



APPENDIX TABLES

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Table A-1

Rental Housing Market Indicators, 1975–2004

Year	Multifamily Permits ¹	Multifamily Starts ²	Multifamily Completions		Single-Family Completions	Size of New Multifamily Units ⁴	Residential Upkeep and Improvement of Rental Units ⁵	Rental Vacancy Rates	Value Put in Place: Multifamily Units ⁷
	(Thousands)	(Thousands)	For Rent ³ (Thousands)	For Sale ³ (Thousands)	For Rent ³ (Thousands)	(Median sq. ft.)	(Millions of 2004 dollars)	(Percent)	(Billions of 2004 dollars)
1975	263	268	321	121	12	942	28,654	6.0	23,451
1976	402	375	268	75	10	894	27,995	5.6	22,940
1977	564	536	322	77	15	881	24,898	5.2	31,225
1978	618	587	408	91	16	863	31,251	5.0	37,177
1979	570	551	434	135	27	893	30,786	5.4	44,272
1980	481	440	371	174	19	915	28,053	5.4	38,303
1981	421	379	283	164	24	930	29,593	5.0	36,284
1982	454	400	226	148	18	925	26,695	5.3	30,416
1983	703	636	314	152	27	893	28,329	5.7	42,573
1984	757	665	430	197	38	871	43,307	5.9	51,308
1985	777	670	447	184	43	882	54,058	6.5	50,102
1986	692	626	503	133	34	876	61,289	7.3	53,495
1987	510	474	412	134	38	920	64,289	7.7	42,323
1988	462	407	329	117	34	940	62,291	7.7	35,605
1989	407	373	307	90	30	940	64,072	7.4	33,978
1990	317	298	266	76	26	955	69,605	7.2	27,822
1991	195	174	197	56	22	980	56,803	7.4	21,009
1992	184	170	150	44	19	985	53,700	7.4	17,630
1993	212	162	109	44	23	1,005	55,035	7.3	14,103
1994	303	256	138	49	23	1,015	50,947	7.4	17,948
1995	335	278	196	51	33	1,040	50,894	7.6	22,173
1996	356	316	234	50	33	1,030	51,565	7.9	24,469
1997	379	340	230	54	29	1,050	46,625	7.8	26,932
1998	425	346	260	55	32	1,020	39,742	7.9	28,479
1999	417	338	279	55	43	1,054	49,458	8.1	31,106
2000	394	338	272	60	41	1,091	53,084	8.0	31,000
2001	390	329	240	75	39	1,094	51,329	8.4	32,324
2002	415	346	260	63	40	1,092	54,409	9.0	34,601
2003	428	349	236	56	44	1,107	58,497	9.8	36,259
2004	448	345	238	72	46	1,160	55,124	10.2	38,745

Note: All value series are deflated by the Bureau of Labor Statistics Consumer Price Index (CPI-UX) for All Items.

Sources: 1. US Census Bureau, Construction Statistics, "New Privately Owned Housing Units Authorized by Building Permits," www.census.gov/pub/const/bpann.pdf (as of May 2005).

2. US Census Bureau "New Privately Owned Housing Units Started," www.census.gov/const/startsan.pdf (as of May 2005).

3. US Census Bureau "New Privately Owned Housing Units Completed in the United States, by Intent and Design," www.census.gov/const/compsusintenta.pdf (as of Dec 2005).

4. US Census Bureau, "New Privately Owned Housing Units Started in the United States, by Intent and Design," www.census.gov/const/startsusintenta.pdf (as of May 2005).

5. US Census Bureau, "Expenditures by Region and Property Type," www.census.gov/const/C50/table_s2.pdf (as of May 2005).

6. US Census Bureau, Housing Vacancy Survey.

7. US Census Bureau, "Annual Value of Private Construction Put in Place," www.census.gov/const/C30/Private.pdf (as of May 2005).

