

Characteristics of HUD-Assisted Renters and Their Units in 2011

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Executive Summary

The 2011 American Housing Survey (AHS) included a supplemental survey of rental units receiving subsidies from programs administered by the U.S. Department of Housing and Urban Development (HUD). In addition, the U.S. Census Bureau used addresses provided by HUD to identify other units in its regular AHS sample that are subsidized by HUD. With the supplemental sample and the address matches, the 2011 AHS contains 4,490 assisted sample units. This report uses information on those units to characterize the 4.5 million rental units assisted by HUD in 2011.

The 2013 AHS also contained the supplement survey of assisted units and plus address matches similar to those that previously had been done for the 1989, 1991, 1993, 2007, 2009, and 2011 AHS surveys. This report uses information from all these efforts to analyze how the HUD-assisted rental stock has changed during the past three decades. Because separate reports are available for all but the 2007 effort, this Executive Summary focuses on the characteristics of the HUD-assisted units and households in 2011, highlighting occasionally how HUD rental assistance has evolved.

HUD Programs

Since 1937, HUD and its predecessor agencies have run a number of rental subsidy programs. These programs fall into two broad categories—*project-based assistance* and *tenant-based assistance*. In project-based assistance, the subsidy goes to the housing unit, and households apply for admission to those units. Public housing is the oldest of these programs. In this report, we group the other project-based programs into one category, privately owned project based. In tenant-based assistance, households apply for the subsidy and then search for a unit that will accept the subsidy. The Housing Choice Voucher program is the tenant-based assistance program.

In 2011, the United States had 38.8.2 million renter households. According to the AHS, 19.7 million of these households qualified based on income for assistance through one of HUD's rental assistance programs. Combined, public housing, housing choice vouchers, and privately owned HUD-assisted housing served 4.2 million households, 21.1 percent of those eligible.

During the 1991-to-2011 period, the number of renter households grew from 33.4 million to 38.9 million, an increase of 16 percent. During the same period, the number of households eligible for housing assistance increased 22 percent, although the number of HUD-assisted units increased only 3 percent. Therefore, the percentage of the eligible households receiving assistance fell from 24.9 percent in 1991 to 22.1 percent in 2011.

During the 1991-to-2011 period, the number of HUD-assisted units increased by roughly 400,000, but the program mix changed dramatically. The voucher program's share grew from 28.3 percent in 1991 to 48.7 percent in 2011. The privately owned assisted share fell from 43.3 to 27.7 percent, and the public housing share fell from 28.4 to 23.7 percent.

The shift in program mix proceeded smoothly throughout the period. The number of eligible households fluctuated more, notably increasing by 3.2 million households between 2007 and 2011.

Location and Unit Size

This report is interested mainly in who receives HUD assistance and in the assistance provided. More than one-half of the 2011 assisted units are project-based units, and the percentage of project-based units was higher in previous years. Project-based units are clumps of capital in specific locations that last many years. Who receives assistance is dependent on where the programs operate and the types of units provided.

When compared with either all renter households or all renter households eligible for assistance (including those already assisted), HUD assistance in 2011 was more concentrated in the Northeast and less concentrated in the West. Only 20 percent of all renters and 21 percent of eligible renters lived in the Northeast, but 28 percent of HUD-assisted housing was in the Northeast. In 2011, the West contained 27 percent of all renters and 26 percent of eligible renters but only 20 percent of HUD-assisted households. The shares of HUD-assisted renters in the Midwest and South are similar to the geographic distributions of all renter households and all income-eligible renter households.

The regional distribution of public housing, the oldest HUD-assisted housing program, drives this imbalance. Public housing authorities also administer most vouchers, the newest HUD program. The voucher program has a regional distribution that is close to that of all renter households but still has a higher percentage in the Northeast and a lower percentage in the West.

Overall, HUD-assisted housing is slightly more concentrated in metropolitan areas and slightly less concentrated in nonmetropolitan areas than either all renter households or all income-eligible renter households. Within metropolitan areas, HUD-assisted housing is more concentrated in central cities and less concentrated in suburbs than either all renter households or all income-eligible renter households. The central city-suburb disparity is most pronounced in public housing, but the privately owned housing programs also exhibit this imbalance. Once again, the voucher program presents the distribution closest to that of all renter households or all income-eligible renter households.

Despite the growth in the voucher program, the overall distribution of HUD-assisted housing has changed little in the past 24 years. The percentage of assisted housing in suburbs has increased slightly, accompanied by a slight decrease in the percentage in central cities. The percentage outside of metropolitan areas has declined over time.

The number of bedrooms in an assisted unit determines the size of the household that can be served. Overall, HUD-assisted housing has a higher percentage of one-bedroom units and a lower percentage of two-bedroom units than the percentage among all renter households or all income-eligible renter households. This disparity is sharpest among privately owned subsidized housing and probably results from a focus on elderly households among several of the programs in this category (including both older Section 202 direct loans with project-based Section 8 assistance and newer Section 8 capital grant projects built after 1990) and from the preferences of developers in the regular Section 8 program. Public housing displays a similar distribution of unit sizes but to a lesser degree. Not surprisingly, the bedroom distribution among voucher units closely resembles the distribution among all renters.

The combined bedroom distribution for all three HUD-assisted housing programs has definitely shifted over time. The percentage of units with three or four or more bedrooms increased from 24 percent in 1989 to 30 percent in 2011 despite a decline in the number of large families. The percentage of one-bedroom units decreased from 39 to 35 percent.

Householder and Household Characteristics

The Census Bureau characterizes some households using data on all household members, providing information such as household size, the presence or absence of children, or family status. For other characteristics, such as age or race, the Census Bureau takes these characteristics from one individual, the householder. The householder is one of the responsible members of the household who is competent to answer questions about the household. The next few paragraphs start with householder characteristics and then move on to household characteristics.

The percentage of HUD-assisted units with Black householders in 2011 was 43.8 percent, although the percentage of all income-eligible renter households with Black householders was 25.7 percent. The differentials were greatest for the public housing and voucher programs, in which Black householders occupied 50.2 and 42.9 percent of units, respectively. With respect to ethnicity, the percentage of all HUD-assisted households with Hispanic householders is smaller than the percentage of income-eligible households with Hispanic householders (17.8 versus 22.3 percent).

The percentage of households with Black householders rose sharply in 2009; the percentage of units with Hispanic householders rose between 1993 and 2003, reflecting in part the rising Hispanic share of the population.

Combined, HUD-assisted housing programs were serving households with elderly householders at a rate greater than their share of the population of income-eligible renter households (25.0 versus 17.4 percent). The percentage of households with elderly householders was particularly high among units in privately owned subsidized housing (40.3 percent). The voucher program served elderly people at a rate (17.0 percent) similar to their share of income-eligible renter households. As the relative importance of the voucher program increased over time, the share of all HUD-assisted units with elderly householders fell relatively steadily from 35 percent in 1989 to 28 percent in 2011.

Because housing assistance is not an entitlement, one might expect households receiving assistance to be reluctant to move if moving means giving up assistance. Approximately 19 percent of public housing households have householders who lived in the unit for more than 12 years compared with 11.4 percent among income-eligible renter households. The voucher program has the most turnover; for example, only 10.1 percent of householders have lived in their units more than 12 years, slightly less than all income-eligible householders. Among all households, the differences in turnover across race and ethnicity are minor, but elderly householders and householders with a disabled person in the household display lower turnover. The same patterns are apparent among householders in the assisted housing programs.

Because the AHS reports data on years in units for assisted units in 5-year intervals, one can compare only the 1991 and 2011 studies. Turnover was less in 2011 than in 1991; that is, fewer householders had moved in within the past 2 years and more had lived in their units for 12 years or more than in 1991.

Eligibility for assisted housing is based primarily on household income. In 2011, the median income of all renters nationally was \$28,000, based on AHS data. Households in HUD programs had median incomes substantially less than that of all renters. The median income of voucher recipients was 42.6 percent of that for all renters, and the ratios were even less in public housing (36.7 percent) and privately owned subsidized housing (42.6 percent). Individually, HUD programs generally serve households from the lower end of the distribution of renter households.

HUD-assisted households differ substantially from other households in how they obtain their income. Only 39.4 percent of HUD-assisted households have wage and salary income compared with 55.8 percent of income-eligible renter households and 72.6 percent of all renters. Among elderly households, the percentage receiving social security income differs little between assisted renters and either eligible renters or all renters. However, the percentage of elderly households receiving income from private pensions or survivor benefits varies by assistance status. Only 17.4 percent of elderly assisted households receive income from these sources compared with 22.4 percent among eligible renters and 31.8 percent among all renters. The income source information reinforces the inference drawn from the median income ratios that HUD programs serve the poorer of the poor. For example, 13.0 percent of HUD-assisted households reported receiving welfare compared with 8.0 percent of income-eligible households and 4.6 percent of all renter households. In addition, 52.7 percent of HUD-assisted households reported receiving food stamps compared with 32.7 percent of income-eligible households and 17.4 percent of all renter households.

Household composition provides further evidence that HUD-assisted housing programs serve a clientele different from the typical renter household. In 2011, 26.7 percent of renter households consisted of married couple households, and the percentage among all income-eligible renter households was 20.1 percent, whereas the percentage across HUD programs ranged between 10.6 and 11.3 percent. With the exception of the privately owned housing program, HUD-assisted housing serves households with children at a higher rate than their share of the population. Overall, 44.1 percent of assisted households have children compared with 35.6 percent of all renter households. Slightly more than one-half of voucher households contain children under 18. In addition, the percentage of households with three or more children is higher in public housing (15.1 percent) and the voucher program (15.9 percent) than among all income-eligible renter households (10.8 percent).

Despite observed program differences and the change in program mix over time, virtually no change has occurred during the past 24 years in the type of households served by all three HUD programs combined.

HUD-assisted housing serves households with one or more disabled members at a rate (37.7 percent) substantially higher than the rate among either income-eligible renter households (26.0 percent) or all renter households (18.6 percent). The privately owned assisted housing programs contained the highest percentage of households with a disabled member, 41.4 percent.

Finally, rent-to-income ratio data from the 2011 AHS clearly illustrate why housing assistance is needed. Among income-eligible renter households, 61 percent have excessive rent burdens; that is, ratios greater than 40 percent. Excessive rent burdens affect 36 percent of HUD-assisted households, a rate less than that for all renter households (39 percent). By the same rent-to-income measure, the HUD-assisted housing programs have made housing more affordable for clients. Nearly 60 percent of all HUD renter households have ratios less than or equal to 34 percent compared with 20 percent of income-eligible renters.

Unit Quality and Tenant Satisfaction

HUD and the Census Bureau use AHS data to construct two indices of physical problems—one reports the incidence of severe physical problems, and one reports the incidence of moderate physical problems. On both the index of severe physical problems and the index of moderate physical problems, HUD-assisted housing has a slightly lower incidence of problems than units

occupied by all income-eligible households but a higher incidence than all occupied rental units. Within HUD-assisted housing, public housing units have the highest incidence of both severe and moderate physical problems.

When we examine specific unit deficiencies, we find that HUD-assisted units have rates of occurrence that are similar to those among all eligible renters but slightly higher in general than among all renters.

The AHS has a series of questions that focuses on breakdowns in various housing systems. For five of the seven reported system breakdowns (water supply stoppage, no working flush toilets, public sewage disposal breakdowns, heating equipment breakdowns, and leaking water from inside unit), the incidence of problems was higher for HUD-assisted units as a group than for all renters. The differences are small. In most but not all categories, households in privately owned subsidized units report a lower incidence of problems than households in other assisted programs, although households in public housing report the highest incidence. However, voucher recipients report the highest incidence of problems with fuses and circuit breakers.

The AHS asks respondents to rate their structures and neighborhoods on a scale from 1 to 10, on which 10 is considered the best. Households receiving HUD assistance consistently gave their units a 10 more frequently than either all income-eligible renter households or all renter households. Voucher recipients gave the 10 rating most frequently. The worst rating of 1 was generally more common among HUD-assisted households, but the differences in percentages are small.

Although assisted households overall were more likely to rate their neighborhoods a 10 than either income-eligible renters or all renters, public housing households were the least likely of all groups to do so, and 9.1 percent of public housing tenants gave their neighborhoods the worst rating.

When asked to compare their current unit with their previous home, recent mover respondents in HUD-assisted units were more likely to rate the HUD-assisted unit as better and less likely to rate the HUD-assisted unit as worse than their previous unit than either all eligible renters or all renters. When asked to compare their current neighborhood with their previous neighborhood, recent mover respondents in HUD-assisted units were generally more likely to rate their current neighborhoods as better than their previous neighborhoods.

Other Related Studies

This report documents one of three studies (Eggers, 2017a, 2017b; Eggers and Moumen, 2017)—identical in structure and focus—that use the AHS to assess HUD-assisted rental housing. These studies cover HUD-assisted rental housing in 2009, 2011, and 2013 respectively. Readers who find a particular finding important are urged to consult the same table for the other 2 survey years. As a careful reading of all three Executive Summaries suggests, most of the interesting findings are consistent in all three reports.

Introduction

This report is the eighth in a series of reports providing information on the size, composition, and quality of the U.S. Department of Housing and Urban Development (HUD)-assisted housing stock and the characteristics of its occupants (Casey, 1992, 1997; Eggers, 2017a, 2017b; Eggers and Moumen, 2017; HUD, 2008; McGough, 1997). These reports are intended for use by policymakers, analysts, and proponents of housing assistance for low-income households. HUD obtains this information by identifying assisted households that are also surveyed in the biennial national American Housing Survey (AHS).

The 2011 data reported here represent assisted households and units in all 50 states and the District of Columbia but exclude households and units in Puerto Rico, Guam, and the Virgin Islands, which are not included in the AHS. The 2011 data are a statistically valid description of assisted households. These data are available only for the United States as a whole, with simple tabulations for the four census regions. Because of sample limitations, data are not available for states or smaller areas.

In this report, we compare HUD-assisted households with all income-eligible renters using the same AHS survey dataset. Another series of HUD-produced reports and datasets focuses only on assisted households using information gleaned from administrative records. These reports and databases were published under the series title *Picture of Subsidized Households* and are posted at <http://www.huduser.org/datasets/assthsg.html>.

HUD Rental Assistance Programs

HUD rental housing assistance for low-income families and individuals falls into three basic categories.

1. Conventional public housing (hereafter referred to as *public housing*).
2. Section 8 Housing Choice Vouchers (hereafter referred to as *voucher*).
3. Privately owned assisted housing (hereafter referred to as *privately owned housing*).

Public housing consists of housing developments owned by local public housing authorities (PHAs) or Indian housing authorities; HUD makes payments to the authorities to cover the development, rehabilitation, and operating costs of the housing units. Housing units in these developments are then rented to selected low-income families and individuals at below-market rents. Because the HUD payments cover the development and maintenance of the project, public housing is referred to as *project based*. The amount of rent low-income families pay is generally a fraction (30 percent) of their income. New tenants can select from vacant and available units owned and operated by the local authorities. Tenants must live in units owned by the local housing authority.

The Section 8 Housing Choice Voucher program involves selected low-income households searching for housing units of their choice in the private rental market. After the household locates a housing unit and the local housing authority grants approval, a subsidy payment is made to the private-sector landlord on behalf of the tenant household. The program is designed so that the out-of-pocket amount that tenants pay is 30 percent of the household's income, if the housing unit rents for less than the Fair Market Rent, or FMR, established by HUD for the area and household size. Families are given the choice of renting units that are more expensive, but tenants then pay 30 percent of their income plus the difference between the higher rent and the

payment standard. Because the payment is made on behalf of the tenant and the payment follows the tenant household if the household decides to move, the Section 8 voucher program is referred to as *tenant-based* assistance.

The third program category consists of privately owned projects containing housing units that are rented to low-income households at subsidized rents. HUD provides assistance to encourage the development of affordable housing. The following HUD programs are included in this third category—Rent Supplement, Section 221(d)(3) Below Market Interest Rate, Section 202 Supportive Housing for the Elderly, Project-Based Section 8, Moderate Rehabilitation, and some other smaller programs. Data on tenants in privately owned housing may not be altogether comparable with data on public housing tenants or voucher recipients. The public housing and voucher programs are deeply subsidized, with nearly all tenants paying income-based tenant rents. Only approximately three-fourths of the households in privately owned housing pay income-based tenant rents. The other tenants pay rents that do not vary by income; the project is subsidized through initial financing without additional subsidy, and the rents are uniformly reduced for all tenants. For these units, individual household income determines only eligibility, not the amount by which the rent is reduced. As a consequence, approximately one-fourth of tenants in privately owned housing may pay differing proportions of their income for rent and also may differ in other characteristics from the other assisted tenants. Units in these programs are also considered *project based*.

Income-eligible renters are those households that would qualify for admission to assisted housing because their income is within the HUD-determined income limit of 50 percent or less of Median Family Income for their area, adjusted for family size. In HUD terminology, these households are “very-low-income renters” and are eligible for assisted housing based on income *alone*.¹ Another term used in the report is “worst case households.” Worst case needs² means renters who do not receive federal assistance, who have incomes below 50 percent of

¹ All families with incomes below 50 percent of HUD-adjusted Median Family Income generally are eligible for housing assistance. The number of income-eligible families is a lower bound to the total number of eligible families, because other families with higher incomes (up to 80 percent of median income) are eligible if they also *meet additional (nonincome) criteria*. These additional criteria include being displaced from certain HUD-assisted projects, having been previously assisted, being nonpurchasing tenants in certain homeownership programs, or meeting public housing agency-specified criteria.

