

A Preliminary Analysis of the 2009 and 2007 Rental Affordability Gaps

From the 2009 and 2007 American Housing
Surveys

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A Comparison of Households and Units by Income Threshold* (2009)



ELI = Extremely Low Income (<=30% AMI)
 VLI = Very Low Income (<=50% AMI)
 Low Income = (<=80% AMI)
 * Units are affordable within an income category if rent and utilities cost 30% or less of top threshold income. Adjusted

Source: Source: NLIHC Tabulations of 2009 AHS data



A Comparison of Households and Units by Income Threshold* (2007)



ELI = Extremely Low Income ($\leq 30\%$ AMI)

VLI = Very Low Income ($\leq 50\%$ AMI)

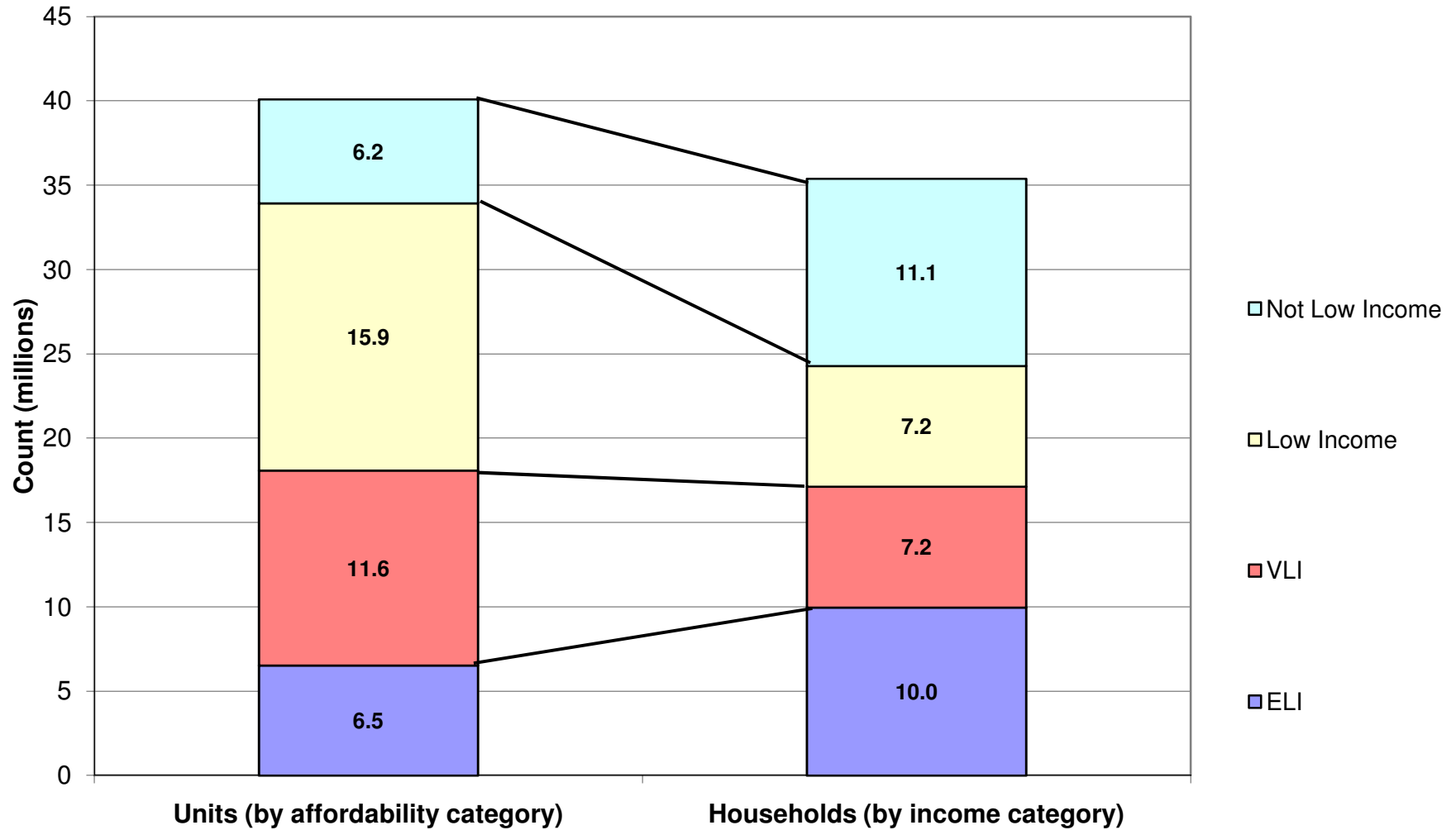
Low Income = ($\leq 80\%$ AMI)