Table A-2

Renter Income and Housing Costs, 1975–2004

Year	Monthly Renter Incomes	Housing Costs			Housing Cost as Share of Income (%)		
	2004 Dollars	Contract Rent	Gross Rent	Asking Rent	Contract Rent	Gross Rent	Asking Rent
1975	2,532	588	663	741	23.2	26.2	29.3
1976	2,458	587	666	727	23.9	27.1	29.6
1977	2,473	587	671	723	23.7	27.1	29.2
1978	2,506	585	671	727	23.3	26.8	29.0
1979	2,452	565	650	708	23.0	26.5	28.9
1980	2,325	543	631	706	23.4	27.1	30.4
1981	2,294	537	628	721	23.4	27.4	31.4
1982	2,316	546	644	754	23.6	27.8	32.6
1983	2,311	561	664	732	24.3	28.8	31.7
1984	2,382	568	671	715	23.8	28.2	30.0
1985	2,417	584	685	758	24.2	28.3	31.4
1986	2,445	608	706	788	24.9	28.9	32.2
1987	2,421	611	704	860	25.2	29.1	35.5
1988	2,494	609	699	878	24.4	28.0	35.2
1989	2,577	604	692	899	23.4	26.8	34.9
1990	2,496	597	682	867	23.9	27.3	34.7
1991	2,392	593	677	852	24.8	28.3	35.6
1992	2,326	590	674	789	25.4	29.0	33.9
1993	2,302	586	670	749	25.5	29.1	32.5
1994	2,272	586	668	734	25.8	29.4	32.3
1995	2,331	584	663	812	25.1	28.5	34.8
1996	2,351	582	661	809	24.8	28.1	34.4
1997	2,404	586	665	852	24.4	27.7	35.4
1998	2,453	595	671	851	24.3	27.4	34.7
1999	2,540	601	675	897	23.6	26.6	35.3
2000	2,556	602	678	923	23.6	26.5	36.1
2001	2,534	612	693	940	24.1	27.3	37.1
2002	2,440	626	702	964	25.7	28.8	39.5
2003	2,358	630	710	956	26.7	30.1	40.5
2004	2,348	630	711	974	26.8	30.3	41.5

Notes: All dollar amounts are in 2004 constant dollars using the Bureau of Labor Statistics Consumer Price Index (CPI-UX) for All Items. Renter median incomes through 2003 are from Current Population Survey P60 published reports and exclude those paying no cash rent. The 2004 incomes are estimated from change in HUD median family income applied to 2003 CPS income. Contract rent equals median 2001 contract rent from the American Housing Survey, indexed by the CPI residential rent index with adjustments for depreciation of the stock. Gross rent is equal to contract rent plus fuel and utilities. Asking rent is for newly built, privately financed, nonsubsidized, unfurnished, rental apartments in buildings of five units or more. See www.census.gov/hhes/www/housing/soma/soma.html (December 2005).

Table A-3

Distribution of Households in the 91 Largest Metro Regions, 1970–2000

Median Distance from the CBD (Miles)