² Reports presenting estimates of worst case needs households have been submitted to Congress since 1991. HUD’s previous reports to Congress are *Priority Problems and “Worst Case” Needs in 1989* (June 1991, HUD-1314-PDR); *The Location of Worst Case Needs in the Late 1980s* (December 1992, HUD-1387-PDR); *Worst Case Needs for Housing Assistance in the United States in 1990 and 1991* (June 1994, HUD-1481-PDR); *Rental Housing Assistance at a Crossroads: A Report to Congress on Worst Case Housing Needs* (March 1996); *Rental Housing Assistance—The Crisis Continues* (April 1998); *Rental Housing Assistance—The Worsening Crisis: A Report to Congress on Worst Case Housing Needs* (March 2000); *A Report on Worst Case Housing Needs in 1999: New Opportunity Amid Continuing Challenges, Executive Summary* (January 2001); *Trends in Worst Case Needs for Housing, 1978–1999* (December 2003); *Affordable Housing Needs: A Report to Congress on the Significant Need for Housing* (December 2005); *Affordable Housing Needs 2005: Report to Congress* (May 2007); *Housing Needs of Persons With Disabilities: Supplemental Findings to the Affordable Housing Needs 2005 Report*; *Worst Case Housing Needs 2007: A Report to Congress* (May 2010); *Worst Case Housing Needs 2009: A Report to Congress* (February 2011); *Worst Case Housing Needs 2011: Report to Congress* (August 2011); *Worst Case Housing Needs: 2015 Report to Congress* (April 2015). These publications are available online at <https://www.huduser.gov/portal/publications/Worst-Case-Housing-Needs.html>.

Median Family Income in their area, as adjusted by HUD, and who pay more than one-half their income for rent and utilities or live in severely substandard housing.³

Readers should be aware that not all housing assistance programs are identified in this report. Other renter households are receiving housing assistance from U.S. Department of Agriculture (USDA) programs or state or local rental assistance programs. Estimates indicate that in fiscal year 2004, approximately 464,000 units were available under the Rural Housing Service (formerly known as the Farmers Home Administration) Section 515 Rental Assistance Program. Approximately 264,000 of the available units received deep subsidies under the Section 521 Rental Assistance Program. The report also does not include units available for occupancy under the U.S. Department of the Treasury's Low-Income Housing Tax Credit program; from 1987 through 2011, 40,502 projects containing 2.6 million units were placed in service for low-income households (those with incomes less than 60 percent of local Area Median Income; HUD, 2016). Some of these tax credit units may also receive HUD or USDA subsidies.

Organization of the Report and Data Tables

The Big Picture through the Unit Quality and Tenant Satisfaction sections of the report contain short topical tables with accompanying commentary. These topical tables are derived from six detailed summary tables contained in the Detailed Summary Tables section. The structure of these sections follows the organization of the six detailed tables.

- The Big Picture section uses information from all eight matched surveys to track the growth of HUD-assisted housing from 1989 to 2011.
- The Location and Key Unit Characteristics section examines where HUD-assisted units are located, when they were built, and how many bedrooms they contain; it is based on Summary Table 1.
- The Householder Characteristics section and Summary Table 2 look at the characteristics of householders.
- The Household Characteristics section and Summary Table 3 summarize the composition and financial characteristics of households.
- The Unit Quality and Tenant Satisfaction section and Summary Tables 4 and 5 summarize the condition of units and tenants' opinions of their units and neighborhoods.
- Detailed Summary Table 6 contains special breakouts of the data in Summary Tables 2 and 3.

Each topical table contains information for six categories of renter households: all HUD-assisted households, public housing tenants, voucher recipients, tenants in privately owned subsidized units, all income-eligible households, and all renter households. The six detailed tables in the

³ A unit is severely substandard if it has any of five physical problems: (1) Lacks complete plumbing, (2) Is uncomfortably cold for 24 hours or more in the winter due to frequent heating equipment breakdowns, (3) Has no electricity or three specified electrical problems, (4) Has any five of six serious maintenance problems, and (5) The public areas of the apartment building have four serious maintenance problems. For more detail, see "Appendix A: Definitions and Questionnaire, *American Housing Survey for the United States*, Current Housing Reports H150," U.S. Department of Commerce, U.S. Census Bureau, and U.S. Department of Housing and Urban Development, Office of Policy Development and Research.

Detailed Summary Tables section contain two additional renter household categories: all unassisted, income-eligible renters and unassisted renters identified as having worst case needs.

Source of the Data

The national AHS collects detailed information on housing units and their occupants every 2 years. Unfortunately, although this large sample contains many assisted units, it has been impossible to determine reliably, using the self-reported data of the AHS, which units are HUD-assisted units. In earlier reports, HUD undertook two complementary manual matching efforts to overcome this difficulty. One involved a manual matching of AHS renter respondents' addresses with a list of addresses HUD developed for public housing and privately owned assisted housing projects. In the second match, which focused on voucher recipients, Census Bureau data collectors compared names and addresses of AHS-sampled renters in an area with the records that local housing authorities kept for voucher recipients.

Since the earlier reports, HUD has developed information on basic tenant demographic and financial characteristics and limited data on unit characteristics from program administrative records. In particular, the Public and Indian Housing Information Center (PIC) provides data for the public housing and voucher programs, and the Tenant Rental Assistance Certification System (TRACS) provides data for privately owned housing. Some differences exist between data from program administrative systems and similar information from the AHS. PIC and TRACS were designed to be 100-percent reporting systems and not scientific samples; thus, when reporting falls substantially below 100 percent, the results will not be wholly accurate. In addition, the small samples available for program data from the AHS will result in variability of results. Users should therefore make comparisons across different data systems with great caution.

For this report and the 2013 report, specialists at the Census Bureau matched records from the AHS and the two HUD administrative record systems using computerized matching algorithms and techniques. These matching techniques use information on the AHS and HUD records, including first name, last name, date of birth, and detailed addresses (street number, street name, street direction/location [for example, North, South, Northwest, Southeast]), unit or apartment number, city, state, and ZIP Code) to match households.

The 2011 and 2013 reports also utilize a special oversample of public housing and privately owned subsidized units that were conducted as a part of the 2011 AHS.

Relationship to Other Studies

This report documents one of three studies (Eggers, 2017a, 2017b; Eggers and Moumen, 2017)—identical in structure and focus—that use the AHS to assess HUD-assisted rental housing. These studies cover HUD-assisted rental housing in 2009, 2011, and 2013 respectively. Because the universe of HUD-assisted rental housing underwent only marginal changes between 2009 and 2013, one should expect the findings to be nearly identical in all three studies and, for the most part, they are. Some differences exist because the economy experienced a major swing between 2009 and 2013 (June 2009 was the trough of the major 2007–2009 recession), because the sample of HUD units was selected differently in each of the 3 years, and because respondents sometimes answer the same question differently at different times due either to changes in objective conditions or pure randomness. Readers who find a particular finding important are urged to consult the same table for the other 2 survey years. As a careful reading of all three Executive Summaries suggests, most of the interesting findings are consistent in all three reports.

The Big Picture

HUD spends approximately \$40 billion a year on assisted housing (Weicher, 2012).⁴ The matched AHS sample used in this report provides important information on how these expenditures affected American households in 2011. Before reviewing the data, we call the reader's attention to three factors that are crucial for interpreting the data.

- Unlike Medicaid, Food Stamps, and Temporary Assistance to Needy Families, assisted housing is not an entitlement; that is, not every household that meets the eligibility requirements for assisted housing will receive housing assistance. Some households receive help, although others are placed on waiting lists. Such variations mean that the “who is helped” question is particularly relevant. In other words, individually, and as a group, do the assisted housing programs overserve some populations and underserve others?
- HUD delivers housing assistance through agents. PHAs administer public housing, PHAs and state agencies administer the voucher program, and private developers and landlords administer the privately owned housing programs. The motivations of these agents and where and when they function greatly affect how these programs operate.
- Two of the three major categories of HUD-assisted housing—public housing and privately owned, project-based housing—provide assisted housing by first producing the housing. Housing units are clumps of capital and land that have long life spans. As a result, the location and type of units produced determine who will be served for years to come.

HUD and the Census Bureau have matched administrative data on assisted housing with eight AHS surveys (1989, 1991, 1993, 2003, 2007, 2009, 2011, and 2013). Including this document, the results of those matches have been presented in seven reports (Casey, 1992, 1997; Eggers, 2017a, 2017b; Eggers and Moumen, 2017; HUD, 2008; McGough, 1997).

AHS data depict how housing assistance has evolved during the 24 years between the 1989 and the 2013 matches. During the 1991-to-2013 period, the number of renter households grew from 33.3 million to 40.2 million, an increase of 21 percent.⁵ During the same time period, the number of households eligible for housing assistance increased 16 percent, although the number of HUD-assisted units increased only 11 percent. The percentage of the eligible households receiving assistance fell from 24.9 percent in 1991 to 21.1 percent in 2011, before rising to 23.8 percent in 2013.

The financial crisis and recession that began in 2007 caused a sharp increase in the number of renter households and an even sharper increase in the number of renter households with incomes that qualify them for housing assistance. Most of the decline in the percentage of eligible households receiving assistance occurred during the 2007-to-2011 period. The number of eligible renter households declined by approximately 1 million between 2011 and 2013, resulting in the observed increase in the percentage of eligible households served (Table 2-1).

⁴ See Table 4-4.

⁵ The percentages reported in this and the following two sentences are based on the 1991-to-2013 period. In 1991, the Census Bureau revised the AHS weights to reflect information from the 1990 Census. This change corrected an over count of the housing stock in the 1989 AHS of more than a million units. Adjustments to the weights in 2003 and 2011 for subsequent censuses did not reveal any major problems in housing stock counts.

Table 2-1: Trends in HUD-Assisted Rental Housing, Relative to Need

AHS Survey Year	All Renters (000s)	All Eligible Renters (000s)	All HUD-Assisted (000s)	Percent of Eligible Assisted (%)
1989	33,767	13,808	4,070	29.5
1991	33,351	16,194	4,036	24.9
1993	33,472	15,795	4,054	25.7
2003	33,604	16,576	4,280	25.8
2007	35,032	16,494	4,273	25.9
2009	35,378	18,233	4,426	24.3
2011	38,814	19,737	4,168	21.1
2013	40,202	18,856	4,490	23.8

AHS = American Housing Survey. HUD = U.S. Department of Housing and Urban Development.

During the 1989-to-2013 period, the number of HUD-assisted units increased by roughly 400,000 units, but program mix changed dramatically. The voucher program's share grew from 26 percent in 1989 to 47 percent in 2013, although the shares of public housing and privately owned assisted housing each declined by approximately 10 percentage points. Because of differences in the way these programs are structured, one could expect to see big changes in how HUD housing assistance affects American households during this period (Table 2-2).

Table 2-2: Trends in HUD-Assisted Housing by Program Type

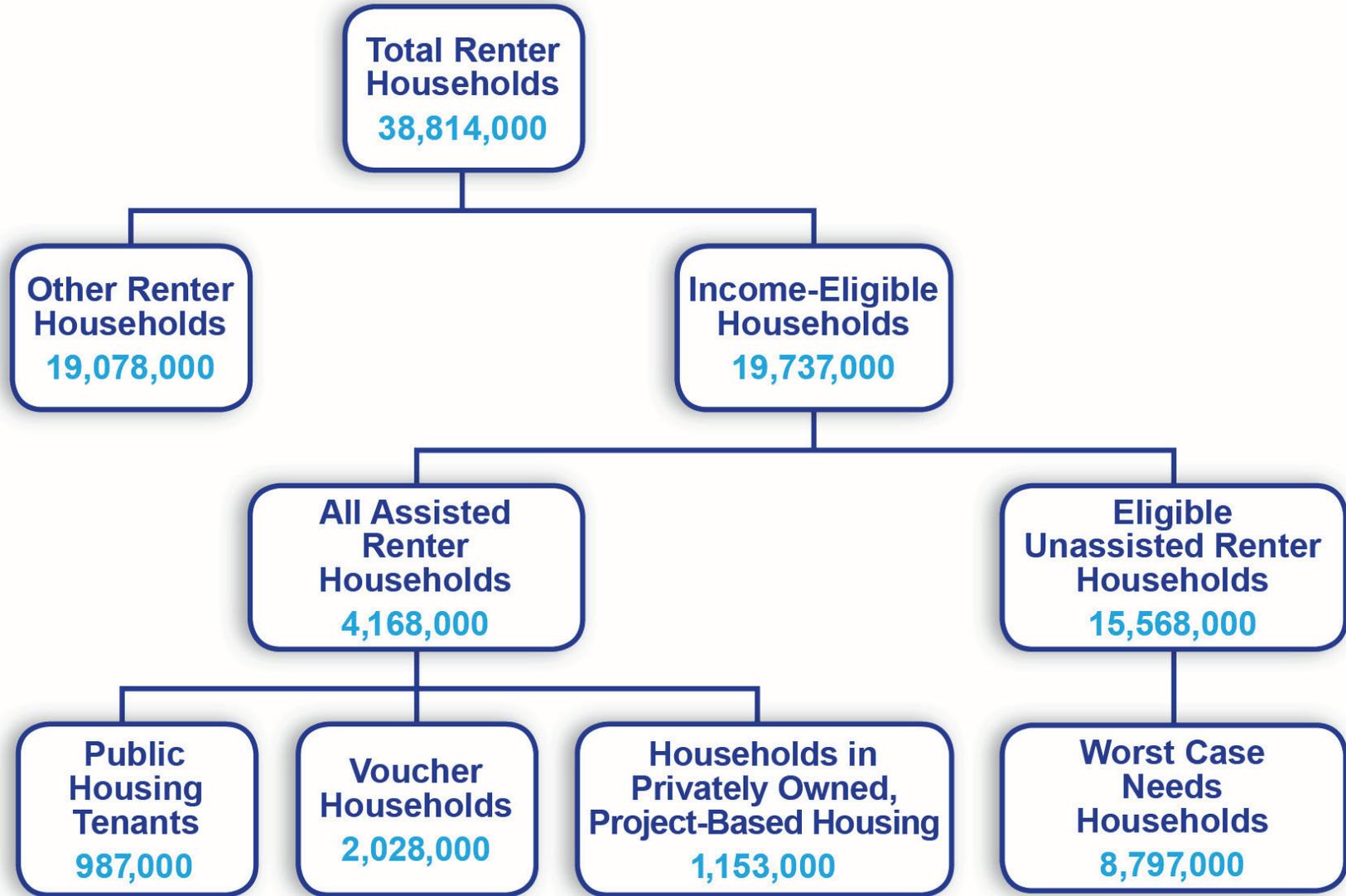
AHS Survey Year	All HUD-Assisted (000s)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)
1989	4,070	33.4	26.0	40.5
1991	4,036	28.4	28.3	43.3
1993	4,054	28.1	29.6	42.3
2003	4,280	25.6	42.1	32.4
2007	4,273	23.5	45.1	31.4
2009	4,426	22.6	46.8	30.6
2011	4,168	23.7	48.7	27.7
2013	4,490	22.9	46.8	30.2

AHS = American Housing Survey. HUD = U.S. Department of Housing and Urban Development.

Figure 1 explains how HUD-assisted housing fits into the overall rental housing market. In 2011, the U.S. housing market had 38,814,000 renter households; 19,737,000 of these households were eligible on the basis of income for HUD assistance. HUD programs served 4,168,000 of the eligible households (21.1 percent), leaving 15,569,000 eligible households without any HUD housing assistance; of these, 8,797,000 were judged to have worst case housing needs. The voucher program helped 2,028,000 households; another 1,153,000 households lived in privately owned, project-based housing, and public housing provided housing to 987,000 households.⁶

⁶ As in previous reports, HUD provided the Census Bureau with estimates of the number of HUD-assisted units by program. The Census Bureau used these estimates to adjust the weights of the matched units so that the weighted counts matched program totals.

Figure 1: Renters—Eligibility and Housing Assistance



Location and Key Unit Characteristics

Three factors greatly influence whom the HUD-assisted housing programs serve and the type of housing provided. The factors are which agents choose to work with HUD to provide housing assistance, where these agents are located, and what their objectives are. For this reason, we begin the analysis with information on the location of HUD-assisted housing and the types of units provided. This section summarizes information in Summary Table 1.

Regional and Metropolitan Location

When compared with either all renter households or all renter households eligible for assistance (including those already assisted), the HUD programs as a group are more concentrated in the Northeast and less concentrated in the West. Only 20 percent of all renters and 21 percent of eligible renters live in the Northeast, but 28 percent of HUD-assisted housing is in the Northeast. In 2011, the West contained 26 percent of all renters and 26 percent of eligible renters but 20 percent of HUD-assisted households. The share of HUD-assisted renters in the Midwest and South is similar to the geographic distributions of all renter households and all income-eligible renter households (Table 3-1).

Table 3-1: Distribution of HUD-Assisted Housing by Region, 2011

Regions	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Northeast	27.7	36.8	23.2	27.8	20.5	19.5
Midwest	19.4	19.7	15.9	25.5	20.0	19.7
South	32.4	34.0	31.3	33.0	33.8	34.7
West	20.5	9.4	29.7	13.7	25.8	26.1

HUD = U.S. Department of Housing and Urban Development.

The regional distribution of public housing, the oldest HUD-assisted housing program, drives this imbalance. Vouchers, the newest HUD program, are also administered mostly by PHAs. The voucher program has a regional distribution that is close to that of all renter households but still has a higher percentage in the Northeast. The overall regional imbalance is a function of the age of the programs. Communities in the Northeast created active PHAs in the early years of the public housing program, whereas PHAs in the West became more active in the years when HUD moved toward voucher assistance. During this period, the nation's population also shifted toward the West. Similar patterns appear in the metropolitan/nonmetropolitan distribution of HUD-assisted housing.

Overall, the proportion of HUD-assisted housing in metropolitan areas and nonmetropolitan areas matches the proportion of all renter households or all income-eligible renter households. Within metropolitan areas, HUD-assisted housing is more concentrated in central cities and less concentrated in suburbs than either all renter households or all income-eligible renter households. The central city/suburb disparity is most pronounced in public housing, but the privately owned housing programs also exhibit this imbalance. Once again, the voucher program presents the distribution closest to that of all renter households or all income-eligible renter households. Table 3-2 does not include similar programs administered by USDA's Rural Housing Service or Rural Development programs.

