



APPENDIX TABLES

Table A-1	Renter Incomes and Housing Costs: 1986–2012
Table A-2	Renter Household Characteristics by Structure Type and Location: 2011
Table A-3	Characteristics of the Rental Housing Stock: 2011
Table A-4	10-Year Rental Stock Loss Rates: 2001–11
Table A-5	Tenure Shifts by Structure Type: 2003–11
Table A-6	Renter Household Characteristics and Housing Cost Burdens: 2001, 2007, and 2011
Table A-7	Multifamily Housing Market Indicators: 1980–2012

The following tables can be downloaded in Microsoft Excel format from the Joint Center's website at www.jchs.harvard.edu.

Table W-1	Rentership Rates by Age, Race/Ethnicity, and Region: 1995–2012
Table W-2	Household Tenure Trajectories and Mobility: 2001–11
Table W-3	Renter Housing Cost Burdens by State: 2011
Table W-4	Renter Housing Cost Burdens by Household Income Quintile: 1960–2011
Table W-5	Average Monthly Rent by Region, Metro Status, and Assisted Status: 2011
Table W-6	Affordable Rental Supply Gaps: 1999–2011
Table W-7	Share of Households Holding Assets by Tenure and Income Quartile: 2010
Table W-8	Median Net Worth and Median Cash Savings by Tenure, Age, and Income Quartile: 2007 and 2010
Table W-9	JCHS Renter Household Growth Projections: 2013–23

TABLE A-1

Renter Incomes and Housing Costs: 1986–2012

Year	Monthly Income and Housing Costs (2012 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
1986	2,972	708	834	957	23.8	28.1	32.2
1987	2,943	711	831	1,045	24.2	28.2	35.5
1988	3,031	709	825	1,067	23.4	27.2	35.2
1989	3,133	703	817	1,092	22.4	26.1	34.9
1990	3,033	695	806	1,054	22.9	26.6	34.7
1991	2,908	690	801	1,035	23.7	27.5	35.6
1992	2,827	687	797	959	24.3	28.2	33.9
1993	2,798	683	793	910	24.4	28.3	32.5
1994	2,761	682	790	892	24.7	28.6	32.3
1995	2,833	680	785	987	24.0	27.7	34.8
1996	2,858	678	783	983	23.7	27.4	34.4
1997	2,922	682	787	1,036	23.3	26.9	35.4
1998	2,981	693	795	1,034	23.2	26.7	34.7
1999	3,088	699	799	1,090	22.6	25.9	35.3
2000	3,106	701	802	1,121	22.6	25.8	36.1
2001	3,080	712	821	1,142	23.1	26.6	37.1
2002	2,965	729	831	1,172	24.6	28.0	39.5
2003	2,866	733	840	1,162	25.6	29.3	40.5
2004	2,826	733	842	1,186	25.9	29.8	42.0
2005	2,844	730	846	1,107	25.7	29.7	38.9
2006	2,923	733	855	1,178	25.1	29.2	40.3
2007	2,935	743	865	1,133	25.3	29.5	38.6
2008	2,828	742	869	1,169	26.2	30.7	41.3
2009	2,806	761	885	1,138	27.1	31.5	40.5
2010	2,715	751	873	1,134	27.6	32.2	41.8
2011	2,702	740	860	1,084	27.4	31.8	40.1
2012	2,711	744	861	1,090	27.4	31.8	40.2

Notes and Sources: Values are adjusted for inflation using the CPI-U for All Items. Renter incomes are median renter household incomes from the US Census Bureau, Current Population Survey (CPS). Renters exclude those paying no cash rent. Contract rent equals median contract rent from the US Department of Housing and Urban Development, 2011 American Housing Survey (AHS), indexed by the CPI rent of primary residence. Gross rent equals median gross rent from the 2011 AHS, indexed by a weighted combination of the CPI rent of primary residence, the CPI energy services index, and the CPI water and sewer maintenance index. Asking rent is the median asking rent from the US Census Bureau, Survey of Market Absorption, and is for newly completed, privately financed, unsubsidized, and unfurnished rental apartments in structures of five or more units.