	Renters				Owners			
	1970	1980	1990	2000	1970	1980	1990	2000
Race/Ethnicity of Household Head								
All Households	7.4	8.3	9.1	9.4	9.8	11.9	13.0	13.8
White	7.7	8.5	10.1	10.6	10.1	12.7	13.8	14.7
Hispanic	7.4	7.6	8.6	8.9	7.5	9.4	10.2	11.0
Black	4.3	5.7	6.8	7.4	5.4	7.2	8.1	9.0
Selected Metro Regions								
Los Angeles, CA	15.9	16.2	16.4	16.6	15.7	16.7	17.6	18.2
New York, NY	8.4	8.5	8.6	8.7	15.4	19.7	19.9	20.3
Chicago, IL	7.9	8.6	9.2	9.3	14.2	16.7	18.7	20.5
Philadelphia, PA	6.9	8.5	9.1	9.3	9.3	10.5	11.9	13.2
Washington, DC	5.8	7.0	8.2	8.8	8.7	11.1	13.6	15.1
Detroit, MI	8.3	10.8	12.5	13.6	12.5	14.1	15.4	17.0
Houston, TX	7.0	9.5	12.4	12.4	10.3	13.6	15.9	17.6
Atlanta, GA	6.1	8.5	11.9	12.7	9.6	13.6	17.5	19.8
Dallas, TX	6.1	8.2	10.9	11.5	9.2	11.1	13.3	15.0
Boston, MA	8.6	12.7	14.5	14.5	15.9	20.8	22.2	23.0
Phoenix, AZ	4.8	7.1	9.4	10.2	7.4	9.9	12.0	13.7
Minneapolis, MN	5.7	6.9	7.8	8.2	8.0	10.0	11.6	12.9
San Diego, CA	6.6	8.2	9.3	9.5	8.9	11.4	13.4	14.2
St. Louis, MO	6.3	8.4	9.7	10.6	10.7	12.7	13.9	15.2
Baltimore, MD	4.5	6.1	6.9	7.6	7.6	8.8	10.1	11.6
Seattle, WA	6.4	7.7	9.6	10.2	9.5	11.2	12.6	13.6
Tampa, FL	16.0	16.0	15.7	15.2	16.0	17.7	18.2	18.2
Pittsburgh, PA	7.3	8.3	9.5	9.7	10.2	12.4	13.7	14.2
Miami, FL	4.7	6.1	7.4	7.9	8.4	9.9	10.8	11.3
Cleveland, OH	6.6	7.9	8.5	8.8	9.6	11.5	12.2	13.1
Denver, CO	4.4	6.6	7.6	7.9	7.3	8.8	9.7	10.9
Portland, OR	6.3	7.8	8.4	9.0	8.0	9.8	10.6	11.3
Kansas City, MO	7.1	8.3	9.8	10.5	9.0	10.4	12.0	13.2
San Francisco, CA	9.6	11.1	12.9	13.1	15.5	18.8	20.2	21.1
Fort Worth, TX	6.0	8.4	10.1	10.4	7.8	9.1	10.7	11.6
San Jose, CA	6.1	6.3	6.3	6.3	6.8	6.9	7.0	7.1
Cincinnati, OH	4.7	5.6	6.5	7.1	8.2	9.0	9.9	11.1
Orlando, FL	5.5	6.8	7.9	8.3	7.7	9.2	10.5	11.6
Sacramento, CA	7.1	8.3	8.8	9.2	8.6	10.3	11.6	12.9
Fort Lauderdale, FL	5.3	6.2	7.3	7.7	6.7	7.8	8.3	9.2

Notes: Median distance is estimated from the distribution of households by distance from the Central Business District (CBD), expressed in rings (0-2 miles, 2-5 miles, 5-10 miles, 10-15 miles, 15-20 miles, 20-30 miles, etc.). The 91 largest metro regions consist of the top 100 metro areas, with the seven metro areas of Bergen, Newark, Jersey City, New York, Middlesex, Somerset-Hunterdon, Monmouth-Ocean, and Nassau-Suffolk combined into the New York CMSA; the three metro areas of Los Angeles, Riverside-San Bernardino and Orange County combined into the Los Angeles CMSA; and the three metro areas of Oakland, Vallejo, and San Francisco combined into the San Francisco CMSA.

Source: JCHS tabulations of Decennial Census tract-level data.

Table A-4 Renter Household Spending for Non-Housing Items, 2003

Income Quartile and Share of Expenditures on Housing	Transportation	Food	Clothes	Healthcare	Personal Insurance and Pensions	Entertainment	Other	Total Non-Housing Expenditures
Bottom Quartile								
Up to 30%	\$138	\$236	\$45	\$50	\$52	\$42	\$167	\$729
30-50%	94	231	30	45	56	37	112	606
50% or More	44	177	16	28	31	21	66	384
All	96	218	31	42	48	35	118	589
Lower Middle Quartile								
Up to 30%	383	379	81	102	180	94	385	1,603
30-50%	271	362	63	74	156	70	218	1,214
50% or More	113	295	40	51	88	41	120	747
All	297	361	68	82	158	76	272	1,314
Upper Middle Quartile								
Up to 30%	636	515	129	163	352	155	589	2,539
30-50%	446	487	94	117	296	118	360	1,918
50% or More	241	383	57	125	152	70	231	1,258
All	549	497	113	146	320	138	493	2,255
Top Quartile								
Up to 30%	1,151	754	272	308	637	321	1,348	4,792
30-50%	700	709	175	213	551	200	622	3,171
50% or More	521	698	102	195	225	150	514	2,405
All	1,046	744	248	287	609	293	1,185	4,412