Table 3-2: Distribution of HUD-Assisted Housing by Metropolitan/Nonmetropolitan Status, 2011

Metropolitan/ Nonmetropolitan Areas	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD- Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Inside metropolitan statistical areas	83.9	84.3	84.0	83.2	82.5	82.6
In central cities	53.5	67.5	46.2	54.5	45.8	42.8
In suburbs	30.4	16.8	37.9	28.7	36.7	39.8
Outside metropolitan statistical areas	16.1	15.7	15.9	16.8	17.5	17.4

HUD = U.S. Department of Housing and Urban Development.

In the section, The Big Picture, we called attention to the shifting importance of the voucher program in HUD’s overall housing assistance between 1989 and 2013. Despite the growth in the voucher program, the overall distribution of HUD-assisted housing has changed little in the past 24 years. The percentage of assisted housing in suburbs has increased slightly, accompanied by a slight decrease in the percentage in central cities. The percentage outside of metropolitan areas has declined over time.

Of course, the distribution of all renters and eligible renters has also changed over time. The previously mentioned shift in the proportion of assisted housing from central city to suburbs and the observed decline outside of metropolitan areas followed similar changes in broader renter populations. Between 1989 and 2013, the proportion of assisted housing in suburbs grew from 26 to 32 percent, although the proportion of all renter households grew from 38 to 40 percent; the proportion of assisted housing outside of metropolitan areas fell from 16 to 13 percent, although the proportion of all renters fell from 16 percent to 12 percent (Table 3-3).

Table 3-3: Trends in the Distribution of HUD-Assisted Households by Region and by Metropolitan/Nonmetropolitan Status

All HUD-Assisted Renters/Location	AHS Survey Year							
	1989	1991	1993	2003	2007	2009	2011	2013
Northeast	28	24	27	28	28	28	28	28
Midwest	22	22	22	22	22	22	19	22
South	34	37	35	34	32	32	32	33
West	16	17	15	17	18	18	20	18
Inside metropolitan statistical areas	84	81	82	87	86	86	84	87
In central cities	58	53	56	54	52	52	54	55
In suburbs	26	27	26	33	34	34	30	32
Outside metropolitan statistical areas	16	19	18	13	14	14	16	13

AHS = American Housing Survey. HUD = U.S. Department of Housing and Urban Development.

Notes: The tables in this document that describe trends during all eight matched data studies report percentages as whole percentages, whereas the tables describing characteristics of HUD programs in 2011 report percentages to one-tenth of a percentage point. The published matched data for 1989, 1991, and 1993 are available only as whole percentages, so the data for subsequent years are rounded to whole percentages.

Year Structure Built

Public housing and HUD’s privately owned subsidized housing programs work by creating new rental units and then filling these units with eligible households. The types of units built

determine what types of families are served. PHAs and private developers, with HUD approval, choose what type of units to construct or renovate, and that choice is based on their objectives and the needs at the time building takes place. Decisions made at one point in time become frozen in housing capital. This fact was impressed on the author by a visit in the mid-1990s to an unassisted, HUD-insured project in the suburbs outside Minneapolis and Saint Paul. The project was constructed in the early 1970s to accommodate all the baby boomers entering the job market and consisted entirely of one-bedroom units; after experiencing declining demand, the project was being renovated at the time of his visit to serve a family market (Table 3-4).

Table 3-4: Distribution of HUD-Assisted Housing by Year Built, 2011

Year Built	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
1949 and earlier	18.6	15.8	24.9	9.9	25.6	24.8
1950–1969	23.3	39.0	20.7	14.4	21.8	21.3
1970–1984	36.9	33.5	27.1	56.9	30.6	28.1
1985 or later	21.4	11.9	27.3	19.0	22.0	25.8

HUD = U.S. Department of Housing and Urban Development.

Public housing began in 1937, and 18.6 percent of public housing units were built before 1950. More than 70 percent of public housing units were built between 1950 and 1985, when HUD restructured its housing assistance programs to favor the voucher approach. The privately owned housing programs were most active between 1965 and 1985; 56.9 percent of these units were constructed between 1970 and 1984. The 9.9 percent of privately owned units reportedly built before 1950 results from a combination of rehabilitating older buildings for use as assisted housing and errors on the part of AHS respondents in identifying the year built.

Because the voucher program can use any rental units in the stock if their owners are willing to participate, its distribution by year built closely matches the distribution of all renter households.

Number of Bedrooms

The number of bedrooms in an assisted unit determines the size of the household that can be served. Overall, HUD-assisted housing has a higher percentage of one-bedroom units than the percentage among all renter households or all income-eligible renter households and a lower percentage of two-bedroom units. This disparity is sharpest among privately owned subsidized housing and probably results from a focus on elderly households among several of the programs in this category (including both older Section 202 direct loans with project-based Section 8 assistance and newer Section 8 capital grant projects built after 1990) and the preferences of developers in the regular Section 8 program. Public housing displays a similar distribution of unit sizes but to a lesser degree. Not surprisingly, the bedroom distribution among voucher units closely resembles the distribution among all renters but with a higher percentage of three-bedroom units. The voucher program has the highest percentage of units with three or four or more bedrooms among the HUD-assisted programs, probably reflecting the fact that vouchers can also be used to rent single-family rentals, including townhomes or rowhouses; these percentages are actually higher than the percentage among income-eligible renter households (Table 3-5).

Table 3-5: Distribution of HUD-Assisted Housing by Number of Bedrooms, 2011

Number of Bedrooms	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Efficiency	1.9	2.9	0.6	3.2	2.7	2.2
One	34.6	34.0	24.7	52.6	30.3	26.6
Two	33.7	33.5	37.6	27.0	39.9	39.8
Three	23.7	23.1	28.9	15.0	21.3	23.9
Four or more	6.1	6.4	8.2	2.3	5.9	7.5

HUD = U.S. Department of Housing and Urban Development.

The combined bedroom distribution for all three HUD-assisted housing programs has definitely shifted over time. The percentage of units with three or four or more bedrooms has increased from 24 percent in 1989 to 28 percent in 2011 despite a decline in the number of large families. The percentage of one-bedroom units decreased slightly from 39 to 38 percent (Table 3-6).

Table 3-6: Trends in the Distribution of HUD-Assisted Households by Number of Bedrooms

Percent of Units by Number of Bedrooms	All HUD-Assisted Renters							
	1989	1991	1993	2003	2007	2009	2011	2013
Efficiency	5	5	4	3	3	1	2	1
One	39	40	38	38	40	37	35	38
Two	32	33	35	33	30	31	34	33
Three	20	20	19	22	22	23	24	22
Four or more	4	3	4	4	4	7	6	6

HUD = U.S. Department of Housing and Urban Development.

With this background on where HUD programs function and the types of units they provide, we will examine whom the programs serve in the Householder Characteristics and Household Characteristics sections. In the Unit Quality and Tenant Satisfaction section, we will discuss the quality of housing provided and tenant satisfaction; the Unit Quality and Tenant Satisfaction section will include information on the type of structure. More detailed information on location and other unit characteristics is in Summary Table 1.

Householder Characteristics

The Census Bureau characterizes some households using data on all household members, providing information such as household size, the presence or absence of children, or family status. For other characteristics, such as age or race, the Census Bureau takes these characteristics from one individual, the householder. The householder is any responsible member of the household who is competent to answer questions about the household.⁷ In a traditional household with a father, a mother, and children, the householder could be either the father or mother. This section draws information from Summary Table 2.

Race and Ethnic Origin of Householder

The percentage of HUD-assisted units with Black householders in 2011 was 43.8 percent, although the percentage of all income-eligible renter households with Black householders was 25.7 percent. The differentials were greatest for the public housing and voucher programs, in which Black householders occupied 50.2 and 42.9 percent of units, respectively. One possible explanation for public housing is its high concentration in central cities. Privately owned subsidized units, however, have the smallest but still substantial differential (39.9 versus 25.7 percent), and these units are also disproportionately concentrated in central cities (Table 4-1).

Table 4-1: Distribution of HUD-Assisted Housing by Race and Ethnicity of Householder, 2011

Race and Ethnic Origin of Householder	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
White alone	48.9	43.3	49.6	52.5	66.0	70.8
Black alone	43.8	50.2	42.9	39.9	25.7	20.7
Other races alone or multiple races	7.3	6.6	7.6	7.5	8.3	8.6
Hispanic (of any race)	17.8	21.5	8.7	30.4	22.3	18.8

HUD = U.S. Department of Housing and Urban Development.

With respect to ethnicity, the percentage of all HUD-assisted households with Hispanic householders is smaller than the percentage of income-eligible households with Hispanic householders.

Table 4-2 traces how the racial and ethnic distribution of HUD-assisted renters has changed over time. Unfortunately, the results from the 1989, 1991, and 1993 surveys are not strictly comparable with those from the 2003, 2007, 2009, and 2011 surveys because HUD and other federal agencies changed how they collect data on race in 2001. Prior to that year, survey respondents were forced to choose between four racial groups or an “other” category. Starting in 2001, respondents could choose more than one racial category. Thus, “other” in the later surveys consists of those who reported two or more races, and White is really White alone after 2001.

⁷ The Census Bureau defines the householder as follows: “The householder is the first household member listed on the questionnaire who is an owner or renter of the sample unit and is 18 years or older.... If no one meets the full criteria, the age requirement is relaxed to 14 years or older before the owner/renter requirement. Where the respondent is one of several unrelated persons who all could meet the criteria, the interviewer will select one of them to be ... the householder. The householder is not necessarily the one answering the survey questions.”

Table 4-2: Trends in the Distribution of HUD-Assisted Households by Race and Ethnicity of Householder

Percent of All HUD-Assisted Renters by Race and Ethnic Origin of Householder	AHS Survey Year							
	1989	1991	1993	2003	2007	2009	2011	2013
White alone	54	61	54	54	52	48	49	49
Black alone	40	35	40	40	41	46	44	44
Other races alone or multiple races	6	4	6	6	7	6	7	8
Hispanic (of any race)	10	10	10	18	15	17	18	17

AHS = American Housing Survey. HUD = U.S. Department of Housing and Urban Development.

Despite this qualification, the numbers tell an interesting story. The percentage of households with Black householders rose sharply in 2009, long after the change in the race question. The percentage of units with Hispanic householders rose between 1993 and 2003, reflecting in part the rising Hispanic share of the population. The change in the race question did not directly affect the collection of data on ethnicity.

Age of Householder

Combined HUD-assisted housing programs were serving households with elderly householders at a rate greater than their share of the population of income-eligible renter households (25.0 versus 17.4 percent). The percentage of households with elderly householders was particularly high among units in privately owned subsidized housing (40.3 percent). Only the voucher program served elderly people at a rate (17.0 percent) similar to their share of income-eligible renter households.

The share of households with householders under 35 years old is less in all three HUD programs than their share of income-eligible renter households. The voucher program has a higher proportion of households with householders between 35 and 64 years old than the share of such households in the overall renter population, 55.4 compared with 47.6 percent. Only 33.5 percent of households in privately owned subsidized units were in this age range (Table 4-3).

Table 4-3: Distribution of HUD-Assisted Housing by Age of Householder, 2011

Age of Householder	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Under 35	27.7	29.4	27.6	26.4	36.8	40.0
35 to 64	47.4	47.0	55.4	33.5	45.8	47.6
65 or older	25.0	23.6	17.0	40.3	17.4	12.4
Median age	48	48	46	57	42	40

HUD = U.S. Department of Housing and Urban Development. NA = data not available.

Notes: The medians in this table were hand calculated from the age of householder data reported in Summary Table 2. They are not based on the less aggregated data available on the AHS internal use file.

The median age data highlight how the privately owned subsidized housing programs have concentrated on serving an elderly population. The median age in these programs is 57 years, compared with 48 in public housing and 46 in the voucher program.

As the relative importance of the voucher program increased over time, the share of all HUD-assisted units with elderly householders fell nearly steadily from 35 percent in 1989 to 28 percent in 2013 (Table 4-4).

Table 4-4: Trends in the Distribution of HUD-Assisted Households by Age of Householder

All HUD-Assisted Renters/Age of Householder	AHS Survey Year							
	1989	1991	1993	2003	2007	2009	2011	2013
Under 35	29	31	34	29	24	27	28	25
35 to 64	36	33	34	43	48	45	47	47
65 or older	35	36	32	28	28	28	25	28
Median age (in years)	50	50	44	48	50	49	48	NA

AHS = American Housing Survey. HUD = U.S. Department of Housing and Urban Development.
NA = data not available.

Education of Householder

The last two columns in Table 4-5 emphasize the link between education and income. Income-eligible renter households are much less educated than all renter households. Among income-eligible renter households, 27.4 percent had householders without high school degrees compared with 18.2 percent among all renter households; 39.0 percent of income-eligible households have householders with education beyond the high school level compared with 51.5 percent among all renter households. Because of this important linkage, we present data on educational attainment by race and ethnicity.

The high school graduation rates are low in all three HUD programs (58.8 percent in public housing, 68.8 percent in the voucher program, and 63.2 percent in privately owned housing) compared with 72.6 percent among all income-eligible renter households and 81.8 percent among all renter households. These results are consistent with the finding in the Household Characteristics section that HUD-assisted households have lower incomes than income-eligible renter households overall.

When the educational attainment data are disaggregated by race or ethnicity, the patterns are similar among the White alone and Black alone populations. Among the Hispanic population, the level of educational attainment measured by the percent of high school graduates is lower than that of the White alone or Black alone populations (some of whom are Hispanic by ethnicity).

Table 4-5: Distribution of HUD-Assisted Housing by Education Attainment of Householder by Race and Ethnicity, 2011

Educational Attainment of Householder by Race and Ethnicity	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Less than 9th grade—all households	11.3	12.4	9.5	13.8	9.0	5.8
White alone	15.5	18.3	13.6	16.5	10.4	6.3
Black alone	5.7	6.0	4.0	8.7	5.0	3.8
Other races	17.9	21.2	13.7	22.7	10.5	6.0
Hispanic	27.0	29.2	31.6	23.4	22.2	17.5
9th to 12th grade, no diploma—all households	23.8	29.0	21.7	23.1	18.4	12.4
White alone	22.5	29.3	21.5	19.5	17.6	11.8
Black alone	26.2	29.6	23.5	27.6	22.1	16.3
Other races	17.9	21.2	13.1	23.9	13.0	8.2
Hispanic	25.7	30.7	20.9	25.1	24.1	20.2
High school graduation (includes equivalency)—all households	35.1	31.9	35.7	36.8	33.6	30.3
White alone	33.8	27.4	35.8	35.2	33.1	30.1
Black alone	37.1	35.1	36.9	39.8	36.2	33.4
Other races	31.6	37.9	29.4	30.7	29.4	24.2
Hispanic	28.0	22.6	24.9	32.8	30.0	30.0
More than high school graduation—all households	29.8	26.8	33.0	26.5	39.0	51.5
White alone	28.1	25.1	29.1	28.8	38.9	51.8
Black alone	30.9	29.2	35.6	23.9	36.6	46.4
Other races	32.6	19.7	43.8	22.7	47.1	61.6
Hispanic	19.3	17.5	22.6	18.8	23.7	32.3
High school graduate—all households	64.9	58.8	68.8	63.2	72.6	81.8
White alone	62.0	52.5	64.8	64.0	72.0	81.9
Black alone	68.0	64.3	72.4	63.7	72.8	79.8
Other races	64.2	57.6	73.2	53.4	76.5	85.7
Hispanic	47.3	40.1	47.5	51.6	53.7	62.4

HUD = U.S. Department of Housing and Urban Development.

Years in Same Unit

Because housing assistance is not an entitlement, one might expect households receiving assistance to be reluctant to move if moving means giving up assistance. Table 4-6 supports that presumption.

The bolded rows report the percentages for all householders, regardless of race, ethnicity, age, or disability. Householders who have lived in the unit fewer than 3 years constitute 44.6 percent of income-eligible renter households, compared with 31.7 percent in public housing, 32.8 percent among voucher recipients, and 28.7 percent in privately owned housing. Approximately 19 percent of public housing households have householders who have lived in the unit for more than 12 years compared with 11.4 percent among income-eligible renter households. Both income-eligible renters and all renters show shorter tenancies than assisted households.

Table 4-6: Distribution of HUD-Assisted Housing by Householder Years in Unit by Race, Ethnicity, and Elderly and Disability Status, 2011

Year in Unit, 2011	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
0 to 2—All householders	31.4	31.7	32.8	28.7	44.6	47.0
White alone	31.4	33.9	32.0	28.6	45.7	47.9
Black alone	32.4	31.5	33.7	31.0	41.9	43.3
Other races	27.0	19.0	35.1	18.6	44.5	48.5
Hispanic	29.9	27.8	34.3	23.4	44.2	45.6
Under 65	36.4	36.6	36.8	35.3	50.1	50.8
Over 65	16.6	15.9	13.7	19.1	18.6	20.0
Without a disabled person	35.0	35.5	36.8	31.1	48.4	49.5
With a disabled person	25.5	24.8	25.9	25.6	33.8	35.6
3 to 7—All householders	40.6	34.8	43.6	40.2	34.1	34.7
White alone	38.1	32.7	41.4	36.3	33.0	33.9
Black alone	43.6	36.4	47.0	45.1	37.3	38.0
Other races	39.0	33.3	39.1	43.0	33.2	33.0
Hispanic	41.2	34.4	44.9	42.3	36.8	37.0
Under 65	43.1	37.5	45.5	43.3	34.6	35.0
Over 65	33.0	25.9	34.3	35.6	32.1	32.2
Without a disabled person	40.1	35.5	41.1	42.5	33.5	34.4
With a disabled person	41.5	33.5	48.1	37.1	36.0	35.8
8 to 12—All householders	13.7	14.0	13.4	14.0	9.8	8.8
White alone	15.6	14.0	15.3	17.1	9.7	8.7
Black alone	10.7	12.7	10.7	8.7	9.3	8.7
Other races	19.7	27.0	16.6	19.8	11.9	9.8
Hispanic	11.8	12.7	10.6	13.1	8.8	8.5
Under 65	10.9	11.5	11.2	9.6	8.1	7.6
Over 65	22.2	22.0	24.4	20.6	17.8	16.9
Without a disabled person	12.6	12.8	12.2	12.9	8.8	8.0
With a disabled person	15.7	16.3	15.4	15.5	12.8	12.0
More than 12: All householders	14.2	19.5	10.1	17.1	11.4	9.6
White alone	15.0	19.4	11.3	18.0	11.5	9.6
Black alone	13.2	19.4	8.6	15.2	11.4	10.1
Other races	14.3	20.6	9.3	18.6	10.3	8.7
Hispanic	17.1	25.0	10.3	21.1	10.3	8.9
Under 65	9.6	14.3	6.5	11.9	7.2	6.6
Over 65	28.2	36.2	27.6	24.7	31.5	31.0
Without a disabled person	12.4	16.2	9.8	13.6	9.3	8.0
With a disabled person	17.3	25.4	10.6	21.8	17.3	16.6

HUD = U.S. Department of Housing and Urban Development.

