



## APPENDIX TABLES

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Additional tables can be downloaded in Microsoft Excel format at [www.jchs.harvard.edu](http://www.jchs.harvard.edu).

TABLE A-1

## Renter Households and Household Growth: 1995, 2005, and 2015

	Renter Households (Thousands)			Growth 1995–2005		Growth 2005–2015	
	1995	2005	2015	Level (Thousands)	Rate (Percent)	Level (Thousands)	Rate (Percent)
<b>Age of Householder</b>							
Under 25	4,477	5,084	5,041	606	13.5	-43	-0.8
25–29	5,580	5,255	6,258	-325	-5.8	1,003	19.1
30–34	5,414	4,463	5,729	-951	-17.6	1,266	28.4
35–39	4,407	3,804	4,558	-603	-13.7	755	19.8
40–44	3,333	3,503	3,984	171	5.1	480	13.7
45–49	2,480	2,968	3,548	488	19.7	579	19.5
50–54	1,734	2,402	3,488	667	38.5	1,086	45.2
55–59	1,318	1,792	3,023	474	36.0	1,231	68.7
60–64	1,166	1,287	2,494	121	10.3	1,208	93.8
65–69	1,195	1,054	1,871	-141	-11.8	817	77.5
70–74	1,126	963	1,263	-163	-14.5	300	31.2
75 and Over	2,385	2,453	2,759	67	2.8	306	12.5
<b>Race/Ethnicity of Householder</b>							
White	22,542	19,767	22,995	-2,775	-12.3	3,228	16.3
Black	6,446	6,722	8,680	276	4.3	1,958	29.1
Hispanic	4,250	6,094	8,710	1,844	43.4	2,616	42.9
Asian/Other	1,379	2,444	3,631	1,065	77.3	1,187	48.6
<b>Household Type</b>							
Married without Children	5,137	4,718	6,301	-418	-8.1	1,582	33.5
Married with Children	6,745	5,626	6,762	-1,120	-16.6	1,137	20.2
Single Parent	5,717	5,812	6,891	95	1.7	1,079	18.6
Other Family	2,240	2,653	3,906	412	18.4	1,254	47.3
Single Person	11,645	12,648	15,502	1,004	8.6	2,854	22.6
Other Non-Family	3,132	3,570	4,654	437	14.0	1,084	30.4
<b>Household Income</b>							
Lowest Quintile	11,265	11,594	14,182	329	2.9	2,588	22.3
Lower-Middle Quintile	8,732	9,264	11,101	532	6.1	1,837	19.8
Middle Quintile	7,062	7,174	8,718	112	1.6	1,544	21.5
Upper-Middle Quintile	4,873	4,532	6,181	-341	-7.0	1,649	36.4
Highest Quintile	2,684	2,462	3,834	-222	-8.3	1,372	55.7
<b>Nativity of Householder</b>							
Native Born	29,819	28,146	35,042	-1,674	-5.6	6,897	24.5
Foreign Born	4,797	6,881	8,974	2,084	43.5	2,092	30.4
<b>Education of Householder</b>							
No High School Degree	8,277	7,551	7,091	-726	-8.8	-460	-6.1
High School Degree	11,146	10,927	12,810	-218	-2.0	1,882	17.2
Some College	8,788	9,451	13,299	663	7.5	3,848	40.7
Bachelor Degree or Higher	6,406	7,098	10,817	692	10.8	3,719	52.4

Notes: Based on 3-year trailing averages to reduce volatility in the annual data. Nativity not available for 1993 so 1995 nativity counts are based on applying nativity shares from 1994 and 1995 to total count of all renter households in 1993–95. Children are the householder's own, adopted, or step children under the age of 18. White, black, and Asian/other householders are non-Hispanic. Hispanic householders may be of any race.

Source: JCHS tabulations of the US Census Bureau, Current Population Surveys.