* Units are affordable within an income category if rent and utilities cost 30% or less of top threshold income. Adjusted to

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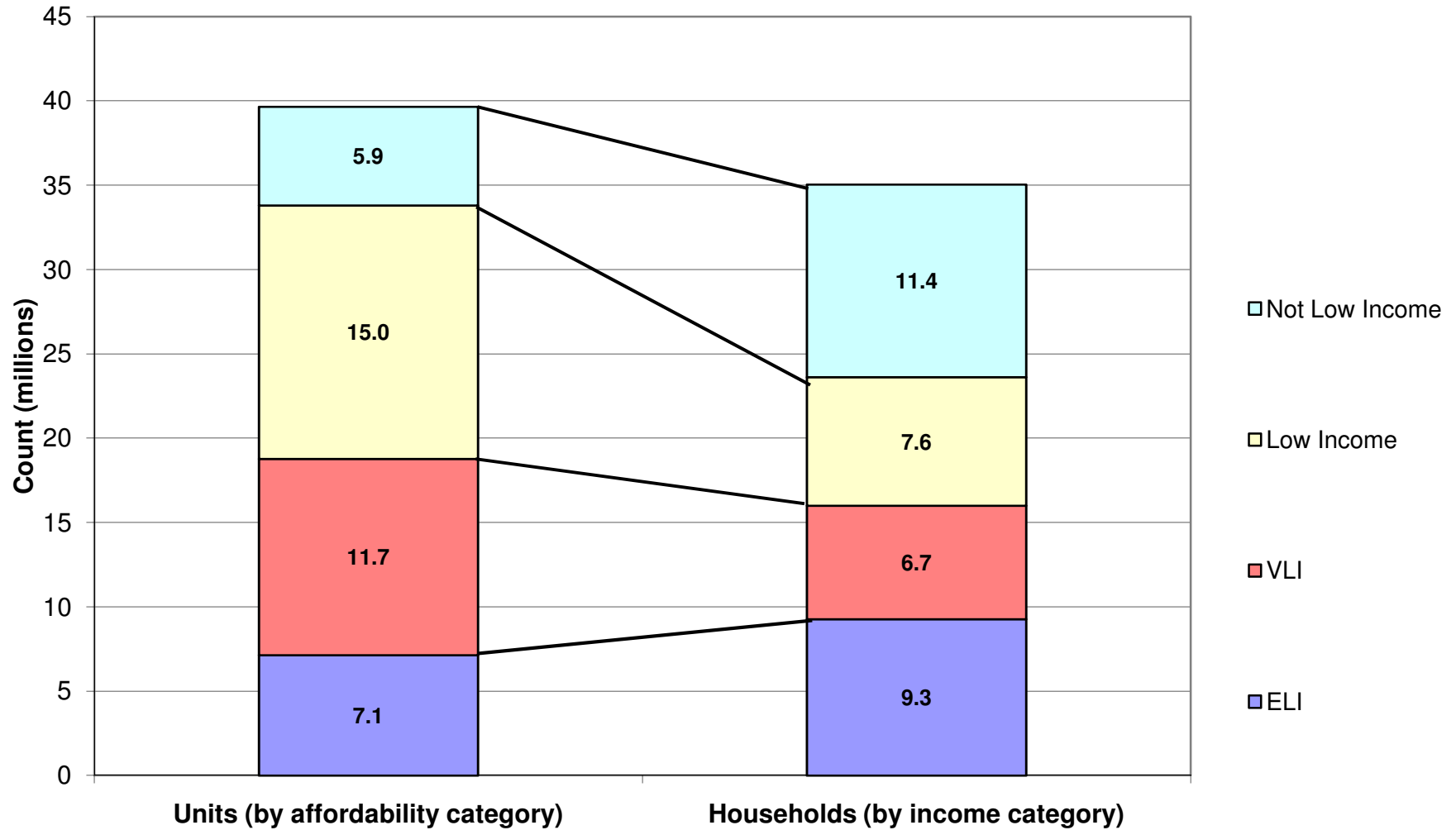
Rental units and renters in the US, matched by affordability and income categories (2009)