Notes: The Census Bureau does not tabulate “years in unit”; rather, it reports the year the household moved into the unit in 5-year blocks. For 2011, the blocks include 2000–2004, 2005–2009, and 2010–2011. This presentation translates into 0 to 2 years, 3 to 7 years, 8 to 12 years, and more than 12 years categories for years in unit. Because the size of the initial category depends on the survey year, the 2011 results can be compared only with tabulations from 1991 match study.

As one might expect, differences exist between the two assistance paradigms—the public housing and privately owned program in which the subsidy attaches to the unit and the voucher

program in which the subsidy moves with the tenant. The voucher program has the most turnover; for example, only 10.1 percent of householders have lived in their units more than 12 years, roughly the same as all income-eligible householders. The voucher program does not match the turnover pattern among all renters probably because moving is expensive, and voucher participants can carry their subsidies only to units whose landlords will participate in the voucher program.

The race, ethnicity, age, and disability breakouts are best understood by looking down the columns within each “years in unit” category. In the all renters and the income eligible columns, the differences across race and ethnicity are minor, but elderly householders and householders with a disabled person in the household display lower turnover, that is, lower rates of short tenure (0–2 years) and higher rates of long tenures (more than 12 years).

The same patterns are apparent among householders in the assisted housing programs.

Because of the way that the AHS collects data on years in units, one can compare only data across the 1991 and 2011 studies (see Table 4-7 note). Table 4-7 shows that turnover is less in 2011 than in 1991; that is, fewer householders had moved within the past 2 years and more had lived in their units for 12 years or more.

Table 4-7: Trends in the Distribution of HUD-Assisted Households by Years in Unit by Householder

Years in Unit	All HUD-Assisted Renters	
	1991 (%)	2011%
0 to 2	33.9	31.4
3 to 7	39.1	40.6
8 to 12	14.3	13.7
More than 12	12.6	14.2

HUD = U.S. Department of Housing and Urban Development.

Notes: More detailed information on householder characteristics can be found in Summary Table 2 in the Detailed Summary Tables section. Years in unit are derived from year-moved-in data. For assisted units, year moved in is reported in decade or one-half-decade intervals. For the 1991 and 2011 surveys, the first of these intervals corresponds to 0–2 years in units. For the 1993 and 2013 surveys, the first of these intervals corresponds to 0–3 years in unit.

Household Characteristics

The Household Characteristics section describes key characteristics of HUD-assisted households, focusing primarily on characteristics that relate to need for housing assistance. This section draws on information from Summary Table 3. One should not expect significant year-to-year changes in the characteristics of HUD households or householders. Only new units and turnover among assisted units can alter the mix of households. In the 24 years covered by these studies, the number of assisted units has increased by only 11 percent, and the previous section showed that turnover is low.

Household Income

Eligibility for assisted housing is based primarily on household income. Eligibility is determined by comparing household income with Median Family Income in the locality; typically, a household is eligible if it earns less than 50 percent of the median income of families in that locality adjusted for family size. Within a group of lower-income households, HUD agents may in some circumstances look at additional criteria, such as being homeless or displaced, in prioritizing households for the limited number of units available at a given time.

In 2011, the median income of all renters nationally was \$28,000, based on AHS data. Households in HUD programs had median incomes substantially less than that of all renters. The median income of voucher recipients was 42.6 percent of that for all eligible renters, and the ratios were even lower in public housing (36.7 percent) and privately owned subsidized housing (34.3 percent). Individually the HUD programs are generally serving households from the lower end of the distribution of renter households. See Table 5-1.

Table 5-1: Median Income of Households by Assistance Status, 2011

Median Household Income	HUD-Assisted Renters				Total Eligible Renters	All Renters
	All HUD-Assisted	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing		
Median household income	NA	\$10,300	\$11,900	\$9,600	NA	\$28,000
Percent of all renter households	NA	36.7	42.6	34.3	NA	100

HUD = U.S. Department of Housing and Urban Development. NA = data not available.

Table 5-2 reveals no clear overall trend in how HUD-assisted housing programs functioned during the 1989-to-2011 period. The ratios of the median incomes of households served by the public housing and voucher programs to renter median income have remained relatively flat during the period, with the voucher ratio being higher than the public housing ratio. The ratio of median income in the privately owned assisted stock to the median income of all renters declined steadily from 1989 to 2009. During that period, the stock of privately owned assisted housing decreased by approximately 300,000. The Introduction noted that some components of the privately owned assisted rental stock had rents that could be greater than 30 percent of tenant income. In recent years, particularly 1995 to 2005, many of these units—rent supplements, Section 236, and the old 202 program—left the programs, a fact that may explain the downtrend in the ratio of median incomes among households in the privately owned stock.

Table 5-2: Trends in Median Income of Households by Assistance Status

Group Median Income as Percent of Renter Median Income	AHS Survey Year							
	1989	1991	1993	2003	2007	2009	2011	2013
All HUD-assisted	41	39	38	39	36	37	NA	NA
Tenants in public housing	37	36	35	37	33	32	37	36
Voucher recipients	42	39	39	40	38	42	43	39
Tenants in privately owned housing	43	42	40	39	37	34	37	34

AHS = American Housing Survey. HUD = U.S. Department of Housing and Urban Development. NA = data not available.

Income Sources

HUD-assisted households differ substantially from other households in how they obtain their income. Only 39.4 percent of HUD-assisted households have wage and salary income compared with 55.8 percent of income-eligible renter households and 72.6 percent of all renters.

Controlling for the age of the householders does not eliminate this difference, with 50.3 percent of assisted households with householders under 65 having wage and salary income compared with 65.2 percent among nonelderly eligible households and 79.9 percent among all nonelderly renters.

Among elderly households, the percentage receiving social security income differs little between assisted renters and either eligible renters or all renters. However, the percentage of elderly households receiving income from private pensions or survivor benefits varies by assistance status. Only 17.4 percent of elderly assisted households receive income from these sources compared with 22.4 percent among eligible renters and 31.8 percent among all renters.

The income source information reinforces the inference drawn from the median income ratios that HUD programs serve the poorer of the poor. For example, 13.0 percent of HUD-assisted households reported receiving welfare compared with 8.0 percent of income-eligible households and 4.6 percent of all renter households. In addition, 52.7 percent of HUD-assisted households reported receiving food stamps compared with 32.7 percent of income-eligible households and 17.4 percent of all renter households. Controlling for the age of householders alters the observed percentages but not the difference between assisted renters and either all income-eligible renters or all renters. For example, 32.4 percent of elderly renters and 21.8 percent of nonelderly renters in assisted housing received supplement security income compared with 12.3 percent and 7.2 percent respectively among all renter households (Table 5-3).

Table 5-3: Income Sources for Renter Households by Assistant Status and by Elderly/Nonelderly, 2011

Income Sources	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Wages and salaries	39.4	39.0	45.1	29.8	55.8	72.6
Under 65	50.3	47.9	53.1	46.1	65.2	79.9
Over 65	6.8	10.3	6.1	5.6	11.3	20.5
Social Security income	28.8	27.3	22.9	40.6	21.7	15.8
Under 65	12.6	10.9	12.2	15.5	9.1	6.3
Over 65	77.5	80.3	75.1	77.8	81.6	83.0
Retirement or survivors pensions	5.6	5.3	4.1	8.5	5.3	6.0
Under 65	1.7	1.1	1.9	1.9	1.7	2.4
Over 65	17.4	18.9	15.1	18.3	22.4	31.8
Supplemental Security Income	24.5	24.6	25.1	23.3	12.3	7.2
Under 65	21.8	22.5	22.8	18.7	10.9	6.2
Over 65	32.4	31.3	36.2	30.1	18.4	14.4
Welfare	13.0	13.5	15.1	8.9	8.0	4.6
Under 65	15.6	15.5	16.9	12.5	9.0	4.8
Over 65	5.4	6.9	6.7	3.7	3.4	2.8
Food stamps	52.7	53.6	52.6	52.0	32.7	17.4
Under 65	57.5	55.6	56.9	61.0	35.0	17.6
Over 65	38.4	47.2	31.9	38.7	21.7	15.8

HUD = U.S. Department of Housing and Urban Development.

Household Composition

Household composition provides further evidence that HUD-assisted housing programs serve a clientele different from the typical renter household. In 2011, 26.7 percent of renter households consisted of married couple households, and the percentage among all income-eligible renter households was 20.1 percent, whereas the percentage across all HUD programs ranged between 10.6 and 11.3 percent.

Combining the fourth (other female householder) and last (female householder) rows of Table 5-4 provides some additional insight to whom HUD programs serve. Approximately 70 percent of HUD-assisted households are female-headed compared with 53 percent among income-eligible households and 42 percent among all renter households.

Finally, Table 5-4 reveals some important differences across HUD programs in the households served. Approximately one-half of all voucher recipient households were two-or-more-person, female-headed households (twice the rate among all renter households), although only 30.7 percent of households in privately owned subsidized units were. In the previous section, we noted that the privately owned subsidized housing program served elderly households at a much higher rate than their share of the income-eligible renter household population.

Table 5-4: Distribution of HUD-Assisted Housing by Household Composition, 2011

Household Composition	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Two-or-more-person households	58.2	57.1	65.8	45.7	60.8	64.5
Married couple families, no nonrelatives	11.0	10.6	11.3	10.8	20.1	26.7
Other male householder	5.1	4.5	5.4	4.9	10.0	13.3
Other female householder	42.2	42.0	49.1	30.0	30.7	24.5
One-person households	41.8	42.9	34.2	54.4	39.2	35.5
Male householder	13.6	15.8	11.1	16.0	16.9	17.7
Female householder	28.2	27.1	23.1	38.2	22.2	17.8

HUD = U.S. Department of Housing and Urban Development.

With the exception of the privately owned housing program, HUD-assisted housing serves households with children at a higher rate than their share of the population. Overall 44.1 percent of assisted households have children compared with 35.5 percent of all renter households. Slightly more than one-half of voucher households contain children under 18, although 33.0 percent of assisted households in privately owned housing have children. In addition, the percentage of households with three or more children is higher in the public housing (15.1 percent) and the voucher program (15.9 percent) than among all income-eligible renter households (10.8 percent). See Table 5-5.

Table 5-5: Distribution of HUD-Assisted Housing by Number of Children in Household, 2011

Number of Single Children Under 18 Years	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
None	55.9	55.8	49.7	67.0	60.4	64.5
One	15.9	16.7	15.7	15.4	15.1	14.9
Two	13.8	12.4	16.6	10.0	13.1	12.1
Three	8.7	9.1	10.7	4.8	7.3	5.7
Four	3.7	4.0	4.4	2.3	2.8	2.0
Five	1.6	1.2	0.2	4.2	0.3	0.7
Six or more	0.5	0.8	0.5	0.2	0.3	0.2

HUD = U.S. Department of Housing and Urban Development.

Despite the observed program differences and the noted change in program mix over time, virtually no change has occurred during the past 24 years in the type of households served by all three HUD programs combined. All the rows in Table 5-6 appear to contain only random movements.

Table 5-6: Trends in the Distribution of HUD-Assisted Housing by Household Composition

Household Composition	AHS Survey Year							
	1989	1991	1993	2003	2007	2009	2011	2011
Two-or-more-person households	57	56	58	54	53	55	58	55
Married couple families, no nonrelatives	13	15	13	11	10	9	11	10
Other male householder	4	4	3	2	4	3	5	4
Other female householder	39	36	42	41	40	42	42	40
One-person households	43	44	42	46	47	45	42	45
Male householder	10	13	13	14	13	13	14	15
Female householder	33	32	29	32	34	33	28	30

AHS = American Housing Survey. HUD = U.S. Department of Housing and Urban Development.

Household Size and Overcrowding

The AHS data on household size highlights the differences among the HUD programs. Overall, HUD-assisted households have a household size distribution similar to that of all income-eligible renter households but with slightly smaller households. Assisted households include a higher percentage of one-person households (41.8 versus 39.2 percent) and a lower percentage of two-to-four-person households (46.9 versus 49.2 percent). Households with five or more persons account for 11.3 percent of HUD-assisted households and 11.7 income-eligible households (Table 5-7).

Table 5-7: Distribution of HUD-Assisted Housing by Household Size and the Incidence of Overcrowding, 2011

Household Size	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
One person	41.8	42.9	34.2	54.4	39.2	35.5
Two to four persons	46.9	46.5	51.0	40.0	49.2	54.5
Five or more persons	11.3	10.5	14.8	5.7	11.7	10.0
Overcrowded	4.0	5.2	4.4	2.2	6.2	4.5

HUD = U.S. Department of Housing and Urban Development.

Taken individually, the programs have sharply different household size distributions. The privately owned housing program has by far the highest percentage of one-person households; public housing also has a high percentage of one-person households. The voucher program has the highest percentage of large (five-or-more-person) households.

One problem that assisted housing is intended to address is overcrowded housing conditions. For purposes of this report, an overcrowded house is defined as one in which more persons live in the households than the units have rooms. Nationally, 4.5 percent of renter households were overcrowded in 2011. Overcrowding was more prevalent among income-eligible renter households, of which 6.2 percent were overcrowded.

HUD-assisted households experienced less overcrowding than either income-eligible households or all renter households. Among HUD-assisted households, overcrowding was highest among households in public housing (5.2 percent).

Households With a Disabled Member

Table 5-8 shows that HUD-assisted housing serves households with one or more disabled members at a rate (37.7 percent) substantially higher than the rate among either income-eligible renter households or all renter households. Income-eligible renter households were more likely than a typical renter household to contain a disabled member, 26.0 percent compared with 18.6 percent. The privately owned assisted housing programs contained the highest percentage of households with a disabled member, 41.4 percent.

Table 5-8: Distribution of HUD-Assisted Housing by Disability Status of Members, 2011

Households by Disability Status of Members	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
With a disabled member	37.7	36.0	36.4	41.4	26.0	18.6
Without a disabled member	62.3	64.0	63.6	58.6	74.0	81.4

HUD = U.S. Department of Housing and Urban Development.

Housing Cost as Percent of Income

The primary objective of assisted housing is to make decent housing affordable for needy households. The traditional measure of affordability is the ratio of monthly housing costs to monthly household income, whereby housing costs include both rent and utility expenses. A ratio of 0.3 is generally considered acceptable, although a ratio greater than 0.4 is considered excessive (Eggers and Moumen, 2008).

The rent-to-income data from the 2011 AHS clearly illustrated why housing assistance is needed. Among income-eligible renter households, 61 percent have excessive rent burdens; that is, ratios greater than 40 percent. Excessive rent burdens affect 36 percent of HUD-assisted households, a rate less than that for all renter households (39 percent). See Table 5-9.

Table 5-9: Distribution of HUD-Assisted Housing by Ratio of Housing Costs to Income, 2011

Monthly Housing Cost-to-Income Ratio	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Less than 20%	11	16	10	10	5	16
40% or more	36	28	43	31	61	39
Median rent burden	32	28	34	31	37	32

HUD = U.S. Department of Housing and Urban Development.

Notes: The bottom row in this table is the median of the individual ratios of housing cost to income, not a ratio of medians. For the 2011 report, the medians were hand calculated from the data in Summary Table 3.

By the same rent-to-income measure, the HUD-assisted housing programs have made housing more affordable for their clients. Nearly 60 percent of all HUD renter households have ratios less than or equal to 34 percent compared with 30 percent for income-eligible renters.⁸

In all previous analyses of HUD-assisted housing using AHS data, Table 5-9 generated unnecessary confusion. The AHS data on how HUD programs function appear to be at odds with program rules. Since the early 1980s, HUD has *generally* required tenants to contribute 30 percent of their income toward rent and related expenses. No such uniformity exists in Table 5-9. According to AHS data, a number of households in each of the HUD programs spend considerably less than 30 percent, and a number spend considerably more than 30 percent.

The reported results should not be considered surprising. For one thing, HUD rules allow for some variation around 30 percent. As noted previously, approximately one-quarter of households in privately owned subsidized housing do not pay rent based on the 30 percent of income requirement. Another important exception applies to the voucher program, in which recipient households are allowed to rent units more expensive than the payment standard if the households incur all the added rental costs. Finally, public housing also enables PHAs to establish minimum rent contributions that can exceed 30 percent of income for families with very small incomes.

Second, one should never expect the AHS data collection process to correspond to the process by which HUD agents collect information on tenant incomes and set tenant rents. The HUD-mandated process is more formal and detailed and is focused solely on determining program eligibility and setting tenant rent. HUD agents require households to present corroborating information on income. The AHS collects data on income and rent within an instrument that also gathers information on other household characteristics and unit and neighborhood characteristics. The AHS interview may be separated by as much as a year from the income recertification process carried out by HUD agents. Measurement errors, misreporting, and month-to-month variation in both income and housing-related expenses affect both HUD agents and the AHS.

