6	1.7	1.7	1.9	1.6	1.9
All	23.8	27.0	35.4	39.0	38.1	41.2	42.2	43.5	45.0	46.5	46.7	46.3	46.8	48.7

Notes: Renters with moderate (severe) housing cost burdens pay 30–50% (more than 50%) of pre-tax household income for rent and utilities. Renters with zero or negative income are assumed to be severely burdened, while renters not paying cash rent are assumed to be unburdened. Household income quintiles are equal fifths of all households (both owners and renters) sorted by pre-tax household income.

Source: JCHS tabulations of US Census Bureau, 1960–2000 Decennial Censuses and 2001–9 American Community Surveys.

TABLE A-9

Average Monthly Spending of Renter Families with Children by Expenditure Quartile and Housing Outlays: 2009

Dollars

Expenditure Quartiles and Share of Expenditures on Housing	Housing	Non-Housing Expenditures							
		Total	Transportation	Food	Clothes	Healthcare	Personal Insurance and Pensions	Entertainment	Other
Bottom									
Less than 30%	249	1,107	206	452	67	28	90	60	205
30–50%	615	933	153	378	60	30	93	48	170
More than 50%	841	571	59	284	32	13	60	31	92
All	528	920	153	385	56	26	85	49	166
Lower Middle									
Less than 30%	573	2,045	458	587	115	103	215	127	439
30–50%	968	1,567	330	525	79	64	207	88	273
More than 50%	1,387	1,050	167	447	47	27	152	62	146
All	870	1,685	359	540	89	74	204	100	320
Upper Middle									
Less than 30%	890	3,126	767	741	148	209	377	205	679
30–50%	1,451	2,449	474	681	129	141	407	147	470
More than 50%	2,360	1,594	350	538	40	45	360	61	200
All	1,169	2,798	633	710	137	175	388	176	577
Top									
Less than 30%	1,366	5,756	1,322	1,082	252	348	741	396	1,615
30–50%	2,510	4,081	898	941	173	286	676	270	837
More than 50%	4,908	3,156	682	698	104	127	584	200	761
All	1,821	5,193	1,180	1,028	224	322	717	353	1,368
All									
Less than 30%	751	2,877	662	699	141	166	337	187	684
30–50%	1,112	1,809	364	557	93	91	261	106	337
More than 50%	1,346	943	150	382	41	26	141	52	151
All	974	2,200	476	603	109	118	283	137	474

Notes: Expenditure quartiles are equal fourths of all households (both owners and renters) sorted by total expenditures. Housing costs include rent and utilities. Transportation expenditures are adjusted for cash purchases of cars, with expenditures calculated at 10% of the cash payment.

Source: JCHS tabulations of US Bureau of Labor Statistics, 2009 Consumer Expenditure Survey.

TABLE A-10

Affordable Rental Supply Gaps: 2003–9

Thousands

	2003	2005	2007	2009
Extremely Low-Income Renters				
Households	9,403	10,429	9,249	10,442
Affordable Units	7,298	7,221	7,218	6,567
Affordable and Available Units	3,984	4,230	4,117	3,749
Affordable, Available, and Adequate Units	3,834	4,083	3,992	3,643
Supply Gap	5,569	6,346	5,258	6,799
Very Low-Income Renters				
Households	16,262	17,113	15,872	18,004
Affordable Units	19,881	19,705	17,616	17,914
Affordable and Available Units	12,425	12,825	11,361	11,935
Affordable, Available, and Adequate Units	12,005	12,357	11,011	11,587
Supply Gap	4,257	4,756	4,861	6,418

Notes: The supply gap is the difference between the number of renter households and the number of affordable, available, and adequate rental units. Extremely (very) low-income households have incomes up to 30% (up to 50%) of HUD-adjusted area median family income. Gross rent includes rent and tenant-paid utilities. Affordable units have gross rents up to 30% of the household income threshold for the category. Available units are vacant or rented by households with incomes no more than the threshold for the category. Adequate units exclude occupied units that the American Housing Survey defines as severely inadequate and vacant units that lack full plumbing. Gross rent for vacant units is estimated at 1.15 times the asking rent. Units rented but not yet occupied are excluded.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2003–9 American Housing Surveys, using JCHS-adjusted weights.