TABLE A-2

Renter Household Characteristics by Structure Type and Location: 2011

Households (Thousands)

	Single-Family			Multifamily									Mobile Home		
				2-4 Units			5-9 Units			10 or More Units					
	Central City	Suburbs	Non-Metro	Central City	Suburbs	Non-Metro	Central City	Suburbs	Non-Metro	Central City	Suburbs	Non-Metro	Central City	Suburbs	Non-Metro
Age of Householder															
Under 25	457	385	272	495	280	208	367	253	104	894	452	220	0	103	86
25-34	1,345	1,595	830	1,101	797	379	673	609	171	1,690	1,267	150	28	165	176
35-44	1,049	1,573	733	650	513	211	441	376	76	930	679	76	13	126	149
45-54	770	1,196	598	586	440	177	337	323	67	904	629	97	29	93	180
55-64	477	698	452	387	323	146	240	252	63	718	451	95	13	91	67
65-74	251	291	197	218	182	93	105	102	53	456	279	44	3	51	46
75 and Over	153	250	202	149	115	78	60	97	34	595	471	156	8	28	48
Race/Ethnicity of Householder															
White	1,954	3,689	2,462	1,560	1,470	904	877	977	377	2,765	2,200	646	43	476	551
Black	1,235	913	321	959	441	182	616	448	109	1,393	871	72	10	36	70
Asian / Other	298	364	167	261	191	81	195	169	18	624	425	67	5	25	33
Hispanic	1,015	1,022	333	807	547	127	534	418	64	1,406	732	53	37	119	99
Education of Householder															
Less than High School	896	864	572	742	464	273	447	321	119	1,072	574	174	35	238	255
High School Graduate	1,153	1,709	1,129	919	815	426	497	540	146	1,303	1,024	237	26	222	307
Some College	1,536	2,048	1,098	1,025	825	424	727	676	212	1,816	1,291	339	26	156	159
Bachelor Degree	917	1,367	485	900	546	169	552	476	91	1,997	1,340	88	8	40	31
Household Type															
Married without Children	526	891	518	386	306	140	195	240	44	699	471	56	16	58	108
Married with Children	882	1,558	721	395	354	116	266	272	48	510	467	30	25	149	107
Single Parent	934	1,078	612	653	544	287	407	366	118	674	554	102	19	97	137
Other Family	536	624	293	323	250	73	176	183	30	471	279	31	6	62	111
Single Person	1,001	1,287	854	1,270	925	504	884	741	259	3,128	2,034	493	22	205	187
Other Non-Family	623	550	285	560	269	172	294	211	68	707	424	127	6	86	102
Household Income Quartile															
Bottom	1,691	1,643	1,235	1,566	1,067	780	1,030	763	348	2,875	1,638	591	43	355	400
Lower Middle	1,338	1,678	1,095	1,086	843	320	674	636	151	1,571	1,207	172	38	196	223
Upper Middle	944	1,659	730	593	516	152	389	403	62	1,097	955	61	11	92	110
Top	529	1,009	224	342	224	41	129	211	7	645	429	14	3	13	21
All Households	4,502	5,988	3,284	3,587	2,650	1,293	2,223	2,013	568	6,188	4,229	838	95	657	753

Note: Totals exclude a small number of households for which structure type was unavailable.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2011 American Housing Survey.

TABLE A-3

Characteristics of the Rental Housing Stock: 2011

Occupied Rental Units (Thousands)