A recent HUD-funded study showed the rent-to-income ratio can vary significantly between surveys for the same household and demonstrated how normal variation and measurement error might account for a large portion of the survey-to-survey variation (Eggers and Moumen, 2010).

Table 5-10 examines how the median rent-to-income ratio varied over time among various components of the rental housing stock. The numbers in Table 5-10 are all medians, meaning that one-half of the renters in that category had ratios less than or equal to the reported ratio, and one-half had ratios greater than or equal to the reported ratio.

For all renter households as a group, the ratio of rent to income increased steadily from 1991 until 2011, when it declined slightly. Among income-eligible renters, more than one-half of the group began to experience excessive rent burdens of more than 40 percent sometime between 1993 and 2003 and remained greater than one-half through 2009, the most recent year for which a median for this group is available.⁹ Throughout the six periods for which comparable data are available, the median ratios in each of the HUD programs were substantially less than the median reported for all income-eligible renter households. Finally, consistent with the special voucher exception, the voucher program had the highest median ratio among the HUD programs in all eight periods.

⁸ Derived from Table 3 in the Detailed Summary Tables section.

⁹ The 81-percent median rent burdens for all eligible households in 2003 seems an anomaly.

Table 5-10: Trends in the Distribution of HUD-Assisted Housing by Ratio of Housing Costs to Income

Median Monthly Housing Cost-to-Income Ratio	AHS Survey							
	1989	1991	1993	2003	2007	2009	2011	2013
All HUD-assisted	30	31	29	32	34	35	32	34
Tenants in public housing	30	30	29	27	30	35	28	30
Voucher recipients	32	34	32	40	39	40	34	39
Tenants in privately owned housing	30	31	28	32	31	30	31	31
Total income-eligible renters	39	36	38	81	51	52	37	52
All renters	28	27	28	30	33	34	32	33

HUD = U.S. Department of Housing and Urban Development.

Note: More detailed information on household characteristics can be found in Summary Table 3 in the Detailed Summary Tables section.

Unit Quality and Tenant Satisfaction

The preceding two sections show that HUD-assisted housing programs serve households that, for the most part, have substantially lower incomes than all renter households and serve elderly households, female-headed households, and larger households at a rate higher than their share of either all income-eligible renter or all renter households. HUD-assisted households experience lower rent-to-income ratios than all income-eligible households. This section examines the quality of the housing provided in the assisted housing programs. The section presents information from Summary Tables 4 and 5; it also reports some information found in Summary Table 1.

Structure Type

Structure type can affect quality of life, but households differ in what they consider the most desirable structure type. Elderly people and small renter households generally favor units in garden or highrise apartments that are safe and low maintenance, although households with children generally favor single-family units, either detached or attached (for example, townhouses). See Table 6-1.

Table 6-1: Distribution of HUD-Assisted Housing by Structure Type, 2011

Structure Type	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Single-family	23.8	20.3	34.8	7.6	30.0	35.4
Detached	15.2	7.8	26.5	1.7	23.4	28.6
Attached	8.6	12.5	8.3	5.9	6.7	6.8
2 to 4 units	20.5	20.2	24.7	13.3	21.4	19.4
5 to 9 units	14.0	13.3	11.8	18.5	13.3	12.3
10 to 19 units	10.1	8.1	11.1	10.1	11.4	11.6
20 to 49 units	9.4	8.5	7.8	12.7	9.4	8.5
50 or more units	20.5	28.8	7.6	36.3	9.8	8.8
Manufactured/mobile home or trailer	1.7	1.0	2.1	1.5	4.6	3.9

HUD = U.S. Department of Housing and Urban Development.

In 2011, structure type varied markedly across HUD-assisted housing programs. Large buildings (10 or more units) dominated the privately owned subsidized program (59.2 percent) and, to a lesser extent, public housing (45.4 percent). The voucher program, on the other hand, had a distribution of structure types that has an even higher distribution of units in housing with four or fewer units than the distribution of units occupied by all renter households (59.5 versus 54.8 percent), reflecting the fact that vouchers can be used to access single family housing that rents at or below the voucher payment standard.

Equipment Failures

The AHS collects detailed information about deficiencies in individual sample units. A series of questions focuses on breakdowns in various housing systems. Although one should be careful about drawing conclusions from small differences in 1 survey year, some interesting patterns appear in Table 6-2.

Table 6-2: Distribution of HUD-Assisted Housing by Breakdowns in Housing Systems, 2011

Breakdowns in Housing Systems	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Equipment failures in last 3 months						
Water supply stoppage	5.6	6.9	4.8	6.0	5.2	5.0
Flush toilet—none working	4.2	4.4	4.1	4.3	4.0	3.4
Public sewage disposal breakdowns	1.7	2.0	1.6	1.6	1.8	1.5
Electric fuse and circuit breaker failures	8.2	7.3	10.5	5.0	8.7	9.3
Heating equipment breakdown last winter	13.0	16.2	13.4	9.7	11.1	9.6
Water leakage						
Leakage from inside structure	12.5	14.9	12.1	11.3	11.5	11.1
Leakage from outside structure	8.8	8.7	9.3	7.9	10.1	9.8

HUD = U.S. Department of Housing and Urban Development.

For five of the reported system breakdowns (water supply stoppage, no working flush toilets, public sewage disposal breakdowns, heating equipment breakdowns, and leaking water from inside unit), the incidence of problems was higher for HUD-assisted units as a group than for all rental units. In four of the five categories (public sewage disposal breakdowns being the exception), the incidence of problems among total eligible renters was intermediate between assisted renters and all renters. The differences are small from a substantive perspective, but the sample sizes are large enough for some (for example, heating equipment breakdowns) to qualify as statistically significant.

For problems with fuses and circuit breakers, the highest incidence appears among all renters and was smallest among renters in privately owned assisted units. For leakages from outside the structure, the highest incidence is among voucher units and the lowest incidence among units in privately owned assisted housing. The leakages from outside results are not surprising given the high percentage of voucher households living in detached single-family detached structures and the concentration of privately owned assisted units in large structures (see Table 6-1).

In most but not all categories, households in privately owned subsidized units report a lower incidence of problems than households in other assisted programs, although households in public housing report the highest incidence. However, voucher recipients report the highest incidence of problems with fuses and circuit breakers. Differences in structure type probably account for some of the variation across program types. For example, privately owned assisted housing frequently serves elderly households in small units, although the voucher program frequently serves larger households in single-family structures. Single-family structures are more likely to have multiple bathrooms and therefore less likely to have no working toilets.

Selected Deficiencies

When we examine specific unit deficiencies, we find that HUD-assisted units as a group have rates of occurrence that are similar to those among all eligible renters but slightly higher in general than among all renters. For all six categories of selected deficiencies, Table 6-3 shows the highest incidence of deficiencies in public housing, but some of the differences are substantively small.¹⁰ For four of the five deficiencies, the incidence among voucher recipients and households in privately owned subsidized units is less than or equal to the incidence among all income-eligible renter households.

Table 6-3: Distribution of HUD-Assisted Housing by Selected Deficiencies, 2011

Selected Deficiencies	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Signs of mice in last 12 months	12.3	14.7	11.2	12.1	10.8	10.0
Holes in floors	2.0	3.7	1.3	1.6	2.0	1.6
Open cracks or holes (interior)	7.8	13.0	7.2	4.5	8.2	7.1
Broken plaster or peeling paint (interior)	4.0	8.9	2.4	2.4	3.6	3.1
Exposed wiring	2.2	2.8	2.2	1.6	2.5	2.1
Rooms without electric outlets	1.1	1.5	0.8	1.1	1.1	1.0

HUD = U.S. Department of Housing and Urban Development.

Indices of Physical Problems

HUD and the Census Bureau use AHS data to construct two indices of physical problems—one reports the incidence of severe physical problems, and one reports the incidence of moderate

¹⁰ Because of the large samples, some of the differences across programs are statistically significant, for example, the difference between public housing and privately owned assisted housing with respect to open cracks and holes.

physical problems.¹¹ Over time the structure of the indices and the variables used to construct them have changed.^{12,13}

On both the index of severe physical problems and the index of moderate physical problems, HUD-assisted housing has a slightly lower incidence of problems than units occupied by all income-eligible households but a higher incidence than all occupied rental units. Within HUD-assisted housing, public housing units have the highest incidence of both severe physical problem and moderate physical problems (Table 6-4).

Table 6-4: Distribution of HUD-Assisted Housing by Indices of Physical Problems, 2011

Physical Problems	HUD-Assisted Renters			Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)		
Severe physical problems	3.5	4.8	2.7	3.8	3.1
Moderate physical problems	7.3	9.2	7.1	8.2	6.7

HUD = U.S. Department of Housing and Urban Development.

Because the definitions of severely inadequate and moderately inadequate have changed over time, one cannot use the indices to see whether the adequacy of HUD-assisted housing has improved or worsened. However, one can use the indices to assess whether HUD-assisted housing has improved or worsened relative to other rental housing. Because a unit cannot be classified as both severely inadequate and moderately inadequate, Table 6-5 reports the percentage of units that are either severely inadequate or moderately inadequate for a given survey.

Prior to the change in definitions of inadequacy in 2009, the percentage of units that were either severely inadequate or moderately inadequate was lower among HUD-assisted units as group than among all rental units and markedly lower than the percentage among units occupied by all income-eligible renter households. In 2009, 2011, and 2013, HUD-assisted units still have a lower incidence of inadequacy than units occupied by income-eligible households, but their incidence is higher than that of all occupied rental units.

¹¹ A unit is considered *severely* inadequate if any of the following criteria apply: (1) Unit does not have hot and cold running water; (2) Unit does not have a bathtub or shower; (3) Unit does not have a flush toilet; (4) Unit shares plumbing facilities; (5) Unit was cold for 24 hours or more and more than two breakdowns of the heating equipment have occurred that lasted longer than 6 hours; (6) Electricity is not used; (7) Unit has exposed wiring, not every room has working electrical plugs, and the fuses have blown more than twice; (8) Unit has five or six of the following structural conditions: (a) Unit has had outside water leaks in the past 12 months, (b) Unit has had inside water leaks in the past 12 months, (c) Unit has holes in the floor, (d) Unit has open cracks wider than a dime, (e) Unit has an area of peeling paint larger than 8 by 11 inches, (f) Rats have been seen recently in the unit. A unit is considered *moderately* inadequate room if the unit has not been identified as being severely inadequate and meets one of the following conditions: (1) there have been more than two breakdowns of the toilet that lasted longer than 6 hours; (2) The main heating equipment is unvented heaters burning kerosene, gas, or oil; or (3) The unit is lacking complete kitchen facilities.

¹² The definition changed with the 2009 AHS. See the AHS Codebook Interactive Tool at <https://www.census.gov/programs-surveys/ahs/tech-documentation/codebooks.html>.

¹³ For a discussion of the index of severe physical problems and what deficiencies cause units to be classified as severely inadequate, see Eggers and Moumen (2013).

Table 6-5: Trends in the Distribution of HUD-Assisted Housing by Indices of Physical Problems

Severe or Moderate Physical Problems	AHS Survey Year							
	1989	1991	1993	2003	2007	2009	2011	2013
All HUD-assisted	10	10	7	8.8	9.0	9.7	10.8	9.4
Tenants in public housing	12	14	12	10.0	8.7	15.4	14.0	11.4
Voucher recipients	13	11	9	8.6	8.4	9.6	9.8	9.0
Tenants in privately owned housing	7	6	4	8.1	10.1	5.8	9.7	8.3
Total income-eligible renters	16	13	10	12.2	11.3	11.0	12.0	10.9
All renters	12	11	10	10.6	9.9	9.2	9.8	9.1

AHS = American Housing Survey. HUD = U.S. Department of Housing and Urban Development.

Notes: In previous tables using all eight surveys, we did not report percentages to one-tenth of a percentage point, because that level of precision is not available for the first three surveys. Because of the smallest of the percentages, we use tenths of a percentage point in this table for the surveys when that level of precision was available.

Previous research has shown that inadequacy is not a persistent characteristic (Eggers and Moumen, 2013) for occupied units as a group, but no study of the persistence of inadequacy among HUD-assisted households has been conducted.

Tenant Satisfaction

The AHS asks respondents to rate their structure and their neighborhood on a scale from 1 to 10, on which 10 is considered the best. Households receiving HUD assistance consistently gave their units a 10 more frequently than either all income-eligible renter households or all renter households. Voucher recipients gave the 10 rating most frequently. The worst rating of 1 was also more common among HUD-assisted households, but the differences in percentages are small. Tenants in privately owned housing had the highest percentage of “worst” ratings (Table 6-6).

Table 6-6: Distribution of HUD-Assisted Housing by Tenant Ratings as Best or Worst, 2011

Overall Opinion	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Structure						
10 (best)	29.3	28.2	32.0	28.3	23.2	21.2
1 (worst)	1.9	1.4	1.5	2.4	1.5	1.0
Neighborhood						
10 (best)	25.6	20.7	28.4	26.5	24.5	23.7
1 (worst)	5.3	9.1	5.7	3.1	2.7	1.7

HUD = U.S. Department of Housing and Urban Development.

Although assisted households overall were more likely to rate their neighborhoods a 10 than either income-eligible renters or all renters, public housing households were the least likely of all groups to do so, and 9.1 percent of public housing tenants gave their neighborhood the worst rating.

Recent Movers

The AHS gathers additional information on households in which the respondent had moved into the unit during the past year. In the Householder Characteristics section, we saw that

householders tended to remain in assisted units much longer than householders in income-eligible households or all renters. The same pattern holds when we look at recent movers. Recent mover households occupy only 22.7 percent of HUD-assisted units compared with 33.7 percent of all renter households (Table 6-7).

Table 6-7: Distribution of HUD-Assisted Housing by Percent of Recent Movers, 2011

Recent Mover Households	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Respondent moved during past year	22.7	21.8	24.1	21.0	32.4	33.7

HUD = U.S. Department of Housing and Urban Development.

The AHS asks a detailed series of questions about why recent-mover respondents moved into the units. Table 6-8 discusses some key reasons given by respondents; Summary Table 5 reports all the reasons given.

Table 6-8: Distribution of Recent Movers Into HUD-Assisted Housing by Key Reasons Given for Move, 2011

Reasons for Moving	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Displaced	5.7	8.8	4.9	4.5	4.9	5.0
New job, closer to job, school, or other financial/employment reasons	13.5	10.7	12.3	18.6	24.1	29.8
To establish own household	13.2	12.6	9.4	21.5	14.1	12.4
Needed larger house or apartment	13.4	11.6	16.0	9.9	10.9	11.3
Wanted better home	16.3	10.2	19.4	15.3	11.0	10.2
Change from owner to renter	1.1	0.0	1.4	1.2	0.8	1.1
Wanted lower rent or maintenance	9.9	10.2	8.4	12.8	9.6	8.5
Other housing-related reasons	5.2	2.8	6.1	5.4	5.6	5.1
Other	40.0	47.4	38.9	35.5	34.4	32.2

HUD = U.S. Department of Housing and Urban Development.

“Displaced,” the first reason listed, means the recent mover was forced to leave the previous unit by private action, government action, fire, natural disaster, or eviction. Between 4 and 9 percent of recent movers were displaced across all the groups. Thirty percent of respondents from the all renters group say their move resulted from a new job or transfer, a desire to be closer to an existing job or to a school, or another financial or employment reason. Among HUD-assisted households, respondents gave the location-related reasons at a much lower rate.

Reflecting the greater flexibility of tenant-based assistance, voucher respondents were the most likely to give improved housing reasons, namely “needed larger house or apartment” and “wanted better home.”

When asked to compare their current units with previous homes, recent mover respondents in HUD-assisted units were more likely to rate the HUD-assisted unit as better and less likely to rate the HUD-assisted unit as worse than their previous units (Table 6-9).

Table 6-9: Distribution of Recent Movers Into HUD-Assisted Housing by Comparison of Current and Previous Home and Neighborhood, 2011

Comparison of Current and Previous Home and Neighborhood	HUD-Assisted Renters				Total Eligible Renters (%)	All Renters (%)
	All HUD-Assisted (%)	Tenants in Public Housing (%)	Voucher Recipients (%)	Tenants in Privately Owned Housing (%)		
Current home						
Better	59.9	54.4	65.2	54.1	48.5	47.3
Worse	10.8	10.2	10.2	12.4	19.5	19.7
Current neighborhood						
Better	45.1	36.7	52.1	38.4	38.2	37.3
Worse	14.2	16.3	12.1	16.5	15.5	14.6

HUD = U.S. Department of Housing and Urban Development.

When asked to compare their current neighborhoods with their previous neighborhoods, recent mover respondents in HUD-assisted units were more likely to rate their current neighborhood as better than their previous neighborhoods. Recent movers in public housing units were more likely to rate their neighborhood as worse.

More detailed results on unit quality can be found in Summary Table 4 and on tenant satisfaction in Summary Table 5.

Detailed Summary Tables

This section contains six tables that present detail information on eight sets of rental households. The six tables are—

- Summary Table 1: 2011 Structural Characteristics.
- Summary Table 2: 2011 Householder Characteristics.
- Summary Table 3: 2011 Household Characteristics.
- Summary Table 4: 2011 Unit Conditions.
- Summary Table 5: 2011 Tenant Opinions
- Summary Table 6: Breakdown of Householder and Household Characteristics by Race, Ethnicity, Age, and Disability Status.

The nine columns in each table contain counts by—

1. All assisted households.
2. Public housing tenants.
3. Voucher recipients.
4. Tenants in privately owned assisted housing units.
5. Eligible (income at or below 50 percent of Area Median Income) but not subsidized households.
6. All income-eligible renters.
7. Total renters.
8. Worst case needs households.
9. Not eligible renters.

Previous reports (1989, 1991, 1993, 2003, and 2005) contained special tabulation prepared by the Census Bureau. The 2009, 2011, and 2013 reports do not contain these Census Bureau tabulations.