TABLE A-11

Share of Severely Cost-Burdened Renter Households by Metro: 2000 and 2009

Percent

Metro Area	Share of Households With Severe Burdens	
	2000	2009
Akron, OH	19.4	31.8
Albany, NY	19.7	24.2
Albuquerque, NM	20.5	26.2
Allentown, PA	17.3	23.3
Atlanta, GA	17.7	26.8
Augusta, GA	18.4	24.8
Austin, TX	21.1	25.0
Bakersfield, CA	22.9	29.6
Baltimore, MD	18.9	27.0
Baton Rouge, LA	23.5	28.6
Birmingham, AL	19.9	27.5
Boise City, ID	17.8	23.3
Boston, MA	19.7	24.8
Bridgeport, CT	18.6	30.5
Buffalo, NY	24.1	30.3
Cape Coral, FL	19.6	27.2
Charleston, SC	20.5	27.6
Charlotte, NC	16.4	25.5
Chattanooga, TN	18.1	26.9
Chicago, IL	20.4	28.6
Cincinnati, OH	18.2	26.5
Cleveland, OH	20.8	27.9
Colorado Springs, CO	16.6	24.6
Columbia, SC	17.6	23.9
Columbus, OH	17.9	26.8
Dallas, TX	15.9	23.3
Dayton, OH	17.8	27.2
Denver, CO	18.4	26.2
Des Moines, IA	15.8	17.9
Detroit, MI	20.0	32.8
El Paso, TX	19.8	21.8
Fresno, CA	23.2	27.3
Grand Rapids, MI	19.0	26.9
Greensboro, NC	17.3	25.0
Greenville, SC	17.4	23.9
Harrisburg, PA	15.1	18.8
Hartford, CT	18.8	27.5
Honolulu, HI	19.0	26.8
Houston, TX	17.9	24.2
Indianapolis, IN	16.2	23.9
Jackson, MS	22.6	25.7
Jacksonville, FL	16.6	26.2
Kansas City, MO	16.2	22.3
Knoxville, TN	20.0	29.9
Lakeland, FL	17.8	27.7
Lancaster, PA	14.6	19.5
Las Vegas, NV	19.4	23.8
Little Rock, AR	18.1	26.8
Los Angeles, CA	23.8	30.2
Louisville, KY	17.1	23.0

Metro Area	Share of Households With Severe Burdens	
	2000	2009
Madison, WI	19.3	28.8
McAllen, TX	21.6	33.1
Memphis, TN	21.8	31.6
Miami, FL	26.0	34.2
Milwaukee, WI	18.0	30.5
Minneapolis, MN	16.9	24.9
Modesto, CA	21.1	30.5
Nashville, TN	17.5	23.0
New Haven, CT	21.6	32.7
New Orleans, LA	24.5	31.8
New York, NY	24.0	27.7
Ogden, UT	14.6	19.3
Oklahoma City, OK	19.5	25.0
Omaha, NE	15.0	23.2
Orlando, FL	19.3	30.9
Oxnard, CA	18.7	27.3
Palm Bay, FL	20.7	26.9
Philadelphia, PA	22.3	28.6
Phoenix, AZ	19.5	26.8
Pittsburgh, PA	18.9	22.9
Portland, ME	15.5	26.9
Portland, OR	18.8	25.5
Poughkeepsie, NY	20.6	28.4
Providence, RI	19.1	25.4
Provo, UT	16.1	23.6
Raleigh, NC	18.2	23.3
Richmond, VA	17.6	23.0
Riverside, CA	23.0	29.3
Rochester, NY	24.5	28.2
Sacramento, CA	21.4	26.7
St. Louis, MO	18.6	25.2
Salt Lake City, UT	17.7	24.8
San Antonio, TX	17.6	23.9
San Diego, CA	20.9	28.4
San Francisco, CA	19.8	24.5
San Jose, CA	17.8	24.0
Scranton, PA	16.2	23.5
Seattle, WA	18.2	22.7
Springfield, MA	20.1	24.2
Stockton, CA	22.7	30.5
Syracuse, NY	23.3	27.2
Tampa, FL	19.2	27.4
Toledo, OH	20.2	30.8
Tucson, AZ	22.8	29.5
Tulsa, OK	18.4	25.1
Virginia Beach, VA	17.9	24.2
Washington, DC	15.9	21.5
Wichita, KS	16.3	21.4
Worcester, MA	18.0	21.1
Youngstown, OH	17.6	24.3

Notes: Renters with severe housing cost burdens pay more than 50% of household income for rent and utilities. Renters with zero or negative income are assumed to be severely burdened, while renter households not paying cash rent are assumed to be unburdened. Metros are the top 100 metros by population in 2009.

Source: JCHS tabulations of US Census Bureau, 2000 Decennial Census and 2009 American Community Survey, using JCHS-adjusted metro-area weights.