Source: NLIHC Tabulations of 2009 American Housing Survey



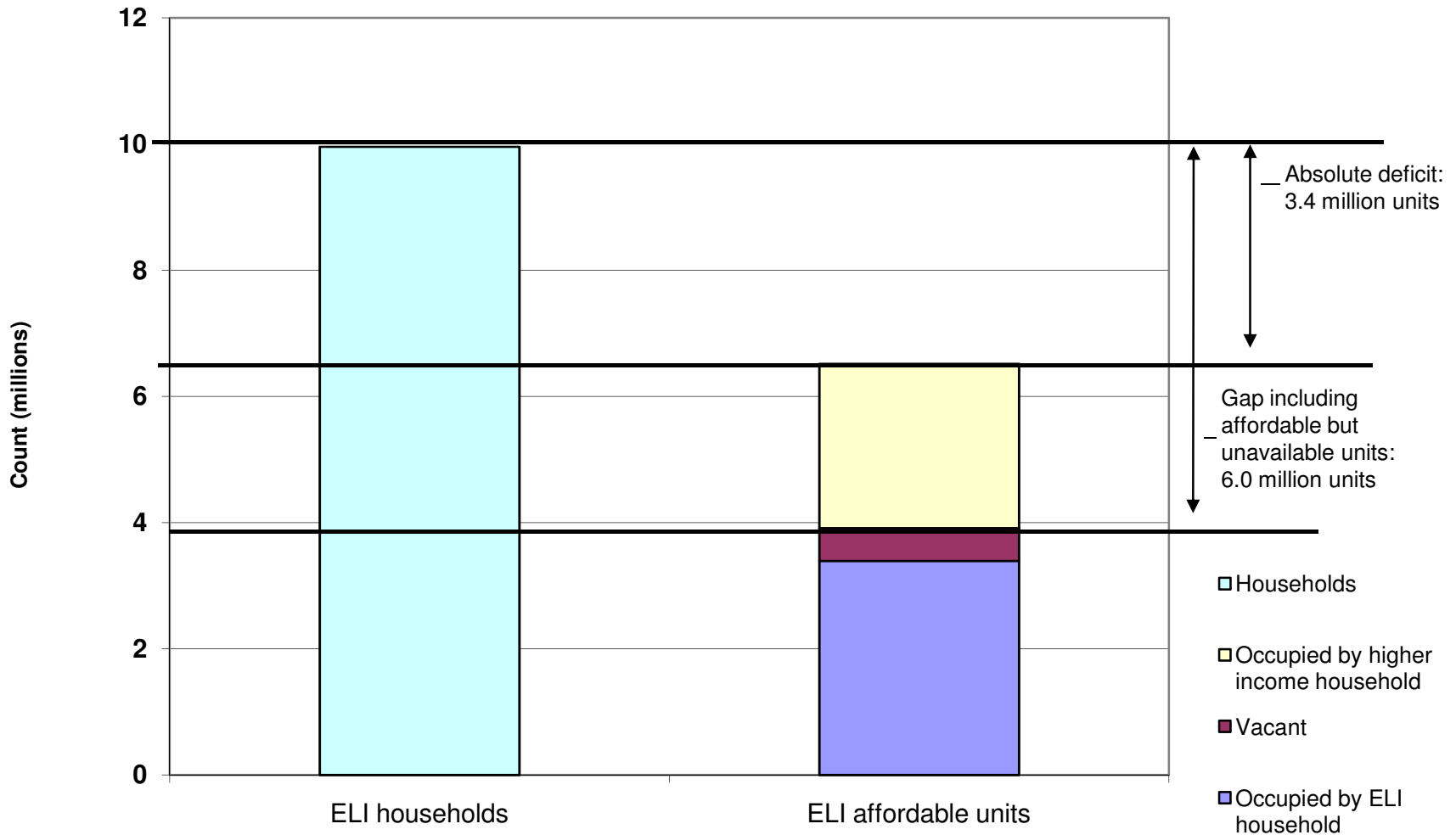