Summary Table 1. 2011 Structural Characteristics

2011 Structural Characteristics (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Total households	4,168	987	2,028	1,153	6,771	19,736	38,814	8,797	19,079
Structure type									
One, detached	634	77	537	20	1,696	4,614	11,099	2,284	6,485
One, attached	360	123	169	68	386	1,313	2,654	567	1,342
2 to 4	853	199	501	153	1,542	4,231	7,530	1,836	3,299
5 to 9	584	131	240	213	897	2,630	4,789	1,149	2,159
10 to 19	423	80	226	117	768	2,244	4,511	1,053	2,267
20 to 49	390	84	159	147	594	1,864	3,294	880	1,430
50 or more	856	284	154	418	411	1,928	3,425	661	1,497
Manufactured / mobile home or trailer	69	10	42	17	477	912	1,512	366	600
Year built									
1919 or earlier	209	23	153	33	644	1,608	3,141	755	1,533
1920 to 1929	150	15	117	18	410	1,067	2,014	507	946
1930 to 1939	151	33	95	23	361	1,011	2,008	499	997
1940 to 1949	265	85	140	40	454	1,373	2,451	654	1,079
1950 to 1959	406	165	187	54	602	1,741	3,357	733	1,617
1960 to 1969	565	220	233	112	886	2,555	4,917	1,104	2,362
1970 to 1974	576	182	216	178	756	2,228	3,927	896	1,701
1975 to 1979	577	100	226	251	890	2,511	4,507	1,044	1,996
1980 to 1984	383	49	107	227	406	1,307	2,470	518	1,162
1985 to 1989	201	21	118	62	432	1,230	2,714	597	1,484
1990 to 1994	131	15	65	51	239	717	1,497	347	780
1995 to 1999	177	29	105	43	289	862	1,861	396	999
2000 to 2004	187	16	133	38	218	776	1,887	371	1,111
2005 to 2009	178	30	129	19	173	700	1,917	349	1,218
2010 to 2014	16	6	4	6	10	54	147	28	92
Region									
Northeast	1,154	363	470	321	1,200	4,049	7,585	1,695	3,537
New England	295	74	126	95	307	1,009	1,785	407	776
Middle Atlantic	859	289	344	226	893	3,039	5,800	1,287	2,761
Midwest	810	194	322	294	1,484	3,938	7,651	1,644	3,713
East North Central	551	132	205	214	990	2,723	5,250	1,182	2,529
West North Central	259	63	117	79	494	1,215	2,400	462	1,184
South	1,350	336	634	380	2,310	6,664	13,464	3,004	6,799
South Atlantic and East South Central	962	255	413	294	1,522	4,513	9,027	2,029	4,514
West South Central	390	82	222	86	788	2,153	4,437	975	2,285
West	853	93	602	158	1,777	5,084	10,114	2,454	5,030
Metropolitan status									
Inside metropolitan statistical areas	3,495	832	1,704	959	5,426	16,288	32,069	7,367	15,780
In central city	2,230	666	936	628	2,815	9,046	16,609	4,001	7,564
In suburbs	1,266	166	769	331	2,611	7,244	15,460	3,367	8,216

2011 Structural Characteristics (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Outside metropolitan areas	672	155	323	194	1,344	3,445	6,746	1,429	3,299
Number of bedrooms									
None	79	29	13	37	216	526	840	231	314
One	1,442	336	500	606	2,020	5,980	10,336	2,518	4,357
Two	1,404	331	762	311	2,850	7,866	15,458	3,612	7,592
Three	987	228	586	173	1,340	4,201	9,262	1,874	5,060
Four or more	255	63	166	26	345	1,161	2,917	561	1,755
Number of complete bathrooms									
None	19	4	6	9	46	201	304	155	84
One	3,144	855	1,336	953	4,853	10,690	24,148	5,837	10,313
One and one half	411	63	216	132	594	1,377	3,834	783	2,046
Two or more	592	64	470	58	1,278	3,299	10,528	2,021	6,635

NA = data not available. – represents or rounds to 0.

Summary Table 2. 2011 Householder Characteristics

2011 Householder Characteristics (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Total households	4,168	987	2,028	1,153	6,772	19,737	38,816	8,797	19,080
Race and origin of householder									
White alone	2,037	427	1,005	605	4,899	13,033	27,463	6,097	14,431
White alone Hispanic	632	170	305	157	1,451	3,965	6,547	1,882	2,581
White alone Non-Hispanic	1,404	257	699	448	3,448	9,066	20,916	4,214	11,850
Black alone	1,825	495	870	460	1,250	5,067	8,033	1,992	2,965
Black alone Hispanic	67	26	31	10	45	209	369	97	160
Black alone Non-Hispanic	1,758	469	839	450	1,206	4,859	7,664	1,895	2,805
American Indian or Alaskan Native only	71	14	46	11	139	335	556	125	220
Asian only	145	27	59	59	280	824	1,907	399	1,083
Hawaiian, Pacific Islander only	8	1	7	0	32	90	170	50	79
Two or more races	82	23	42	17	170	387	688	135	301
Hispanic or Latino (any race)	740	212	177	351	1,598	4,410	7,311	2,072	2,902
Age of householder									
Under 25 years old	301	75	95	131	988	2,734	4,570	1,445	1,836
25–29 years old	416	106	198	112	834	2,371	5,615	1,121	3,244
30–34 years old	437	109	267	61	784	2,157	5,351	936	3,194
35–44 years old	643	136	396	111	1,224	3,443	7,585	1,576	4,143
45–54 years old	731	175	433	123	1,100	3,223	6,420	1,392	3,197
55–64 years old	600	153	295	152	781	2,374	4,467	993	2,094
65–74 years old	478	102	175	201	500	1,596	2,365	618	770
75 years old and older	565	131	170	264	561	1,842	2,443	716	603
Educational attainment of the householder									
Less than 9th grade	473	122	192	159	555	1,781	2,240	753	459
9th to 12th grade, no diploma	993	286	441	266	1,161	3,628	4,813	1,474	1,186
High school graduate (includes equivalency)	1,464	315	725	424	2,395	6,632	11,756	2,773	5,126
Additional vocational training	191	35	100	56	201	723	1,321	331	598
Some college, no degree	751	177	384	190	1,379	4,126	7,981	1,996	3,856
Associate's degree	235	43	143	49	435	1,223	3,037	553	1,814
Bachelor's degree	187	31	108	48	622	1,743	6,201	934	4,458
Graduate or professional degree	67	14	35	18	224	605	2,789	314	2,182
High school graduate or higher	2,704	580	1,395	729	5,055	14,329	31,764	6,570	17,436
Bachelor's degree or higher	255	45	143	67	846	2,349	8,989	1,248	6,640
Citizenship of householder									
Citizen of the United States	3,904	929	1,896	1,079	5,655	16,951	34,090	7,392	17,139
Naturalized Citizen of the United States	354	74	154	126	486	1,483	2,770	643	1,288
Not a citizen of the United States	264	58	132	74	1,116	2,785	4,725	1,405	1,940
Year householder moved into unit									
1920 to 1929	0	NA	NA	NA	2	2	2	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	4	0	4
1940 to 1949	0	NA	NA	NA	12	16	26	4	11
1950 to 1959	4	4	NA	NA	35	51	67	12	16
1960 to 1969	12	8	3	1	51	84	139	21	55

2011 Householder Characteristics (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
1970 to 1974	15	7	6	2	47	101	141	39	40
1975 to 1979	36	10	19	7	45	132	229	51	97
1980 to 1984	46	12	17	17	63	169	295	60	126
1985 to 1989	55	14	20	21	74	242	434	113	191
1990 to 1994	190	62	68	60	199	552	879	163	326
1995 to 1999	234	75	72	87	315	901	1,521	352	619
2000 to 2004	573	139	272	162	674	1,938	3,405	691	1,467
2005 to 2009	1,693	343	885	465	2,279	6,740	13,450	2,768	6,710
2010 to 2011	1,310	312	666	332	2,975	8,809	18,225	4,524	9,416

NA = data not available. – represents or rounds to 0.

Summary Table 3. 2011 Household Characteristics

2011 Household Characteristics (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Total households	4,168	987	2,028	1,153	19,737	38,816	6,772	8,797	19,080
Number of persons in household									
One person	1,743	423	693	627	7,729	13,769	2,506	3,480	6,041
Two persons	858	189	417	252	4,462	10,524	1,621	1,983	6,061
Three persons	636	151	357	128	2,958	5,974	985	1,337	3,016
Four persons	461	119	261	81	2,287	4,669	882	944	2,382
Five persons	274	57	179	38	1,404	2,403	520	610	999
Six persons	114	22	73	19	542	905	145	283	363
Seven persons or more	82	25	48	9	357	572	114	161	217
Number of persons per room									
0.50 or fewer	2,582	594	1,169	819	11,720	23,980	3,834	5,304	12,260
0.51 to 1.00	1,422	343	770	309	6,786	13,097	2,460	2,904	6,311
1.01 to 1.50	156	48	86	22	996	1,429	372	468	433
1.51 or more	9	3	3	3	236	311	106	121	76
Number of children under 18 years									
None	2,331	551	1,007	773	11,915	25,017	4,117	5,467	13,103
One	662	165	319	178	2,986	5,801	1,077	1,247	2,815
Two	574	122	337	115	2,588	4,696	918	1,096	2,108
Three	362	90	217	55	1,448	2,200	476	610	753
Four	155	39	90	26	562	761	136	271	199
Five	65	12	5	48	65	256	0	0	0
Six or more	21	8	11	2	63	86	14	28	24
Household composition									
Two-or-more-person households	2,426	564	1,335	527	12,009	25,047	4,266	5,317	13,038
Age of householder									
Under 25 years old	264	66	83	115	1,898	3,327	702	932	1,429
25–29 years old	371	87	188	96	1,810	4,028	631	808	2,217
30–34 years old	398	97	249	52	1,708	4,066	592	718	2,358
35–44 years old	536	115	336	85	2,704	5,776	953	1,215	3,072
45–54 years old	443	94	278	71	1,969	4,129	668	858	2,161
55–64 years old	208	46	118	44	998	2,132	361	429	1,132
65–74 years old	119	32	53	34	525	950	209	197	426
75 years old and older	88	27	31	30	397	639	150	159	243
Married couple families, no nonrelatives	458	105	229	124	3,974	10,345	1,758	1,758	6,371
Age of householder									
Under 25 years old	50	15	24	11	394	689	195	149	320
25–29 years old	50	15	24	11	522	1,418	246	226	896
30–34 years old	53	10	38	5	574	1,837	268	253	1,264
35–44 years old	86	18	48	20	973	2,718	404	483	1,747
45–54 years old	84	19	49	16	672	1,804	290	298	1,132
55–64 years old	52	11	22	19	388	994	164	172	606
65–74 years old	62	16	25	21	265	515	102	101	250
75 years old and older	48	11	18	19	213	369	89	76	156

2011 Household Characteristics (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Other female householder	1,757	415	996	346	6,065	9,527	1,676	2,632	3,463
Age of householder									
Under 25 years old	194	54	55	85	963	1,512	288	481	550
25–29 years old	296	65	154	77	979	1,542	261	422	563
30–34 years old	309	80	188	41	925	1,462	230	386	538
35–44 years old	413	88	271	54	1,383	2,113	379	591	730
45–54 years old	325	66	212	47	1,018	1,617	269	424	600
55–64 years old	137	32	84	21	453	749	122	194	295
65–74 years old	49	14	23	12	195	309	68	78	114
75 years old and older	35	16	10	9	150	223	57	58	73
Other male householder	211	44	110	57	1,970	5,174	832	927	3,204
Age of householder									
Under 25 years old	47	5	24	18	567	1,126	218	302	559
25–29 years old	25	8	9	8	309	1,067	124	160	758
30–34 years old	37	7	24	6	211	767	94	80	556
35–44 years old	38	9	18	11	351	944	171	142	595
45–54 years old	34	9	17	8	280	709	109	137	429
55–64 years old	19	3	12	4	156	389	74	63	231
65–74 years old	7	2	4	1	63	126	38	18	62
75 years old and older	3	0	2	1	32	47	4	25	14
One-person households	1,743	423	693	627	7,729	13,769	2,506	3,480	6,041
Age of householder									
Under 25 years old	38	10	12	16	837	1,243	286	513	407
25–29 years old	46	19	11	16	562	1,587	203	313	1,027
30–34 years old	39	12	18	9	449	1,284	192	218	836
35–44 years old	107	21	60	26	739	1,809	271	361	1,071
45–54 years old	289	81	155	53	1,255	2,291	432	534	1,036
55–64 years old	390	107	176	107	1,373	2,336	419	564	962
65–74 years old	359	70	122	167	1,071	1,414	292	420	344
75 years old and older	477	104	139	234	1,445	1,804	411	557	360
Male householder 1-person	566	156	225	185	3,338	6,868	1,286	1,486	3,531
Age of householder									
Under 25 years old	12	1	7	4	386	604	145	229	217
25–29 years old	14	5	4	5	286	879	99	173	593
30–34 years old	13	3	8	2	259	803	121	125	544
35–44 years old	53	10	30	13	436	1,119	179	204	684
45–54 years old	122	33	67	22	670	1,317	280	268	647
55–64 years old	133	43	49	41	593	1,130	210	250	537
65–74 years old	95	17	27	51	372	553	134	143	181
75 years old and older	124	44	32	48	335	465	118	93	129
Female householder 1-person	1,176	267	468	441	4,390	6,901	1,220	1,994	2,510
Age of householder									
Under 25 years old	25	9	4	12	449	640	141	283	190
25–29 years old	32	14	7	11	275	709	103	140	434
30–34 years old	26	9	10	7	191	482	72	93	292
35–44 years old	53	11	30	12	302	690	92	157	388

2011 Household Characteristics (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
45–54 years old	167	48	88	31	586	974	153	266	389
55–64 years old	257	64	127	66	780	1,205	209	314	424
65–74 years old	263	52	95	116	697	861	157	277	163
75 years old and older	352	60	106	186	1,108	1,340	293	463	231
Households with children	1,838	436	1,021	381	7,822	13,799	2,654	3,330	5,977
Children in household with one adult	1,094	265	591	238	3,150	4,259	803	1,253	1,108
With relatives not spouse or children	417	100	241	76	2,021	3,713	768	836	1,693
With nonrelatives	211	32	136	43	2,588	6,653	1,012	1,365	4,066
Disability status									
With a disabled member	1,570	355	738	477	5,131	7,237	1,455	2,106	2,102
Without a disabled member	2,597	631	1,290	676	14,601	31,578	5,315	6,689	16,979
Median monthly household income	NA	\$10,264	\$11,910	\$9,600	NA	\$27,982	\$19,982	\$11,964	\$51,956
Income sources of families and primary individuals									
Wages and salaries	1,644	385	915	344	11,018	28,166	4,281	5,093	17,149
Self-employment	140	21	80	39	1,194	3,186	360	694	1,992
Interest	73	14	28	31	838	2,945	286	479	2,106
Dividends	12	3	5	4	204	966	55	137	762
Rental income	21	5	10	6	169	648	43	105	479
Social Security or Railroad Retirement	1,204	269	465	470	4,292	6,149	1,362	1,726	1,857
Retirement or survivor pensions	235	53	84	98	1,056	2,331	400	421	1,275
Supplementary Security Income (SSI)	1,020	242	509	269	2,418	2,797	530	868	379
Child support or alimony	415	86	239	90	1,348	2,227	342	591	880
Public assistance or public welfare	543	133	307	103	1,579	1,775	332	704	196
Food stamp benefits	2,198	529	1,068	601	6,452	6,736	1,454	2,800	284
Food Stamps									
Did not receive Food Stamps	1,233	287	537	409	9,673	11,697	3,518	4,922	2,023
Household members received Food Stamps	2,198	529	1,068	601	6,452	6,736	1,454	2,800	284
Not reported	736	170	423	143	3,611	20,383	1,800	1,075	16,772
Median monthly housing cost (excludes no cash rent)	NA	\$302	\$562	\$291	NA	\$842	\$657	\$857	\$999
Monthly cost as a percentage of current income									
Less than 5%	20	9	5	6	40	199	18	2	159
5 to 9%	90	50	29	11	153	897	59	4	743
10 to 14%	139	48	55	36	228	2,081	87	2	1,852
15 to 19%	214	55	102	57	343	2,992	120	9	2,650
20 to 24%	289	86	126	77	551	3,689	247	15	3,138
25 to 29%	615	184	210	221	1,168	3,988	507	46	2,820
30 to 34%	505	125	223	157	1,339	3,250	799	35	1,911
35 to 39%	338	56	178	104	1,387	2,676	1,005	44	1,289
40 to 49%	394	68	224	102	2,299	3,732	1,853	52	1,433

2011 Household Characteristics (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
50 to 59%	172	37	92	43	1,968	2,630	247	1,549	662
60 to 69%	150	30	94	26	1,353	1,674	58	1,145	323
70 to 99%	216	29	129	58	2,288	2,645	88	1,984	357
100% or more	584	117	334	133	4,192	4,638	137	3,471	446
Zero or negative income	178	46	78	54	1,064	1,454	667	219	390
No Cash Rent	267	48	150	69	1,366	2,271	878	221	905

NA = data not available. – represents or rounds to 0.