Notes: Quartiles are defined by total expenditures rather than income because one out of five households in the survey failed to report income. Housing costs include mortgage principal and interest, insurance, taxes, maintenance, rents, and utilities. Transportation expenditures were adjusted for those who paid cash to buy cars. Expenditures were calculated at 10% of the cash payment.

Source: JCHS tabulations of the Consumer Expenditure Survey, using the Quarterly Interview Survey data for calendar 2003.

Table A-5 Renter Households by Age and Origin of Head, 1994 and 2004

Thousands

Age of Household Head	1994			2004		
	Foreign Born	Native Born	All	Foreign Born	Native Born	All
Under 25	450	4,095	4,544	737	4,325	5,062
25-34	1,586	9,596	11,183	2,162	7,639	9,801
35-44	1,166	6,642	7,807	1,806	5,442	7,248
45-54	670	3,503	4,173	958	4,424	5,382
55-64	343	2,155	2,497	485	2,575	3,060
65 and Over	535	4,135	4,670	737	3,720	4,457
All	4,740	30,125	34,875	6,886	28,125	35,011

Source: JCHS tabulations of March 1994 and 2004 Current Population Surveys.

Table A-6

Renter Households by Income Quintiles and Subsidy Status, 2003

Thousands

	Unsubsidized Renters					Subsidized Renters				
	Bottom	Lower Middle	Middle	Upper Middle	Top	Bottom	Lower Middle	Middle	Upper Middle	Top
Total Renters	4,359	5,210	5,798	5,940	6,076	2,358	1,503	923	779	642
Race										
White	2,452	2,762	3,341	3,660	4,095	1,048	697	412	360	372
Black	1,078	1,109	1,122	934	769	874	448	280	186	125
Hispanic	566	1,046	992	941	744	322	285	158	156	90
Asian	195	224	256	326	393	83	54	55	70	48
Multi-race	69	69	87	79	75	31	19	19	8	8
Age										
Under 35	1,700	2,106	2,673	2,766	2,674	727	530	439	394	287
35-64	1,735	2,153	2,624	2,854	3,171	989	599	375	333	325
Over 65	924	952	502	320	231	642	374	109	52	30
Family Type										
Married With No Children	290	528	593	784	1,172	74	103	74	105	108
Married With Children	233	595	1,041	1,192	1,374	85	135	128	168	150
Single Parent	749	1,011	1,000	774	502	658	471	255	141	70
Other Family	310	376	524	475	532	145	120	85	84	80
Single Person	2,513	2,263	2,143	1,981	1,285	1,338	611	316	200	130
Non-Family	264	437	498	735	1,211	58	63	66	82	105
Metro Status										
Center City	2,118	2,301	2,558	2,417	2,586	1,141	738	500	388	322
Suburbs	1,332	1,869	2,181	2,626	2,808	675	478	305	299	296
Non-Metro	909	1,040	1,059	897	681	542	287	118	92	24
Region										
Northeast	938	933	960	1,293	1,500	591	364	223	188	165
Midwest	902	1,079	1,293	1,143	985	536	361	175	130	83
South	1,702	1,943	2,102	1,985	1,812	846	459	260	226	201
West	817	1,255	1,443	1,520	1,778	385	319	265	235	194
Cost Burden										
None	547	1,193	3,181	4,965	5,762	633	669	557	657	611
Moderate	319	2,230	2,138	844	282	506	551	346	105	31
Severe	3,494	1,787	479	131	32	1,220	283	20	17	0
Crowded										
Less than One Person/Room	4,208	4,929	5,468	5,686	5,812	2,287	1,453	871	736	606
More than One Person/Room	151	282	330	255	264	71	50	52	43	36
Adequacy										
Adequate	3,740	4,576	5,205	5,349	5,587	2,118	1,346	833	692	578
Moderately Inadequate	438	449	445	411	376	156	97	53	66	43
Severely Inadequate	181	185	148	180	113	84	60	37	21	21
Employment Status										
Not Employed	1,968	1,395	521	290	389	1,468	557	83	39	57
Employed	2,391	3,815	5,277	5,651	5,687	890	946	840	741	585
Employment Status by Age										
Under 35										
Not Employed	336	139	60	33	116	277	47	12	7	10
Employed	1,364	1,966	2,612	2,734	2,558	450	483	427	387	277
Total	1,700	2,106	2,673	2,766	2,674	727	530	439	394	287
34-64										
Not Employed	838	426	140	101	173	618	188	21	5	28
Employed	897	1,726	2,484	2,754	2,998	371	411	354	328	298
Total	1,735	2,153	2,624	2,854	3,171	989	599	375	333	325
Over 65										
Not Employed	794	829	321	157	99	573	322	50	27	20
Employed	130	122	181	163	132	69	52	59	25	10
Total	924	952	502	320	231	642	374	109	52	30