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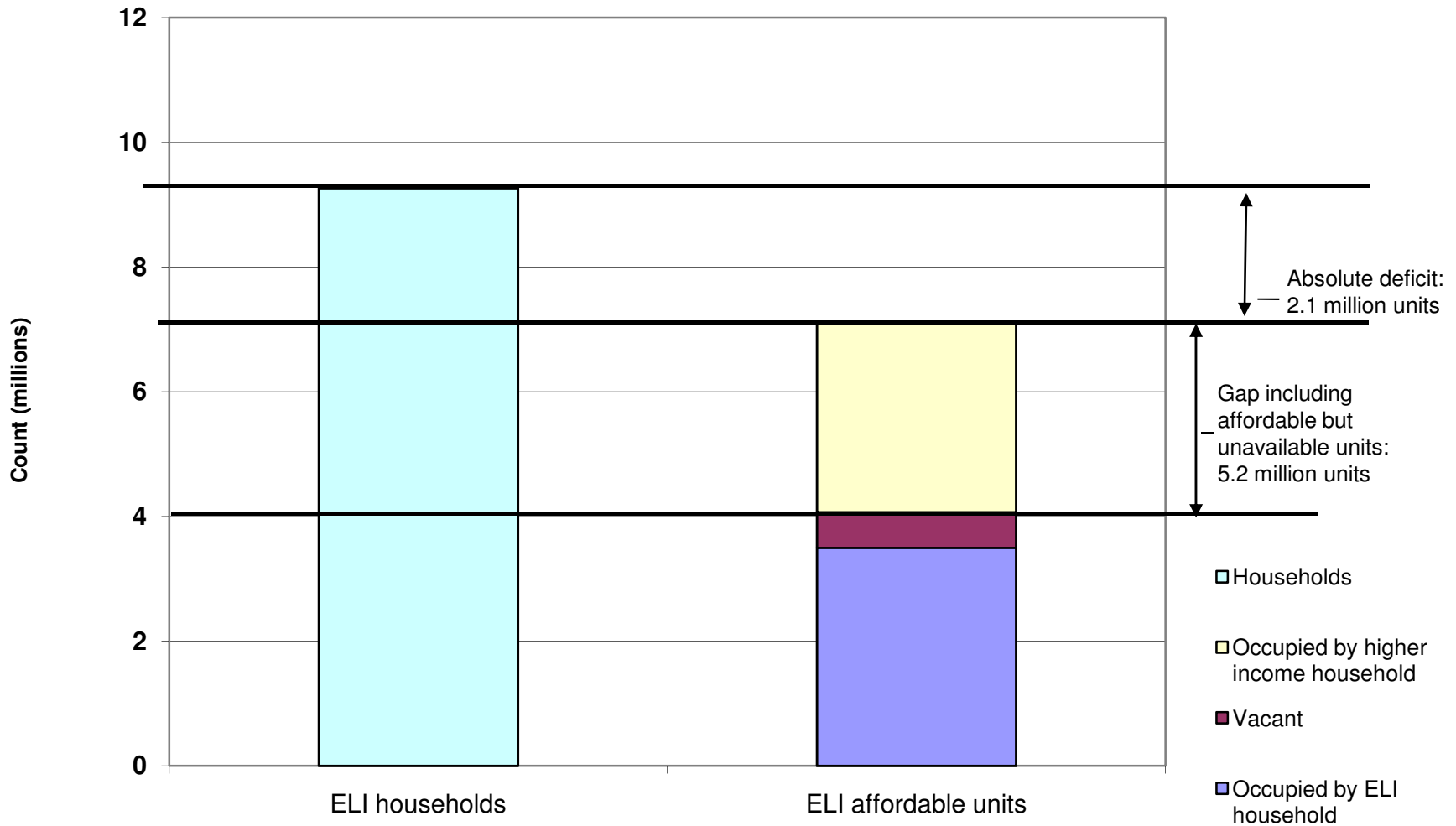