Summary Table 4. 2011 Unit Conditions

2011 Unit Conditions (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Total households	4,168	987	2,028	1,153	6,772	19,737	38,816	8,797	19,080
Severe physical problems	144	47	55	42	0	753	1,207	609	454
Plumbing	90	23	32	35	0	461	797	371	336
Heating	51	19	23	9	0	259	365	208	105
Electric	0	0	0	0	0	9	16	9	7
Upkeep	8	6	2	0	0	42	57	34	14
Moderate physical problems	305	91	144	70	653	1,611	2,601	653	989
Plumbing	20	2	15	3	26	79	138	33	59
Heating	18	4	10	4	152	265	424	95	159
Upkeep	97	37	43	17	167	458	700	194	243
Kitchen	188	54	85	49	332	876	1,438	356	561
Selected deficiencies									
Signs of rats in last 12 months	49	16	26	7	111	335	510	175	175
Signs of mice in last 12 months	512	145	227	140	773	2,131	3,867	846	1,735
Signs of rodents, not sure which kind, in last 12 months	19	4	11	4	57	187	328	111	142
Holes in floor	82	37	27	18	94	398	608	222	209
Cracks in walls or ceiling	327	128	147	52	530	1,621	2,769	764	1,148
Broken plaster or peeling paint	165	88	49	28	246	709	1,214	298	505
No electrical wiring	8	2	3	3	11	58	80	39	21
Exposed wiring	90	28	44	18	163	484	822	231	338
Rooms without electric outlets	45	15	17	13	76	221	378	100	157
Equipment failures in last 3 months									
Water supply stoppage	235	68	98	69	359	1,034	1,958	440	924
Flush toilet—none working	177	43	84	50	245	790	1,308	368	517
Public sewage disposal breakdowns	71	20	33	18	114	352	587	167	234
Electric and circuit breaker failures	342	72	212	58	598	1,721	3,599	781	1,879
Heating equipment breakdown last winter	543	160	271	112	608	2,188	3,723	1,037	1,534
Leakage from outside the structure	365	86	188	91	676	1,984	3,785	943	1,801
Leakage from inside the structure	523	147	246	130	702	2,264	4,301	1,039	2,038

NA = data not available. – represents or rounds to 0.

Summary Table 5. 2011 Tenant Opinions

2011 Tenant Opinions (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Total households	4,168	987	2,028	1,153	6,772	19,737	38,816	8,797	19,080
Overall opinion of structure									
1 (Worst)	79	14	48	17	81	288	398	128	109
2	45	15	17	13	45	190	256	100	66
3	69	21	24	24	102	299	467	128	168
4	90	30	38	22	160	403	666	153	263
5	349	96	161	92	574	1,676	2,805	753	1,130
6	273	67	139	67	571	1,502	2,883	658	1,380
7	564	130	292	142	1,080	3,066	6,611	1,422	3,544
8	876	189	435	252	1,748	4,885	10,411	2,261	5,526
9	480	112	235	133	745	2,164	4,748	939	2,584
10 (Best)	1,220	278	573	369	1,418	4,574	8,220	1,936	3,646
Not Reported	120	33	65	22	247	687	1,352	320	664
Overall opinion of neighborhood									
1 (Worst)	219	90	63	66	144	529	663	166	135
2	95	21	49	25	87	322	482	140	160
3	106	35	40	31	129	435	695	200	260
4	155	47	67	41	200	659	1,053	304	394
5	441	123	205	113	634	1,795	3,033	720	1,238
6	271	72	120	79	516	1,354	2,671	567	1,317
7	484	121	250	113	916	2,635	5,526	1,235	2,891
8	775	155	399	221	1,543	4,231	9,107	1,913	4,874
9	405	78	224	103	737	2,168	4,936	1,026	2,767
10 (Best)	1,069	204	538	327	1,595	4,836	9,189	2,172	4,354
No Neighborhood	9	1	5	3	11	35	50	15	15
Not Reported	138	40	68	30	261	738	1,411	339	673
Recent mover from inside U.S.	946	215	489	242	2,144	6,389	13,073	3,299	6,684
Reason for leaving previous unit									
Private Displacement	9	1	3	5	66	147	337	72	190
Owner taking over unit	3	0	0	3	14	37	106	20	68
Unit was going condo/co-op	0	0	0	0	0	2	6	2	4
Unit closed for repairs	0	0	0	0	4	5	19	1	13
Other	5	1	2	2	47	101	203	49	102
Not Reported	0	0	0	0	0	0	3	0	3
Government Displacement	26	7	17	2	13	62	105	23	43
Government using land/unit	3	2	1	0	4	9	14	2	6
Unit was condemned	11	0	9	2	0	18	19	7	2
Other	14	6	7	1	9	37	72	14	35
Not Reported	0	0	0	0	0	0	0	0	0
Financial/employment related									
Foreclosure reasons	16	3	12	1	31	129	246	82	117
New job or job transfer	18	2	8	8	128	365	1,449	219	1,083

2011 Tenant Opinions (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
To be closer to work/school/other	57	12	35	10	292	881	1,907	532	1,026
Other financial/employment reasons	53	9	17	27	91	293	534	149	241
Family/person related									
Marital status change	34	17	8	9	136	326	722	156	397
Other family/personal reasons	120	27	71	22	189	636	1,128	327	493
Housing related									
Establish own household	125	27	46	52	336	900	1,619	439	720
Needed larger unit	127	25	78	24	242	694	1,483	325	789
To obtain higher quality unit	154	22	95	37	200	701	1,332	347	632
To change tenure	10	0	7	3	14	53	145	29	92
Less expensive rent/maintenance	94	22	41	31	210	611	1,107	307	495
Other housing related reasons	49	6	30	13	113	358	667	196	308
Eviction	6	2	0	4	29	76	114	41	38
Disaster loss	13	9	4	0	9	31	92	9	60
Some other reason	202	49	102	51	340	1,038	1,966	496	928
Not Reported	22	9	9	4	92	198	397	84	200
Choice of present home									
Financial reasons	339	98	130	111	920	2,473	4,795	1,214	2,322
Room layout/design	228	47	133	48	417	1,507	3,302	862	1,796
Kitchen	43	4	33	6	97	316	694	176	378
Size	208	39	120	49	382	1,341	2,983	751	1,643
Exterior appearance	102	12	58	32	156	611	1,415	353	803
Yard/trees/view	63	4	34	25	149	450	1,167	238	717
Quality of Construction	80	8	50	22	122	444	963	242	518
Only one available	76	22	36	18	128	419	716	215	296
Other	202	46	105	51	493	1,447	3,046	752	1,599
Not Reported	36	11	20	5	81	221	464	104	244
Main reason for choice of present home									
All reasons equal	123	26	60	37	229	792	1,780	440	989
Financial reasons	258	74	92	92	735	1,875	3,498	882	1,623
Room layout/design	98	25	57	16	203	733	1,525	432	792
Kitchen	5	0	5	0	14	33	88	14	53
Size	118	22	71	25	198	706	1,515	390	810
Exterior appearance	19	4	10	5	42	144	348	83	203
Yard/trees/view	15	3	9	3	49	122	322	58	200
Quality of construction	29	1	28	0	54	161	325	78	164
Only one available	61	10	34	17	109	354	592	184	238
Other	176	39	97	40	419	1,205	2,525	610	1,320
Not reported	2	NA	2	NA	NA	2	3	NA	0
Not applicable	42	11	24	7	92	261	552	127	291
Recent mover comparison to previous home									

2011 Tenant Opinions (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters	
Better	567	117	319	131	969	3,098	6,178	1,562	3,080	
Worse	102	22	50	30	464	1,248	2,574	682	1,325	
About the same	252	68	109	75	637	1,832	3,863	943	2,031	
Not reported	22	8	10	4	73	200	442	105	241	
Not applicable	2	0	NA	2	1	10	16	7	7	
Choice of present neighborhood										
Convenient to job	95	23	56	16	425	1,042	2,890	522	1,848	
Convenient to friends or relatives	156	30	71	55	378	1,095	2,027	561	932	
Convenient to leisure activity	25	8	7	10	129	319	865	165	547	
Convenient to public transportation	51	17	15	19	103	362	675	208	313	
Good schools	103	6	82	15	222	653	1,234	328	581	
Other public services	69	25	24	20	89	267	472	109	206	
Looks/design of neighborhood	116	19	58	39	217	699	1,619	366	920	
House was most important consideration	109	18	60	31	200	610	1,284	301	674	
Other reasons	184	52	80	52	374	1,185	2,209	627	1,025	
Not reported	301	86	158	57	665	1,993	3,986	1,027	1,992	
Main reason for choice of neighborhood										
All reasons equal	72	24	28	20	132	424	941	220	516	
Convenient to job	56	14	31	11	301	709	1,991	352	1,281	
Convenient to friends or relatives	96	14	45	37	225	675	1,189	354	513	
Convenient to leisure activities	3	NA	2	1	33	84	207	48	123	
Convenient to public transportation	14	2	4	8	37	116	176	65	59	
Good schools	70	2	61	7	135	425	771	220	345	
Other public services	32	11	13	8	29	104	145	43	41	
Looks/design of neighborhood	61	5	33	23	115	375	839	199	465	
House was an important consideration	73	12	41	20	136	433	925	224	491	
Other	164	45	71	48	334	1,038	1,888	540	850	
Not applicable	303	86	158	59	665	2,002	4,002	1,034	1,999	
Not reported	0	NA	NA	NA	0	0	0	NA	NA	
Recent mover comparison to previous neighborhood										
Better	427	79	255	93	788	2,438	4,876	1,223	2,437	
Worse	134	35	59	40	318	990	1,909	538	918	
About the same	301	80	140	81	842	2,380	5,111	1,237	2,733	
Same neighborhood	58	12	24	22	116	356	691	182	334	
Not reported	24	9	11	4	80	216	470	112	254	
Not applicable	2	0	NA	2	1	10	16	7	7	

NA = data not available. – represents or rounds to 0.

Summary Table 6. Breakdown of Householder and Household Characteristics by Race, Ethnicity, Age, and Disability Status

2011 Householder and Household Characteristics by Race, Ethnicity, Age, and Disability Status (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Total Households	4,168	987	2,028	1,153	6,772	19,737	38,816	8,797	19,080
Educational attainment of householder									
Race and origin of householder									
All									
Less than 9th grade	473	122	192	159	555	1,781	2,240	753	459
9th to 12th grade, no diploma	993	286	441	266	1,161	3,628	4,813	1,474	1,186
High school graduate (includes equivalency)	1,464	315	725	424	2,395	6,632	11,756	2,773	5,126
Additional vocational training	191	35	100	56	201	723	1,321	331	598
Some college, no degree	751	177	384	190	1,379	4,126	7,981	1,996	3,856
Associate's degree	235	43	143	49	435	1,223	3,037	553	1,814
Bachelor's degree	187	31	108	48	622	1,743	6,201	934	4,458
Graduate or professional degree	67	14	35	18	224	605	2,789	314	2,182
High school graduate or higher	2,704	580	1,395	729	5,055	14,329	31,764	6,570	17,436
Bachelor's degree or higher	255	45	143	67	846	2,349	8,989	1,248	6,640
White alone									
Less than 9th grade	315	78	137	100	458	1,356	1,730	583	375
9th to 12th grade, no diploma	459	125	216	118	845	2,294	3,228	990	934
High school graduate (includes equivalency)	689	117	359	213	1,727	4,317	8,273	1,901	3,955
Additional vocational training	92	9	55	28	155	484	957	237	473
Some college, no degree	344	72	174	98	985	2,705	5,594	1,376	2,888
Associate's degree	89	9	51	29	295	754	2,142	370	1,388
Bachelor's degree	96	15	47	34	443	1,202	4,567	663	3,365
Graduate or professional degree	44	11	20	13	145	402	1,929	213	1,527
High school graduate or higher	1,262	224	651	387	3,595	9,380	22,505	4,523	13,123
Bachelor's degree or higher	140	26	67	47	588	1,604	6,496	876	4,892
White alone Hispanic									
Less than 9th grade	190	54	82	54	335	918	1,183	393	265
9th to 12th grade, no diploma	167	55	80	32	347	966	1,354	452	388
High school graduate (includes equivalency)	161	31	93	37	439	1,181	1,970	581	789
Additional vocational training	17	1	9	7	21	98	171	60	73
Some college, no degree	77	21	37	19	195	533	987	261	454
Associate's degree	16	4	8	4	56	154	396	82	243
Bachelor's degree	20	4	6	10	64	170	479	86	310
Graduate or professional degree	3	3	NA	0	15	46	178	28	132
High school graduate or higher	277	63	144	70	769	2,084	4,010	1,038	1,928
Bachelor's degree or higher	22	6	6	10	79	215	657	114	442
White alone Non-Hispanic									
Less than 9th grade	125	24	55	46	123	438	548	190	110
9th to 12th grade, no diploma	292	70	136	86	498	1,328	1,874	538	546
High school graduate (includes equivalency)	527	85	266	176	1,290	3,138	6,303	1,321	3,166

2011 Householder and Household Characteristics by Race, Ethnicity, Age, and Disability Status (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Additional vocational training	74	7	46	21	135	387	786	178	400
Some college, no degree	268	51	138	79	790	2,173	4,607	1,115	2,434
Associate's degree	74	5	44	25	238	601	1,746	289	1,145
Bachelor's degree	76	11	41	24	379	1,031	4,088	576	3,056
Graduate or professional degree	42	9	20	13	130	357	1,751	185	1,394
High school graduate or higher	987	161	509	317	2,827	7,300	18,495	3,486	11,195
Bachelor's degree or higher	119	20	62	37	509	1,389	5,839	761	4,450
Black alone									
Less than 9th grade	105	30	35	40	42	256	309	109	54
9th to 12th grade, no diploma	479	147	205	127	237	1,122	1,312	406	191
High school graduate (includes equivalency)	678	174	321	183	467	1,834	2,681	689	849
Additional vocational training	85	20	43	22	31	195	287	79	93
Some college, no degree	361	100	178	83	267	1,098	1,796	470	698
Associate's degree	126	31	79	16	97	362	693	139	330
Bachelor's degree	58	11	38	9	98	299	877	143	577
Graduate or professional degree	20	3	15	2	42	99	364	37	266
High school graduate or higher	1,243	319	631	293	971	3,692	6,411	1,478	2,720
Bachelor's degree or higher	78	14	53	11	141	399	1,241	180	843
Black alone Hispanic									
Less than 9th grade	2	1	0	1	5	18	36	11	19
9th to 12th grade, no diploma	15	9	5	1	5	47	61	27	13
High school graduate (includes equivalency)	28	11	13	4	10	55	87	17	29
Additional vocational training	2	0	2	0	0	6	15	4	7
Some college, no degree	14	3	10	1	14	46	89	18	43
Associate's degree	5	2	1	2	3	19	40	11	19
Bachelor's degree	0	NA	NA	0	8	20	49	12	28
Graduate or professional degree	0	0	NA	0	NA	0	8	0	7
High school graduate or higher	47	16	24	7	35	140	273	58	126
Bachelor's degree or higher	1	0	NA	1	8	21	57	12	36
Black alone Non-Hispanic									
Less than 9th grade	103	29	35	39	37	238	273	98	35
9th to 12th grade, no diploma	464	138	200	126	232	1,075	1,252	379	177
High school graduate (includes equivalency)	648	162	306	180	457	1,776	2,595	671	820
Additional vocational training	82	20	40	22	31	188	273	75	86
Some college, no degree	347	97	168	82	254	1,053	1,707	452	655
Associate's degree	120	29	78	13	94	342	653	128	311
Bachelor's degree	58	11	38	9	90	279	828	131	549
Graduate or professional degree	20	3	15	2	42	99	357	37	258
High school graduate or higher	1,193	302	605	286	937	3,549	6,140	1,419	2,593
Bachelor's degree or higher	78	14	53	11	132	378	1,185	168	808
American Indian or Alaskan Native only									
Less than 9th grade	3	2	NA	1	8	24	34	13	10

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9th to 12th grade, no diploma	23	7	9	7	33	80	103	24	23
High school graduate (includes equivalency)	18	3	12	3	55	101	188	28	88
Additional vocational training	4	2	2	NA	1	10	12	5	2
Some college, no degree	10	0	9	1	23	66	116	33	50
Associate's degree	12	2	10	0	16	46	63	18	17
Bachelor's degree	5	0	5	0	4	17	37	8	20
Graduate or professional degree	0	NA	NA	NA	1	1	14	0	13
High school graduate or higher	45	5	36	4	99	231	418	87	188
Bachelor's degree or higher	5	0	5	0	5	18	51	8	32
Asian only									
Less than 9th grade	37	6	15	16	20	92	105	35	14
9th to 12th grade, no diploma	18	4	5	9	22	75	101	35	26
High school graduate (includes equivalency)	45	11	17	17	76	219	354	98	135
Additional vocational training	4	2	0	2	6	16	34	6	18
Some college, no degree	14	1	8	5	50	117	238	53	120
Associate's degree	3	0	0	3	21	39	81	15	41
Bachelor's degree	23	5	13	5	58	183	602	102	419
Graduate or professional degree	4	NA	1	3	34	98	426	60	328
High school graduate or higher	90	17	39	34	239	659	1,701	330	1,042
Bachelor's degree or higher	27	5	14	8	92	281	1,028	162	747
Hawaiian, Pacific Islander only									
Less than 9th grade	0	0	0	NA	7	9	9	2	0
9th to 12th grade, no diploma	1	NA	1	NA	6	12	16	5	5
High school graduate (includes equivalency)	5	1	4	0	8	30	58	17	28
Additional vocational training	0	NA	0	NA	2	2	4	0	2
Some college, no degree	2	0	2	0	9	27	50	16	22
Associate's degree	0	NA	NA	NA	1	2	9	1	6
Bachelor's degree	0	NA	0	NA	1	8	19	7	11
Graduate or professional degree	0	NA	NA	NA	NA	1	8	1	7
High school graduate or higher	6	1	5	0	20	69	145	43	75
Bachelor's degree or higher	0	NA	0	NA	1	9	27	8	18
Two or more races									
Less than 9th grade	15	6	6	3	21	47	52	11	5
9th to 12th grade, no diploma	13	3	5	5	18	46	53	15	7
High school graduate (includes equivalency)	29	10	12	7	63	131	202	39	72
Additional vocational training	6	2	0	4	7	16	27	3	11
Some college, no degree	19	4	13	2	44	110	187	47	78
Associate's degree	3	0	2	1	6	17	48	8	31
Bachelor's degree	5	1	4	0	16	33	99	12	66
Graduate or professional degree	0	NA	NA	NA	3	6	47	3	41
High school graduate or higher	55	14	31	10	131	294	582	108	288
Bachelor's degree or higher	5	1	0	4	19	39	146	15	107