	Single-Family		Multifamily			Mobile Home	Total
	Detached	Attached	2-4 Units	5-9 Units	10 or More Units		
Census Region							
Northeast	1,039	506	2,180	870	2,890	124	7,609
Midwest	2,348	407	1,676	951	2,124	162	7,668
South	4,610	965	1,958	1,677	3,352	924	13,486
West	3,122	778	1,715	1,305	2,889	294	10,103
Metro Area Status							
Central City	3,308	1,194	3,587	2,223	6,188	95	16,594
Suburbs	4,762	1,226	2,650	2,013	4,229	657	15,536
Non-Metro	3,048	236	1,293	568	838	753	6,736
Region/Metro Status							
Northeast							
Central City		267	1,172	415	1,932	0	4,028
Suburbs	566	210	804	362	817	86	2,845
Non-Metro	231	29	204	93	140	38	735
Midwest							
Central City	731	175	834	398	985	17	3,140
Suburbs	832	174	478	391	825	59	2,759
Non-Metro	785	58	364	163	313	86	1,770
South							
Central City	1,286	417	821	787	1,717	42	5,070
Suburbs	1,893	465	678	666	1,379	407	5,489
Non-Metro	1,431	82	458	224	256	475	2,927
West							
Central City	1,049	335	759	623	1,554	35	4,356
Suburbs	1,472	376	690	594	1,207	105	4,443
Non-Metro	601	66	266	88	129	154	1,304
Year Built							
Pre-1940	2,496	376	2,244	660	1,359	18	7,153
1940-1959	2,814	317	1,165	464	1,016	48	5,824
1960-1979	3,202	817	2,440	1,880	4,488	533	13,360
1980-1999	1,552	731	1,243	1,404	2,891	742	8,563
2000 or Later	1,055	413	437	396	1,502	163	3,965
Rent Level							
Less than \$400	1,196	280	991	562	1,396	363	4,787
\$400-599	1,772	387	1,800	1,157	2,028	556	7,700
\$600-799	1,951	539	1,721	1,309	2,485	216	8,221
\$800 or More	4,654	1,278	2,660	1,651	5,038	111	15,393
No Cash Rent	1,315	122	175	28	101	211	1,953
Other Rental / Rent Not Paid Monthly	230	48	182	96	208	48	812
Number of Bedrooms							
0	24	18	96	93	612	0	843
1	568	417	1,995	1,748	5,530	98	10,355
2	2,820	1,198	3,990	2,397	4,322	739	15,467
3	5,379	845	1,250	507	678	620	9,279
4	1,882	149	161	54	95	43	2,383
5 or More	446	27	36	5	19	5	539
Unit Size							
Under 800 Sq. Ft.	812	351	2,059	1,675	4,748	331	9,975
800-1,199 Sq. Ft.	2,235	728	2,553	1,783	3,690	607	11,596
1,200 Sq. Ft. and Over	6,713	954	1,464	634	1,126	365	11,256
Rental Assistance							
Without Rental Assistance	10,533	2,300	6,472	3,967	9,049	1,460	33,782
With Rental Assistance	586	355	1,057	836	2,206	44	5,084
Total							
All Renters	11,119	2,655	7,529	4,803	11,255	1,504	38,866

Note: Assisted units include public housing and other government-subsidized units, as well as rentals where the tenants use vouchers.

Source: JCHS tabulations of the US Department of Housing and Urban Development, 2011 American Housing Survey.

TABLE A-4

10-Year Rental Stock Loss Rates: 2001–11

Share of 2001 Stock Permanently Removed within the Decade (Percent)

	Total	Single-Family		Multifamily			Mobile Homes
		Detached	Attached	2–4 Units	5–9 Units	10 or More Units	
Cash Rentals	5.6	6.4	5.5	7.4	4.0	3.1	20.7
Occupied	5.1	5.9	5.2	6.7	3.8	2.8	19.6
Vacant	9.7	12.5	8.0	15.1	6.0	5.4	28.0
No Cash Rentals	16.1	9.4	31.8	15.3	29.9	10.1	34.3
Rent Level							
Under \$400	12.8	10.6	15.9	16.8	9.4	9.2	22.6
\$400–599	6.7	7.7	6.9	7.4	3.3	3.8	23.2
\$600–799	4.4	5.4	4.6	5.4	4.0	3.0	10.6
\$800 and Over	3.0	4.3	2.8	4.8	2.6	1.5	19.2
Year Built							
Pre-1940	7.8	8.0	6.6	9.4	9.3	3.8	33.7
1940–1959	8.4	7.2	12.9	12.6	6.5	5.6	0.0
1960–1979	5.1	5.8	5.1	5.2	2.8	3.7	21.0
1980–1999	2.5	1.9	2.0	1.8	1.3	1.4	20.9
2000 and Later	1.6	0.0	4.4	0.0	0.0	0.0	46.2
Location							
Central City	5.7	5.9	7.2	8.0	4.8	4.0	21.5
Suburbs	4.7	6.3	4.1	5.9	3.2	1.9	23.8
Non-Metro	8.1	7.3	6.1	8.7	3.5	5.2	19.2

Note: Loss rates by year built and location exclude no cash rentals.

