

# Worst Case Needs Measure and ACS-Based Tabulations on Rent Burden

**David A. Vandembroucke**  
**Div. Housing & Demographic Analysis**  
**Office of Economic Affairs**  
**Policy Development & Research**  
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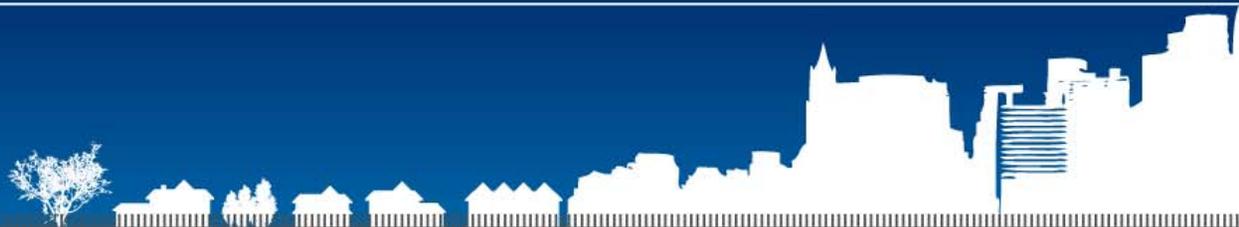


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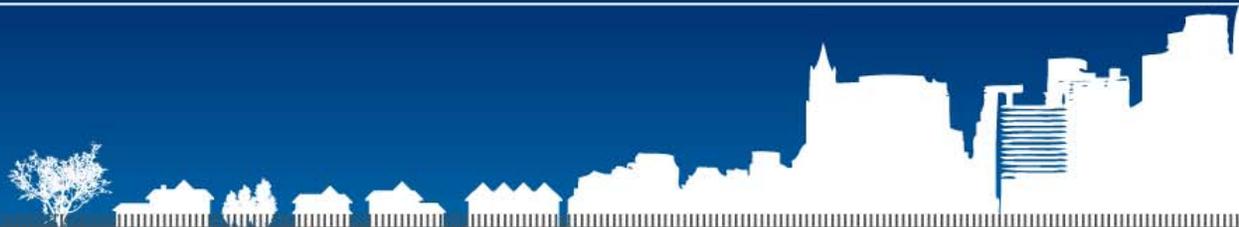
# Introduction

- **Severe rent burden and inadequate housing quality are the most serious indicators of poor housing.**
- **There are two data sources that can be used to count households with these problems:**
  - **The American Housing Survey**
  - **The American Community Survey**