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Hispanic									
Less than 9th grade	200	62	56	82	357	980	1,276	423	296
9th to 12th grade, no diploma	190	65	37	88	371	1,061	1,475	500	414
High school graduate (includes equivalency)	207	48	44	115	492	1,324	2,197	625	874
Additional vocational training	25	6	7	12	23	115	197	67	82
Some college, no degree	92	24	21	47	218	607	1,141	297	533
Associate's degree	25	6	7	12	62	181	457	94	275
Bachelor's degree	22	4	11	7	81	208	571	105	363
Graduate or professional degree	4	3	1	NA	16	48	195	28	147
High school graduate or higher	350	84	84	182	870	2,369	4,561	1,149	2,192
Bachelor's degree or higher	25	6	12	7	97	255	766	133	510
Year householder moved into unit									
Race and origin of householder									
White alone									
1920 to 1929	0	NA	NA	NA	2	2	2	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	2	0	2
1940 to 1949	0	NA	NA	NA	12	14	25	2	11
1950 to 1959	0	NA	NA	NA	35	44	57	9	13
1960 to 1969	0	0	NA	0	41	57	102	16	45
1970 to 1974	9	2	6	1	38	78	105	31	27
1975 to 1979	19	5	11	3	40	88	170	29	82
1980 to 1984	19	1	7	11	48	101	194	34	92
1985 to 1989	35	8	17	10	53	165	293	77	128
1990 to 1994	90	26	26	38	157	339	587	92	247
1995 to 1999	133	41	46	46	226	612	1,097	253	486
2000 to 2004	317	60	154	103	471	1,270	2,384	482	1,113
2005 to 2009	775	140	416	219	1,607	4,301	9,303	1,919	5,001
2010 to 2011	639	145	321	173	2,167	5,958	13,143	3,152	7,185
White alone Hispanic									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	NA	NA	NA
1940 to 1949	0	NA	NA	NA	NA	0	NA	NA	NA
1950 to 1959	0	NA	NA	NA	0	0	3	0	2
1960 to 1969	0	NA	NA	0	2	7	13	5	5
1970 to 1974	3	2	NA	1	8	21	26	10	5
1975 to 1979	10	5	3	2	5	33	44	18	11
1980 to 1984	12	0	5	7	8	30	43	10	12
1985 to 1989	15	6	4	5	16	48	70	17	22
1990 to 1994	30	15	5	10	31	81	116	20	35
1995 to 1999	42	17	16	9	57	189	264	90	74
2000 to 2004	76	19	35	22	121	347	560	150	213
2005 to 2009	255	58	133	64	560	1,456	2,440	641	985
2010 to 2011	188	49	103	36	642	1,752	2,969	922	1,217
White alone Non-Hispanic									
1920 to 1929	0	NA	NA	NA	2	2	2	NA	NA

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1930 to 1939	0	NA	NA	NA	NA	0	2	0	2
1940 to 1949	0	NA	NA	NA	12	14	25	2	11
1950 to 1959	0	NA	NA	NA	35	44	54	9	11
1960 to 1969	0	0	NA	NA	39	50	89	11	39
1970 to 1974	6	NA	6	0	30	57	79	21	23
1975 to 1979	8	0	8	0	35	54	126	11	71
1980 to 1984	7	1	2	4	40	71	151	24	80
1985 to 1989	20	2	13	5	37	117	223	60	106
1990 to 1994	60	11	21	28	127	259	471	72	212
1995 to 1999	90	24	30	36	169	422	834	163	412
2000 to 2004	241	40	119	82	351	924	1,824	332	900
2005 to 2009	522	83	283	156	1,047	2,847	6,863	1,278	4,016
2010 to 2011	451	96	218	137	1,525	4,206	10,174	2,230	5,968
Black alone									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	2	NA	2
1940 to 1949	0	NA	NA	NA	0	1	1	1	0
1950 to 1959	4	4	NA	NA	0	7	9	3	3
1960 to 1969	9	6	3	0	8	22	32	5	11
1970 to 1974	6	5	NA	1	9	23	29	8	7
1975 to 1979	15	5	6	4	5	38	48	18	10
1980 to 1984	21	10	5	6	12	58	83	25	26
1985 to 1989	19	6	3	10	12	53	89	22	36
1990 to 1994	84	30	37	17	20	159	214	55	54
1995 to 1999	83	30	21	32	58	218	302	77	85
2000 to 2004	196	63	93	40	115	473	697	162	224
2005 to 2009	797	180	409	208	473	1,893	3,051	623	1,158
2010 to 2011	592	156	293	143	539	2,126	3,473	995	1,348
Black alone Hispanic									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	NA	NA	NA
1940 to 1949	0	NA	NA	NA	NA	0	NA	NA	NA
1950 to 1959	0	NA	NA	NA	NA	0	NA	NA	NA
1960 to 1969	0	NA	NA	NA	NA	0	NA	NA	NA
1970 to 1974	0	NA	NA	NA	NA	3	3	3	NA
1975 to 1979	4	NA	4	NA	NA	4	4	NA	NA
1980 to 1984	0	NA	NA	NA	5	7	9	2	2
1985 to 1989	0	NA	NA	NA	0	2	5	2	2
1990 to 1994	4	4	NA	0	0	4	10	0	5
1995 to 1999	1	0	NA	1	1	12	18	10	5
2000 to 2004	4	2	1	1	3	16	21	9	5
2005 to 2009	32	10	15	7	18	74	138	24	63
2010 to 2011	22	9	11	2	17	85	162	46	77
Black alone Non-Hispanic									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	2	NA	2

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1940 to 1949	0	NA	NA	NA	0	1	1	1	0
1950 to 1959	4	4	NA	NA	0	7	9	3	3
1960 to 1969	9	6	3	0	8	22	32	5	11
1970 to 1974	6	5	NA	1	9	20	26	5	7
1975 to 1979	11	5	2	4	5	34	44	18	10
1980 to 1984	21	10	5	6	8	52	74	23	23
1985 to 1989	19	6	3	10	11	49	85	19	34
1990 to 1994	80	26	37	17	20	155	204	55	49
1995 to 1999	82	30	21	31	56	204	285	66	80
2000 to 2004	192	60	92	40	113	457	676	152	219
2005 to 2009	765	170	394	201	455	1,819	2,914	599	1,095
2010 to 2011	570	147	282	141	521	2,040	3,311	949	1,271
American Indian or Alaskan Native only									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	NA	NA	NA
1940 to 1949	0	NA	NA	NA	NA	0	NA	NA	NA
1950 to 1959	0	NA	NA	NA	NA	0	NA	NA	NA
1960 to 1969	0	NA	NA	NA	NA	0	0	0	NA
1970 to 1974	0	NA	NA	NA	0	0	3	NA	3
1975 to 1979	0	NA	NA	NA	NA	0	NA	NA	NA
1980 to 1984	2	0	2	0	0	2	6	NA	4
1985 to 1989	0	NA	NA	NA	4	10	16	6	6
1990 to 1994	0	0	NA	NA	11	16	18	5	2
1995 to 1999	3	2	1	0	7	11	24	1	13
2000 to 2004	13	8	5	0	27	47	67	7	20
2005 to 2009	30	3	20	7	36	99	167	33	68
2010 to 2011	22	1	17	4	56	151	255	73	105
Asian only									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	NA	NA	NA
1940 to 1949	0	NA	NA	NA	0	0	0	NA	NA
1950 to 1959	0	NA	NA	NA	NA	0	1	NA	1
1960 to 1969	2	2	NA	NA	2	4	4	NA	NA
1970 to 1974	0	NA	NA	NA	0	0	3	NA	3
1975 to 1979	0	NA	NA	0	NA	4	6	4	2
1980 to 1984	0	NA	0	0	0	0	3	0	2
1985 to 1989	1	0	NA	1	5	12	33	6	20
1990 to 1994	11	2	4	5	4	26	40	11	14
1995 to 1999	14	2	3	9	16	46	62	16	16
2000 to 2004	31	7	11	13	37	91	155	23	64
2005 to 2009	50	9	17	24	80	250	622	120	370
2010 to 2011	34	4	23	7	136	389	978	219	590
Hawaiian, Pacific Islander only									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	NA	NA	NA

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1940 to 1949	0	NA	NA	NA	NA	0	NA	NA	NA
1950 to 1959	0	NA	NA	NA	NA	0	NA	NA	NA
1960 to 1969	0	NA	NA	NA	NA	0	NA	NA	NA
1970 to 1974	0	NA	NA	NA	NA	0	NA	NA	NA
1975 to 1979	0	NA	NA	NA	NA	0	2	NA	2
1980 to 1984	0	NA	NA	NA	NA	0	NA	NA	NA
1985 to 1989	0	NA	NA	0	NA	0	0	0	0
1990 to 1994	0	NA	NA	NA	0	1	5	1	4
1995 to 1999	0	NA	NA	NA	0	0	5	0	5
2000 to 2004	0	0	0	0	6	15	30	9	14
2005 to 2009	4	0	4	0	11	29	53	14	23
2010 to 2011	3	0	3	NA	15	44	75	26	31
Two or more races									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	NA	NA	NA
1940 to 1949	0	NA	NA	NA	NA	0	NA	NA	NA
1950 to 1959	0	NA	NA	NA	NA	0	NA	NA	NA
1960 to 1969	0	NA	NA	NA	NA	0	NA	NA	NA
1970 to 1974	0	NA	NA	NA	NA	0	0	NA	0
1975 to 1979	2	0	2	0	NA	2	2	NA	0
1980 to 1984	3	1	2	NA	2	5	8	NA	3
1985 to 1989	0	NA	NA	0	0	3	3	3	0
1990 to 1994	4	4	0	0	7	11	16	0	4
1995 to 1999	1	0	0	1	8	15	30	6	15
2000 to 2004	15	2	9	4	18	42	73	9	31
2005 to 2009	33	9	18	6	72	164	254	59	90
2010 to 2011	22	7	10	5	63	143	301	58	158
Hispanic or Latino (of any race)									
1920 to 1929	0	0	0	0	0	0	0	0	0
1930 to 1939	0	NA	NA	NA	NA	0	NA	NA	NA
1940 to 1949	0	NA	NA	NA	NA	0	NA	NA	NA
1950 to 1959	0	NA	NA	NA	0	0	3	0	2
1960 to 1969	0	NA	NA	0	2	7	13	5	5
1970 to 1974	3	2	NA	1	8	24	32	13	8
1975 to 1979	13	5	6	2	5	36	48	18	11
1980 to 1984	12	0	5	7	15	39	55	12	15
1985 to 1989	15	6	4	5	17	51	77	19	26
1990 to 1994	38	23	5	10	31	90	131	21	40
1995 to 1999	45	17	16	12	60	206	290	101	84
2000 to 2004	87	27	37	23	134	388	623	167	235
2005 to 2009	304	73	157	74	615	1,619	2,708	700	1,089
2010 to 2011	220	59	120	41	710	1,945	3,331	1,015	1,386
Not Hispanic or Latino (of any race)									
1920 to 1929	0	NA	NA	NA	2	2	2	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	4	0	4

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1940 to 1949	0	NA	NA	NA	12	16	26	4	11
1950 to 1959	4	4	NA	NA	35	51	64	12	14
1960 to 1969	11	8	3	0	49	76	126	16	50
1970 to 1974	12	5	6	1	39	77	109	26	33
1975 to 1979	21	5	12	4	40	95	181	34	86
1980 to 1984	34	12	12	10	48	130	240	48	111
1985 to 1989	41	9	16	16	58	193	357	94	164
1990 to 1994	152	39	63	50	168	462	748	142	286
1995 to 1999	188	58	55	75	255	693	1,230	250	536
2000 to 2004	487	112	236	139	540	1,551	2,782	524	1,233
2005 to 2009	1,388	269	728	391	1,664	5,120	10,742	2,068	5,621
2010 to 2011	1,090	253	546	291	2,265	6,863	14,893	3,508	8,030
Age of householder									
64 or younger									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	NA	NA	NA
1940 to 1949	0	NA	NA	NA	1	1	2	NA	1
1950 to 1959	2	2	NA	NA	3	8	12	3	4
1960 to 1969	5	2	3	0	12	21	38	4	17
1970 to 1974	4	4	NA	0	16	27	46	7	19
1975 to 1979	18	7	6	5	14	49	109	17	60
1980 to 1984	22	5	7	10	30	67	151	15	85
1985 to 1989	25	6	13	6	44	127	273	58	147
1990 to 1994	99	36	40	23	134	328	575	95	247
1995 to 1999	125	46	41	38	199	543	1,041	219	498
2000 to 2004	341	87	188	66	494	1,324	2,593	489	1,269
2005 to 2009	1,348	283	767	298	1,974	5,634	11,902	2,312	6,268
2010 to 2011	1,138	276	619	243	2,790	8,172	17,265	4,244	9,093
65 or older									
1920 to 1929	0	NA	NA	NA	2	2	2	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	4	0	4
1940 to 1949	0	NA	NA	NA	10	14	24	4	10
1950 to 1959	2	2	NA	NA	32	43	55	9	13
1960 to 1969	7	6	0	1	40	63	101	16	38
1970 to 1974	11	3	6	2	31	74	95	32	22
1975 to 1979	18	3	13	2	31	83	120	34	37
1980 to 1984	24	7	10	7	34	102	143	44	41
1985 to 1989	30	8	7	15	31	117	161	56	44
1990 to 1994	92	26	28	38	66	226	304	68	79
1995 to 1999	110	29	31	50	116	359	480	133	121
2000 to 2004	231	51	84	96	180	613	811	202	199
2005 to 2009	344	60	118	166	305	1,105	1,548	456	443
2010 to 2011	173	37	47	89	185	638	960	280	323
Disability status of household									
Disabled person in household									
1920 to 1929	0	NA	NA	NA	2	2	2	NA	NA

2011 Householder and Household Characteristics by Race, Ethnicity, Age, and Disability Status (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
1930 to 1939	0	NA	NA	NA	NA	0	2	0	2
1940 to 1949	0	NA	NA	NA	11	13	20	2	6
1950 to 1959	2	2	NA	NA	21	30	38	7	7
1960 to 1969	4	4	0	0	26	35	57	5	22
1970 to 1974	7	3	3	1	21	43	51	15	7
1975 to 1979	17	3	10	4	9	31	39	5	9
1980 to 1984	21	8	8	5	25	78	111	32	33
1985 to 1989	25	6	15	4	33	108	155	50	47
1990 to 1994	84	30	15	39	70	225	283	71	57
1995 to 1999	112	34	27	51	91	324	440	121	116
2000 to 2004	246	58	114	74	193	658	872	219	213
2005 to 2009	651	119	355	177	449	1,848	2,589	748	741
2010 to 2011	401	88	191	122	504	1,736	2,578	831	842
No disabled person in household									
1920 to 1929	0	NA	NA	NA	NA	0	NA	NA	NA
1930 to 1939	0	NA	NA	NA	NA	0	2	NA	2
1940 to 1949	0	NA	NA	NA	0	1	6	1	5
1950 to 1959	2	2	NA	NA	14	20	29	4	9
1960 to 1969	7	4	3	0	25	48	82	16	33
1970 to 1974	8	4	3	1	25	57	90	24	33
1975 to 1979	19	7	9	3	36	101	189	46	89
1980 to 1984	26	5	9	12	38	92	184	28	93
1985 to 1989	31	8	6	17	42	136	279	63	143
1990 to 1994	106	31	53	22	129	328	596	93	269
1995 to 1999	122	41	44	37	224	576	1,081	230	504
2000 to 2004	326	81	158	87	481	1,278	2,533	471	1,255
2005 to 2009	1,041	224	530	287	1,830	4,891	10,861	2,020	5,970
2010 to 2011	909	224	475	210	2,471	7,073	15,646	3,693	8,574
Income sources of families and primary individuals									
Age of householder 64 or younger									
Wages and salaries	1,573	361	894	318	4,108	10,630	27,181	4,949	16,552
Self-employment	129	17	78	34	339	1,117	3,026	649	1,908
Interest	31	5	18	8	184	557	2,277	342	1,719
Dividends	5	0	5	0	31	112	692	76	579
Rental income	20	5	9	6	27	130	541	83	411
Social Security or Railroad Retirement	395	82	206	107	459	1,484	2,159	630	674
Retirement or survivor pensions	53	8	32	13	108	285	800	124	515
Supplementary Security Income (SSI)	683	170	384	129	408	1,785	2,106	694	321
Child support or alimony	402	84	237	81	330	1,309	2,184	577	874
Public assistance or public welfare	487	117	284	86	300	1,461	1,642	674	181
Food stamp benefits	1,798	419	958	421	1,318	5,704	5,974	2,588	269
65 or older									

2011 Householder and Household Characteristics by Race, Ethnicity, Age, and Disability Status (000s)	All Assisted Renters	Tenants in Public Housing	Voucher Recipients	Tenants in Privately Owned Housing	Eligible Unassisted, Not Worst Case Renters	Total Eligible Renters	All Renters	Worst Case Needs Households	Not Eligible Renters
Wages and salaries	71	24	21	26	173	388	986	144	597
Self-employment	11	4	2	5	21	76	160	44	84
Interest	41	8	10	23	102	279	668	136	387
Dividends	6	2	0	4	24	91	274	61	183
Rental income	1	0	1	0	16	39	107	22	67
Social Security or Railroad Retirement	808	187	259	362	903	2,807	3,990	1,096	1,183
Retirement or survivor pensions	181	44	52	85	292	770	1,531	297	760
Supplementary Security Income (SSI)	338	73	125	140	122	634	691	174	58
Child support or alimony	13	2	2	9	12	39	43	14	5
Public assistance or public welfare	56	16	23	17	32	117	133	29	15
Food stamp benefits	400	110	110	180	135	746	762	211	15

NA = data not available. – represents or rounds to 0.

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