Notes: Income quintiles each contain approximately one-fifth of renter households. White, black, and Asian are Non-Hispanic. Hispanics may be of any race. Working households are those whose income is derived at least 50% from employment. Severe cost burden is defined as housing costs of more than 50% of pre-tax income. Moderate burden is defined as housing costs of 30-50% of pre-tax income. Crowded conditions are defined as more than one person per room. Inadequate conditions are defined by the US Department of Housing and Urban Development (HUD).

Source: JCHS tabulations of the 2003 American Housing Survey, using JCHS-adjusted weights.

Table A-7

Components of Rental Inventory Change by Structure Type and Location, 1993–2003

Thousands

	1993		2003		Change 1993–2003		Completions	Net Removals
	Occupied	Vacant	Occupied	Vacant	Occupied	Vacant		
Total Units	33,472	2,651	33,590	3,592	118	941	3,015	1,956
Structure Type								
Single-family	10,979	583	10,682	897	-297	314	357	340
2-4 Units	7,509	641	7,021	688	-488	47	213	654
5-9 Units	4,315	388	4,589	530	274	142	340	-76
10-19 Units	3,831	432	4,029	599	198	167	671	306
20-49 Units	2,819	285	2,873	369	54	84	689	551
50 Units and Over	2,850	217	3,064	283	214	66	431	151
Manufactured	1,169	104	1,332	226	163	122	314	29
Region and Metro Status								
Northeast								
Center City	3,757	280	3,887	278	130	-2	70	1,037
Suburbs	2,741	151	2,613	173	-128	22	104	210
Non-Metro	657	58	654	59	-3	1	34	36
Total	7,155	489	7,155	510	0	21	208	187
Midwest								
Center City	3,149	314	2,861	414	-288	100	198	386
Suburbs	2,411	141	2,284	271	-127	130	232	229
Non-Metro	1,855	98	1,542	156	-313	58	163	418
Total	7,415	552	6,687	840	-728	288	592	1,032
South								
Center City	4,813	424	4,646	661	-167	237	382	312
Suburbs	4,091	377	4,452	529	361	152	760	247
Non-Metro	2,192	176	2,439	382	247	206	358	-95
Total	11,096	977	11,537	1,572	441	595	1,500	464
West								
Center City	3,475	309	3,676	227	201	-82	258	139
Suburbs	3,381	254	3,519	332	138	78	331	115
Non-Metro	951	71	1,015	111	64	40	126	22
Total	7,807	633	8,210	670	403	37	715	275

Note: Net removals equal the total rental units built during the period minus change in renter households and vacant for-rent units.