TABLE A-2

## Characteristics of the Rental Housing Stock: 2013

Rental Units (Thousands)

	Single-Family		Multifamily					Mobile Home	Total
	Detached	Attached	2-4 Units	5-9 Units	10-19 Units	20-49 Units	50 Units or More		
<b>Census Region</b>									
Northeast	1,175	652	2,284	940	834	904	1,304	129	8,220
Midwest	2,577	477	1,912	1,111	1,051	690	743	224	8,785
South	5,305	1,022	2,280	2,032	2,125	1,130	959	1,071	15,925
West	3,430	635	1,896	1,477	1,283	1,047	960	317	11,045
<b>Metro Area Status</b>									
Central City	3,839	1,250	4,043	2,662	2,383	2,116	2,681	74	19,048
Suburbs	5,268	1,264	2,809	2,211	2,449	1,331	1,108	726	17,168
Non-Metro	3,380	273	1,520	686	460	324	176	940	7,759
<b>Year Built</b>									
Pre-1940	2,620	403	2,465	767	417	538	427	16	7,653
1940-1959	3,332	356	1,234	546	425	322	411	27	6,653
1960-1979	3,406	810	2,741	2,175	2,054	1,394	1,543	635	14,757
1980-2002	2,184	855	1,602	1,762	1,968	1,066	988	933	11,357
2003 or Later	946	362	331	311	429	451	596	129	3,555
<b>Rent Level</b>									
Under \$400	1,225	265	1,172	622	465	374	619	423	5,165
\$400-599	1,907	347	1,939	1,216	1,007	575	424	555	7,970
\$600-799	2,295	541	1,949	1,390	1,432	821	508	317	9,254
\$800-999	1,751	485	1,173	969	963	739	565	122	6,768
\$1,000 or More	3,793	987	1,855	1,165	1,257	1,111	1,733	50	11,950
No Cash Rent	1,173	92	113	67	35	51	49	198	1,776
Other Rental/Rent Not Paid Monthly	343	70	171	130	132	99	67	77	1,091
<b>Number of Bedrooms</b>									
0	53	18	69	109	103	149	266	3	771
1	570	382	2,303	2,009	2,290	1,916	2,308	97	11,876
2	3,129	1,240	4,392	2,781	2,423	1,457	1,161	797	17,380
3	6,179	971	1,376	597	415	216	195	727	10,674
4	2,073	144	200	54	53	32	35	85	2,676
5 or More	483	32	32	10	8	2	0.71	31	599
<b>Unit Size</b>									
Under 800 Sq. Ft.	852	379	2,451	1,958	1,998	1,696	1,858	384	11,577
800-1,199 Sq. Ft.	2,635	761	3,096	2,209	2,152	1,214	1,155	689	13,911
1,200 Sq. Ft. and Over	7,871	1,154	1,580	747	671	467	372	511	13,372
<b>Rental Assistance</b>									
Without Rental Assistance	10,826	2,262	6,631	4,351	4,252	2,976	2,698	1,485	35,480
With Rental Assistance	826	331	1,069	696	507	428	857	61	4,775
<b>Adequacy of Unit</b>									
Adequate	10,869	2,474	6,779	4,549	4,322	3,026	3,177	1,410	36,606
Moderately Inadequate	518	51	651	365	309	259	248	108	2,508
Severely Inadequate	272	69	272	133	129	119	131	29	1,155

Notes: Includes vacant units that are for rent and rented but not yet occupied. Assisted rental units are occupied units and include public housing units and other federally subsidized units, as well as rentals where tenants use vouchers, and may not capture units that receive only local or state assistance or those with low income housing tax credits without additional subsidies. Information on adequacy is only collected for occupied units. Severely inadequate is defined as units with one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance. Moderately inadequate is defined as units that have not been identified as being severely inadequate and meet at least one of the following four conditions: two or more toilet breakdowns lasting longer than six hours; unvented gas, oil, or kerosene heaters as main source of heat; upkeep problems; or lack of complete kitchen facilities.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2013 American Housing Survey.

TABLE A-3

## Housing Cost-Burdened Renters by Demographic Characteristics: 2001, 2013, and 2014

Households (Thousands)