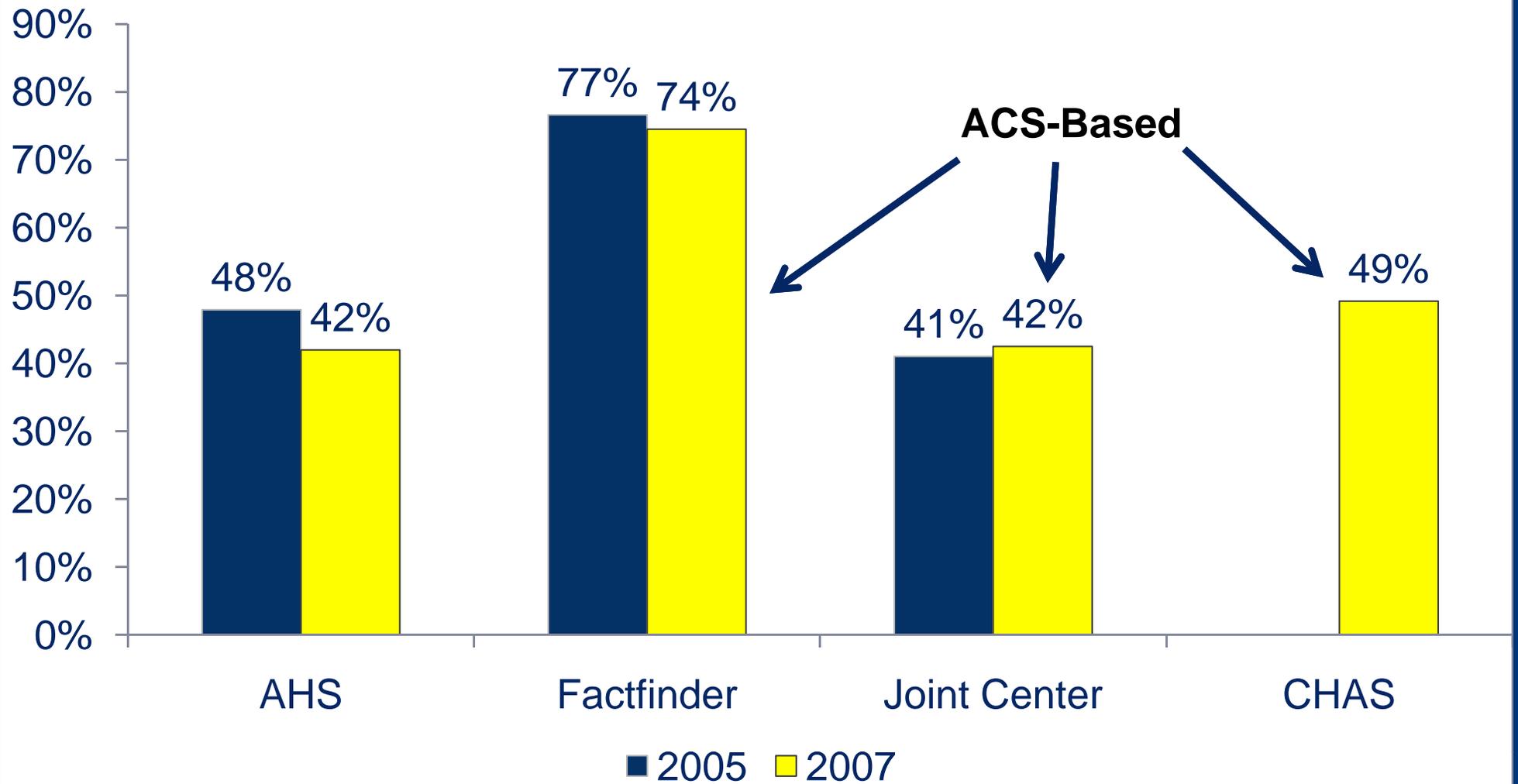


# What Are Worst Case Needs?

- **Population:**
  - Unassisted renter households
  - Incomes less than 50% of Area Median Income (AMI).
- **Criteria:**
  - Monthly housing cost  $\geq$  50% of income
  - OR living in severely inadequate housing



# “Very Low Income” Renter Households with Problems



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# Differences Among WCN Measures

- **AHS (42%):**
  - *Unassisted* renter households
  - Incomes  $\leq$  50% of AMI
  - Cost burdens  $\geq$  50% or severely inadequate housing.
- **Factfinder (75%):**
  - Renter households
  - Incomes  $\leq$  \$35,000
  - Cost burdens  $\geq$  30%, no quality measure



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# Differences Among WCN Measures

- **Joint Center (43%):**
  - Renter households
  - Incomes  $\leq$  1<sup>st</sup> quartile
  - Cost burdens  $\geq$  50%
- **CHAS (49%):**
  - Renter households
  - Incomes  $\leq$  50% AMI
  - Cost burdens  $\geq$  50% *or* substandard housing



# Why Use Each Estimate?

- **AHS**
  - **Most accurate specification**
  - **Can be used to analyze subgroups (with difficulty)**
  - **Little subnational geography (regions, metro areas)**
  - **Historical data available back to 1985**
  - **Updated every two years**
- **Fact finder**
  - **Easy to access**
  - **Updated most quickly**
  - **All ACS geography**
  - **Least accurate specification**



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# Why Use Each Estimate?

- **Joint Center**
  - Fairly accurate specification
  - Easy to get
  - National data only
  - Updated every year, with a lag
- **CHAS**
  - Good specification
  - State & county data
  - Access via complicated spreadsheets
  - Annual updates, relies on three-year averages



# Where to find them

- **AHS**
  - **Worst Case Needs Report: HUD USER**
  - **Housing Affordability Data System: HUD USER**
- **Factfinder**
  - **<http://factfinder.census.gov>**
  - **Table B25106**
- **Joint Center (State of the Nation's Housing)**
  - **<http://www.jchs.harvard.edu>**
- **CHAS**
  - **<http://www.huduser.org/portal/datasets/cp.html>**