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

TABLE A-5

Tenure Shifts by Structure Type: 2003–11

Units (Thousands)

Structure Type	Type of Switch	2003–05	2005–07	2007–09	2009–11
Single-Family					
Total					
	Own to Rent	2,587	2,723	3,032	3,673
	Rent to Own	2,196	2,051	1,968	2,009
	Net Shift to Rental	391	672	1,063	1,664
Detached					
	Own to Rent	2,291	2,395	2,707	3,284
	Rent to Own	1,877	1,838	1,731	1,850
	Net Shift to Rental	414	558	976	1,433
Attached					
	Own to Rent	295	327	325	389
	Rent to Own	318	213	237	158
	Net Shift to Rental	-23	114	88	231
Multifamily					
Total					
	Own to Rent	541	680	692	690
	Rent to Own	767	760	592	480
	Net Shift to Rental	-226	-80	100	210
2–4 Units					
	Own to Rent	272	312	271	288
	Rent to Own	356	304	269	233
	Net Shift to Rental	-84	8	1	55
5 or More Units					
	Own to Rent	270	368	421	403
	Rent to Own	410	456	322	248
	Net Shift to Rental	-140	-87	99	155

Source: JCHS tabulations of US Department of Housing and Urban Development, 2003–11 American Housing Surveys.

TABLE A-6

Renter Household Characteristics and Housing Cost Burdens: 2001, 2007, and 2011

Thousands

Renter Characteristics	2001				2007				2011			
	No Burden	Moderate Burden	Severe Burden	Total	No Burden	Moderate Burden	Severe Burden	Total	No Burden	Moderate Burden	Severe Burden	Total
All Renter Households	21,658	7,335	7,457	36,450	19,813	8,174	8,880	36,866	20,006	9,267	11,342	40,615
Household Income												
Less than \$15,000	1,543	1,009	5,056	7,608	1,614	1,122	5,686	8,423	1,706	1,223	7,293	10,222
\$15,000–29,999	2,589	3,411	2,016	8,015	2,451	3,546	2,567	8,563	2,410	3,961	3,270	9,641
\$30,000–44,999	4,674	1,997	295	6,966	4,072	2,212	486	6,771	4,002	2,489	611	7,103
\$45,000–74,999	7,070	758	81	7,909	6,311	1,072	129	7,512	6,296	1,331	158	7,785
\$75,000 and Over	5,782	160	9	5,951	5,365	221	11	5,598	5,591	264	10	5,865
Age of Householder												
Under 25	2,432	1,086	1,475	4,993	1,861	986	1,487	4,335	1,457	927	1,672	4,056
25–44	11,700	3,512	3,078	18,290	9,926	3,876	3,692	17,495	9,942	4,347	4,756	19,045
45–64	5,198	1,620	1,603	8,421	5,727	2,125	2,300	10,152	6,150	2,646	3,255	12,052
65 and Over	2,328	1,117	1,300	4,746	2,299	1,186	1,400	4,885	2,457	1,348	1,659	5,463
Household Type												
Married Without Children	3,499	680	451	4,630	3,095	776	521	4,393	3,300	935	696	4,931
Married With Children	3,835	1,037	606	5,478	3,144	1,202	791	5,137	3,244	1,390	1,110	5,744
Single Parent	2,733	1,553	1,851	6,136	2,523	1,699	2,289	6,510	2,505	1,858	2,829	7,193
Other Family	1,778	546	455	2,779	1,724	623	607	2,954	1,800	831	907	3,538
Single Person	7,213	2,927	3,511	13,651	6,897	3,210	3,986	14,092	6,772	3,441	4,859	15,071
Non-Family	2,599	592	583	3,775	2,431	665	685	3,781	2,384	812	941	4,138
Race/Ethnicity of Householder												
White	13,754	4,118	3,924	21,796	12,301	4,344	4,465	21,109	12,161	4,832	5,534	22,528
Black	3,433	1,436	1,705	6,574	3,169	1,661	2,131	6,960	3,129	1,855	2,665	7,650
Hispanic	2,956	1,291	1,226	5,472	2,919	1,606	1,640	6,166	3,112	1,928	2,277	7,317
Asian/Other	1,515	491	602	2,608	1,424	563	644	2,631	1,603	652	866	3,121
Education of Householder												
No High School Diploma	3,967	1,906	2,307	8,180	3,053	1,730	2,281	7,064	2,680	1,742	2,574	6,997
High School Graduate	5,883	2,118	2,048	10,050	5,710	2,571	2,793	11,074	5,023	2,657	3,272	10,952
Some College	6,268	2,143	2,074	10,485	5,788	2,494	2,587	10,869	6,335	3,133	3,827	13,295
Bachelor Degree and Higher	5,539	1,168	1,028	7,735	5,262	1,379	1,219	7,860	5,967	1,735	1,669	9,371
Weeks Worked in Last 12 Months												
Fully Employed	14,730	3,887	1,790	20,407	13,250	4,453	2,332	20,035	13,544	5,097	3,088	21,729
Short-Term Unemployed	2,147	928	874	3,949	1,920	933	1,016	3,869	1,503	893	1,158	3,553
Long-Term Unemployed	1,247	582	1,444	3,274	1,093	647	1,643	3,383	878	593	1,623	3,094
Fully Unemployed	95	71	223	388	127	80	276	483	355	251	875	1,480