Renter Characteristics	2001			2013			2014		
	Moderately Burdened	Severely Burdened	Total	Moderately Burdened	Severely Burdened	Total	Moderately Burdened	Severely Burdened	Total
All Renter Households	7,335	7,457	14,792	9,549	11,216	20,764	9,854	11,418	21,271
<b>Age of Householder</b>									
Under 25	1,086	1,475	2,561	895	1,559	2,454	906	1,513	2,419
25–44	3,512	3,078	6,590	4,451	4,669	9,120	4,562	4,721	9,282
45–64	1,620	1,603	3,223	2,753	3,230	5,983	2,860	3,342	6,202
65 and Over	1,117	1,300	2,417	1,449	1,758	3,207	1,526	1,842	3,368
<b>Race/Ethnicity of Householder</b>									
White	4,118	3,924	8,043	4,921	5,383	10,304	4,999	5,343	10,342
Black	1,436	1,705	3,141	1,902	2,655	4,557	1,996	2,717	4,713
Hispanic	1,291	1,226	2,517	2,042	2,270	4,311	2,122	2,391	4,513
Asian/Other	491	602	1,092	684	908	1,592	737	966	1,703
<b>Household Type</b>									
Married without Children	680	451	1,131	1,030	741	1,772	1,074	767	1,841
Married with Children	1,037	606	1,643	1,425	1,067	2,492	1,388	1,072	2,460
Single Parent	1,553	1,851	3,403	1,816	2,701	4,518	1,850	2,698	4,548
Other Family	546	455	1,001	884	904	1,787	955	927	1,882
Single Person	2,927	3,511	6,438	3,537	4,896	8,432	3,716	5,051	8,766
Non-Family	592	583	1,176	857	906	1,764	870	904	1,774
<b>Household Income</b>									
Under \$15,000	933	4,921	5,854	1,096	6,973	8,069	1,109	6,943	8,052
\$15,000–29,999	3,218	2,101	5,320	3,921	3,352	7,272	3,851	3,517	7,368
\$30,000–44,999	2,098	321	2,419	2,680	683	3,363	2,859	732	3,590
\$45,000–74,999	900	102	1,002	1,504	197	1,701	1,652	211	1,863
\$75,000 and Over	186	12	198	349	10	359	383	16	398
<b>Education of Householder</b>									
No High School Degree	1,906	2,307	4,213	1,696	2,408	4,104	1,708	2,458	4,166
High School Degree	2,118	2,048	4,166	2,687	3,218	5,905	2,757	3,326	6,083
Some College	2,143	2,074	4,217	3,271	3,769	7,040	3,393	3,779	7,172
Bachelor Degree or Higher	1,168	1,028	2,196	1,896	1,820	3,716	1,995	1,856	3,850
<b>Weeks Worked in Last 12 Months by Householder</b>									
Fully Employed	3,887	1,790	5,677	5,340	3,199	8,539	5,640	3,385	9,025
Short-Term Unemployed	928	874	1,802	873	1,152	2,025	871	1,132	2,003
Long-Term Unemployed	582	1,444	2,026	572	1,478	2,050	532	1,423	1,955
Fully Unemployed	71	223	293	183	675	858	145	578	723
Not in Labor Force	1,867	3,126	4,993	2,581	4,711	7,292	2,666	4,900	7,566

Notes: Moderately (severely) cost-burdened pay more than 30% and up to 50% (more than 50%) of household income for housing. Households with zero or negative income are assumed to be severely burdened, while households paying no cash rent are assumed to be unburdened. Income cutoffs are in 2014 dollars adjusted for inflation using the CPI-U for All Items. White, black, and Asian/other householders are non-Hispanic. Hispanic householders may be of any race. Children are the householder's own, adopted, or step-children under the age of 18. Fully employed householders worked for at least 48 weeks during the previous 12 months, short-term unemployed for 27–47 weeks, and long-term unemployed for 1–26 weeks. Fully unemployed householders did not work in the previous 12 months but were in the labor force. Householders not in the labor force include those under the age of 16.