Sources: US Census Bureau, "New Privately Owned Housing Units Completed in the United States, by Intent and Design," www.census.gov/const/compsusintenta.pdf (as of December 2005) and JCHS tabulations of the 1993 and 2003 American Housing Surveys using JCHS-adjusted weights.

Table A-8 Rental Properties by Mortgage Status, 2001

Thousands

Property Type	Total Properties	No Mortgage	Mortgage Held by	
			GSE	Other
All	15,794	8,861	2,533	4,400
One Unit	11,475	6,384	1,964	3,127
Single-Family	9,856	5,619	1,635	2,602
Condominium	1,619	765	329	525
2-4 Units	2,035	891	424	720
5-9 Units	263	111	37	115
10-49 Units	210	69	42	99
50 Units and Over	71	10	24	37
Manufactured	1,741	1,397	42	302

Source: US Census Bureau, Survey of Residential Finance.

Table A-9 Household Projections by Tenure and Minority Status, 2000–2020

Thousands

Tenure and Year	Non-Hispanic White Households	Minority Households	Total Households	Minority Share (%)
Renter				
2000	20,847	14,366	35,214	40.8
2005	19,911	15,920	35,831	44.4
2010	19,155	17,574	36,730	47.8
2015	18,329	19,319	37,647	51.3
2020	17,364	20,994	38,358	54.7
Owner				
2000	59,188	13,036	72,224	18.0
2005	62,253	15,954	78,207	20.4
2010	65,444	19,146	84,590	22.6
2015	68,512	22,511	91,023	24.7
2020	71,269	26,062	97,331	26.8
Total				
2000	80,035	27,403	107,438	25.5
2005	82,164	31,874	114,038	28.0
2010	84,600	36,720	121,320	30.3
2015	86,841	41,829	128,670	32.5
2020	88,633	47,056	135,689	34.7

Source: JCHS enhanced interim household projections, based upon 1.2 million annual net immigrants (1/12/06).

Table A-10 Rental Units Removed from the Housing Inventory, 1993–2003

	All Rental Units			At Risk Units		
	Total Inventory	Units Removed	Loss Rates (%)	Total Inventory	Units Removed	Loss Rates (%)
Total Units	36,123	2,258	6.3	3,866	512	13.2
Occupancy						
Occupied	33,472	1,978	5.9	3,438	435	12.7
Vacant	2,651	280	10.6	429	77	17.9
Structure Type						
Single-Family	12,835	1,039	8.1	2,467	304	12.3
Detached	8,816	605	6.9	2,105	241	11.4
Attached	2,746	147	5.4	314	46	14.6
Manufactured	1,273	287	22.5	48	17	35.4
2–4 Units	8,150	658	8.1	1,399	208	14.9
5 Units and Over	15,139	560	3.7	NA	NA	NA
Age of Structure						
Built Pre-1960	12,268	1,488	12.1	3,866	512	13.2
Built 1960-1993	19,989	771	3.9	NA	NA	NA
Adequacy						
Adequate	32,262	1,700	5.3	2,849	312	11.0
Moderately Inadequate	2,852	355	12.4	662	114	17.2
Severely Inadequate	1,010	204	20.2	355	85	23.9
Region						
Northeast	7,644	493	6.4	640	86	13.4
Midwest	7,967	494	6.2	1,115	119	10.7
South	12,072	899	7.4	1,595	244	15.3
West	8,441	372	4.4	517	63	12.2
Metro Status						
Center City	16,520	934	5.7	1,478	176	11.9
Suburbs	13,545	756	5.6	970	152	15.7
Non-Metro	6,058	569	9.4	1,419	185	13.0

Notes: Loss rates defined as share of all units in 1993 that were reported as a Type C Non-Interview (permanent removal from stock) in 2003. At risk units are those in 1- to 4-unit structures, built prior to 1960, and either with gross rents under \$300, vacant for more than 6 months, or reported as severely inadequate.

Source: JCHS tabulations of the 1993 and 2003 American Housing Surveys.

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