Notes: Moderate (severe) burdens are defined as housing costs of 30–50% (more than 50%) of household income. Households with zero or negative income are assumed to be severely burdened, while renters paying no cash rent are assumed to be unburdened. Children are the householder's own, step, or adopted children under the age of 18. White, black and Asian/other householders are non-Hispanic, while Hispanic householders may be of any race. Asian/other includes multiracial householders. High school graduates include those with a high school diploma, GED, or other alternate credential. Fully employed householders worked for at least 48 weeks, 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.

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

TABLE A-7

Multifamily Housing Market Indicators: 1980–2012

Year	Permits ¹ (Thousands)	Starts ² (Thousands)	Completions ³		Size of New Units ³ (Median sq. ft.)	Rental Vacancy Rates ⁴ (Percent)	Value Put in Place: New Units ⁵ (Millions of 2012 dollars)
			For Sale (Thousands)	For Rent (Thousands)			
1980	480	440	174	371	915	5.4	46,554
1981	421	379	164	283	930	5.0	44,100
1982	454	400	148	226	925	5.3	36,968
1983	704	635	152	314	893	5.7	51,744
1984	759	665	197	430	871	5.9	62,362
1985	777	669	184	447	882	6.5	60,896
1986	692	626	133	503	876	7.3	65,020
1987	510	474	134	412	920	7.7	51,440
1988	462	407	117	329	940	7.7	43,275
1989	407	373	90	307	940	7.4	41,297
1990	317	298	76	266	955	7.2	33,815
1991	195	174	56	197	980	7.4	25,535
1992	184	170	44	150	985	7.4	21,428
1993	213	162	44	109	1,005	7.3	17,141
1994	303	259	49	138	1,015	7.4	21,815
1995	335	278	51	196	1,040	7.6	26,950
1996	356	316	50	234	1,030	7.8	29,740
1997	379	340	54	230	1,050	7.7	32,734
1998	425	346	55	260	1,020	7.9	34,614
1999	417	339	55	279	1,041	8.1	37,807
2000	394	338	60	272	1,039	8.0	37,678
2001	401	329	75	240	1,104	8.4	39,288
2002	415	346	63	260	1,070	8.9	42,054
2003	428	349	56	236	1,092	9.8	43,818
2004	457	345	72	238	1,105	10.2	48,549
2005	473	353	97	199	1,143	9.8	55,602
2006	461	336	127	198	1,192	9.7	60,135
2007	419	309	116	169	1,134	9.7	54,213
2008	330	284	101	200	1,089	10.0	47,281
2009	142	109	66	208	1,124	10.6	30,541
2010	157	116	30	125	1,137	10.2	15,463
2011	206	178	16	123	1,093	9.5	15,078
2012	311	245	11	155	1,056	8.7	21,348

Notes and Sources: 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 2013.

1. US Census Bureau, New Privately Owned Housing Units Authorized by Building Permits, <http://www.census.gov/construction/pdf/bpann.pdf>

2. US Census Bureau, New Privately Owned Housing Units Started, www.census.gov/construction/nrc/xls/starts_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/pdf/quarterly_starts_completions.pdf

4. US Census Bureau, Housing Vacancy Survey, <http://www.census.gov/housing/hvs/data/histtabs.html>

5. US Census Bureau, Annual Value of Private Construction Put in Place, http://www.census.gov/construction/c30/historical_data.html