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

TABLE A-4

## Multifamily Housing Market Indicators: 1980–2014

Year	Permits <sup>1</sup> (Thousands)	Starts <sup>2</sup> (Thousands)	Completions <sup>3</sup>		Size of New Units <sup>3</sup> (Median sq. ft.)	Rental Vacancy Rates <sup>4</sup> (Percent)	Value Put in Place: New Units <sup>5</sup> (Millions of 2014 dollars)
			For Sale (Thousands)	For Rent (Thousands)			
1980	480	440	174	371	915	6.4	48,000
1981	421	379	164	283	930	6.0	45,500
1982	454	400	148	226	925	6.2	38,100
1983	704	635	152	314	893	6.7	53,400
1984	759	665	197	430	871	7.0	64,300
1985	777	669	184	447	882	7.9	62,800
1986	692	626	133	503	876	9.2	67,000
1987	510	474	134	412	920	9.7	53,000
1988	462	407	117	329	940	9.8	44,600
1989	407	373	90	307	940	9.2	42,600
1990	317	298	76	266	955	9.0	34,900
1991	195	174	56	197	980	9.4	26,300
1992	184	170	44	150	985	9.4	22,100
1993	213	162	44	109	1,005	9.4	17,700
1994	303	259	49	138	1,015	9.0	22,500
1995	335	278	51	196	1,040	9.0	27,800
1996	356	316	50	234	1,030	9.3	30,700
1997	379	340	54	230	1,050	9.0	33,700
1998	425	346	55	260	1,020	9.0	35,700
1999	417	339	55	279	1,041	8.7	39,000
2000	394	338	60	272	1,039	8.7	38,800
2001	401	329	75	240	1,104	8.9	40,500
2002	415	346	63	260	1,070	9.7	43,400
2003	428	349	56	236	1,092	10.7	45,200
2004	457	345	72	238	1,105	10.9	50,100
2005	473	353	97	199	1,143	10.0	57,300
2006	461	336	127	198	1,172	9.8	62,000
2007	419	309	116	169	1,197	10.0	55,900
2008	330	284	101	200	1,122	10.4	48,800
2009	142	109	66	208	1,113	11.3	31,500
2010	157	116	30	125	1,110	11.1	15,900
2011	206	178	16	123	1,124	10.0	15,800
2012	311	245	11	155	1,098	9.3	23,200
2013	370	307	11	184	1,059	8.8	32,000
2014	412	355	13	252	1,073	7.9	41,800

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. Web links confirmed as of November 2015.

Sources:

1. US Census Bureau, New Privately Owned Housing Units Authorized by Building Permits, [http://www.census.gov/construction/nrc/xls/permits\\_cust.xls](http://www.census.gov/construction/nrc/xls/permits_cust.xls)
2. US Census Bureau, New Privately Owned Housing Units Started, [www.census.gov/construction/nrc/xls/start\\_cust.xls](http://www.census.gov/construction/nrc/xls/start_cust.xls)
3. US Census Bureau, New Privately Owned Housing Units Completed in the United States, by Purpose and Design, [http://www.census.gov/construction/nrc/xls/quar\\_co\\_purpose\\_cust.xls](http://www.census.gov/construction/nrc/xls/quar_co_purpose_cust.xls)
4. US Census Bureau, Housing Vacancy Survey, <http://www.census.gov/housing/hvs/data/histabs.html>. Data are for units in structures with 2 or more units.
5. US Census Bureau, Annual Value of Private Construction Put in Place, [http://www.census.gov/construction/c30/historical\\_data.html](http://www.census.gov/construction/c30/historical_data.html)

TABLE A-5

## Shares of Housing Cost-Burdened Renters by State: 2014

Share of Households (Percent)

	Moderately Burdened	Severely Burdened		Moderately Burdened	Severely Burdened
Alabama	21.0	25.6	Nebraska	19.9	18.4
Alaska	27.2	23.2	Nevada	24.0	23.6
Arizona	22.1	25.0	New Hampshire	23.2	22.4
Arkansas	21.8	20.9	New Jersey	23.3	28.2
California	25.2	30.0	New Mexico	21.2	26.4
Colorado	24.4	24.8	New York	22.7	29.8
Connecticut	23.2	28.5	North Carolina	22.9	24.8
Delaware	22.6	24.8	North Dakota	17.9	19.7
Florida	25.2	30.4	Ohio	20.8	25.1
Georgia	23.3	26.7	Oklahoma	20.1	20.6
Hawaii	24.7	29.2	Oregon	25.5	27.3
Idaho	23.0	22.6	Pennsylvania	21.6	26.9
Illinois	21.4	26.9	Rhode Island	23.4	28.1
Indiana	21.7	24.8	South Carolina	22.4	24.3
Iowa	18.1	21.3	South Dakota	19.1	17.7
Kansas	19.3	22.4	Tennessee	21.9	25.6
Kentucky	20.8	24.2	Texas	22.8	24.0
Louisiana	20.5	27.5	Utah	24.4	19.9
Maine	21.2	25.8	Vermont	24.4	20.1
Maryland	24.7	25.0	Virginia	22.4	24.7
Massachusetts	22.5	25.5	Washington	24.1	24.0
Michigan	22.0	28.7	Washington, DC	19.9	26.1
Minnesota	21.7	24.0	West Virginia	17.5	21.6
Mississippi	20.3	25.5	Wisconsin	22.0	23.9
Missouri	20.8	24.2	Wyoming	20.1	19.6
Montana	21.2	23.5	US Total	22.8	26.4

Notes: Moderately (severely) cost-burdened households pay more than 30% and up to 50% (more than 50%) of household income for housing. Households with zero or negative income are assumed to be severely burdened, while households paying no cash rent are assumed to be unburdened.

Source: JCHS tabulations of US Census Bureau, 2014 American Community Survey.

TABLE A-6

## Counts of Housing Cost-Burdened Renters by State: 2014

Number of Households (Thousands)

	Moderately Burdened	Severely Burdened		Moderately Burdened	Severely Burdened
Alabama	125	153	Nebraska	50	46
Alaska	25	21	Nevada	113	111
Arizona	209	237	New Hampshire	36	35
Arkansas	84	81	New Jersey	272	330
California	1,484	1,769	New Mexico	53	66
Colorado	179	182	New York	775	1,019
Connecticut	105	130	North Carolina	310	336
Delaware	23	26	North Dakota	21	23
Florida	662	800	Ohio	331	398
Georgia	315	360	Oklahoma	102	105
Hawaii	48	57	Oregon	153	164
Idaho	43	42	Pennsylvania	334	416
Illinois	350	440	Rhode Island	40	47
Indiana	171	195	South Carolina	131	142
Iowa	64	75	South Dakota	21	19
Kansas	71	83	Tennessee	185	216
Kentucky	122	142	Texas	820	864
Louisiana	125	168	Utah	68	56
Maine	33	40	Vermont	18	15
Maryland	182	184	Virginia	240	263
Massachusetts	219	249	Washington	246	245
Michigan	251	328	Washington, DC	33	43
Minnesota	129	144	West Virginia	36	44
Mississippi	72	91	Wisconsin	168	182
Missouri	162	188	Wyoming	15	15
Montana	28	31	<b>US Total</b>	<b>9,854</b>	<b>11,418</b>

Notes: Moderately (severely) cost-burdened households pay more than 30% and up to 50% (more than 50%) of household income for housing. Households with zero or negative income are assumed to be severely burdened, while households paying no cash rent are assumed to be unburdened.

Source: JCHS tabulations of US Census Bureau, 2014 American Community Survey.

TABLE A-7

## Assisted Rental Units with Expiring Affordable-Use Periods: 2015–2025

Counts and Shares of Units by Ratio of Rent to Local FMR

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Number of Units												
Ratio of Rent to Local FMR (Percent)												
Under 80	61,300	27,600	13,200	12,100	15,600	5,700	5,700	3,400	4,000	3,300	5,200	157,000
80–99	57,300	26,200	14,400	14,800	29,100	9,900	10,500	8,900	9,900	10,200	7,200	198,200
100–119	42,400	16,300	14,300	19,200	24,100	10,700	13,900	8,700	12,600	10,900	10,300	183,500
120–139	15,100	8,300	6,000	6,700	9,000	4,700	7,700	5,300	3,900	5,900	4,500	77,100
140–159	5,500	3,200	1,900	1,700	4,500	1,600	2,400	2,000	1,900	2,700	2,400	29,900
160 and Over	3,100	1,800	1,500	700	2,700	1,000	900	1,100	1,500	2,900	1,500	18,600
Below Fair Market Rent	118,500	53,800	27,600	26,900	44,700	15,600	16,100	12,300	13,900	13,500	12,400	355,200
At or Above Fair Market Rent	66,100	29,600	23,700	28,300	40,300	18,000	24,900	17,100	20,000	22,400	18,700	309,000
Total	184,600	83,400	51,300	55,200	84,900	33,700	41,100	29,400	33,800	35,900	31,000	664,300
Share of Units (Percent)												
Ratio of Rent to Local FMR (Percent)												
Under 80	33	33	26	22	18	17	14	12	12	9	17	24
80–99	31	31	28	27	34	30	25	30	29	28	23	30
100–119	23	20	28	35	28	32	34	30	37	30	33	28
120–139	8	10	12	12	11	14	19	18	12	16	14	12
140–159	3	4	4	3	5	5	6	7	6	7	8	5
160 and Over	2	2	3	1	3	3	2	4	4	8	5	3
Below Fair Market Rent	64	64	54	49	53	46	39	42	41	38	40	53
At or Above Fair Market Rent	36	36	46	51	47	54	61	58	59	62	60	47

Notes: Fair Market Rent (FMR) includes rent plus tenant-paid utility costs. Assisted rental units include those subsidized through project-based Section 8, Rent Supplement Program, Rental Assistance Payments, and Project Rental Assistance Contracts for Section 202 and Section 811 programs.

Source: JCHS tabulations of National Housing Preservation Database.