Renters and units affordable, by current occupancy status, at or below the ELI threshold (2009)



Source: NLIHC Tabulations of 2009 American Housing Survey

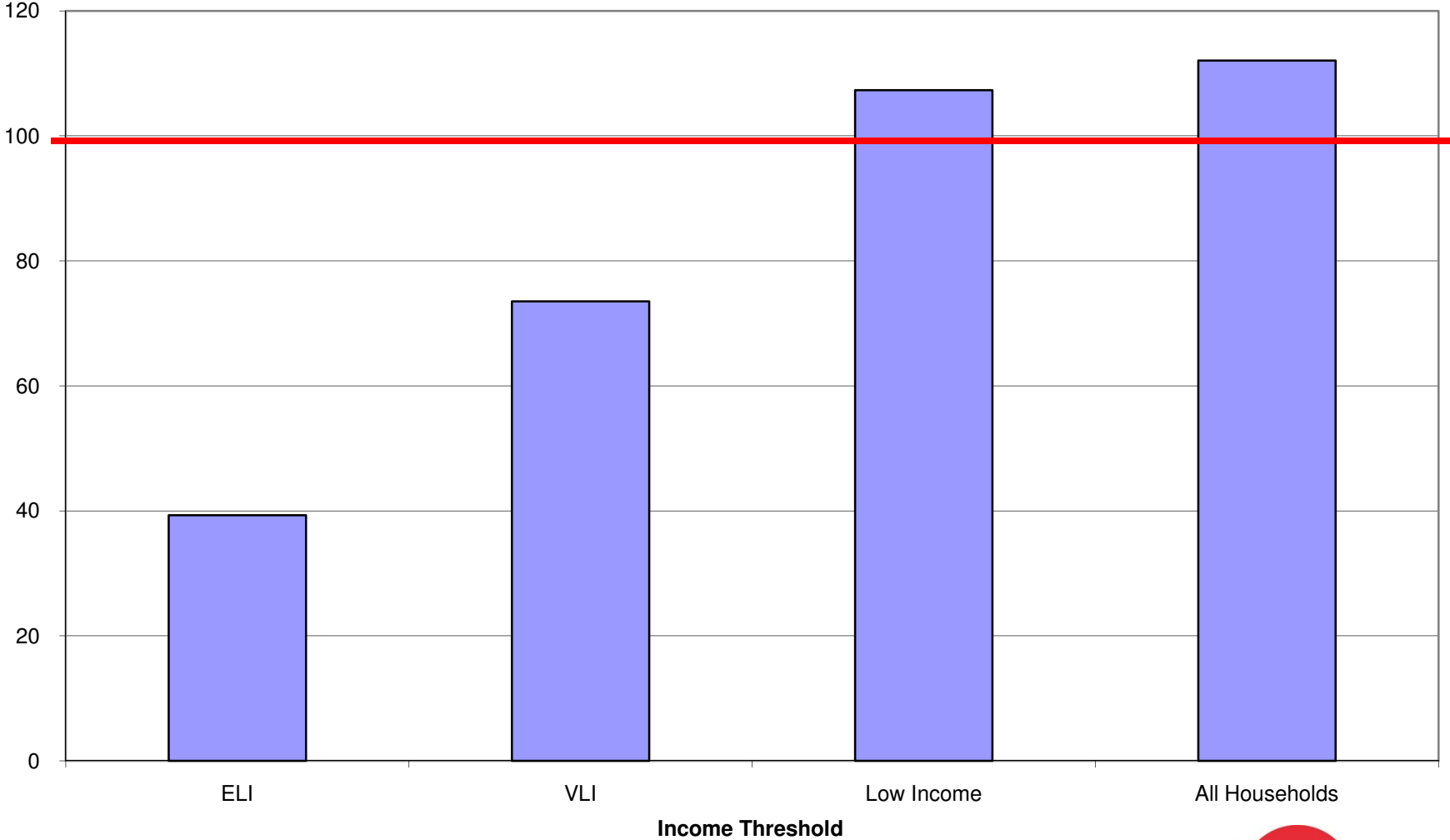
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Source: NLIHC Tabulations of 2007 American Housing Survey



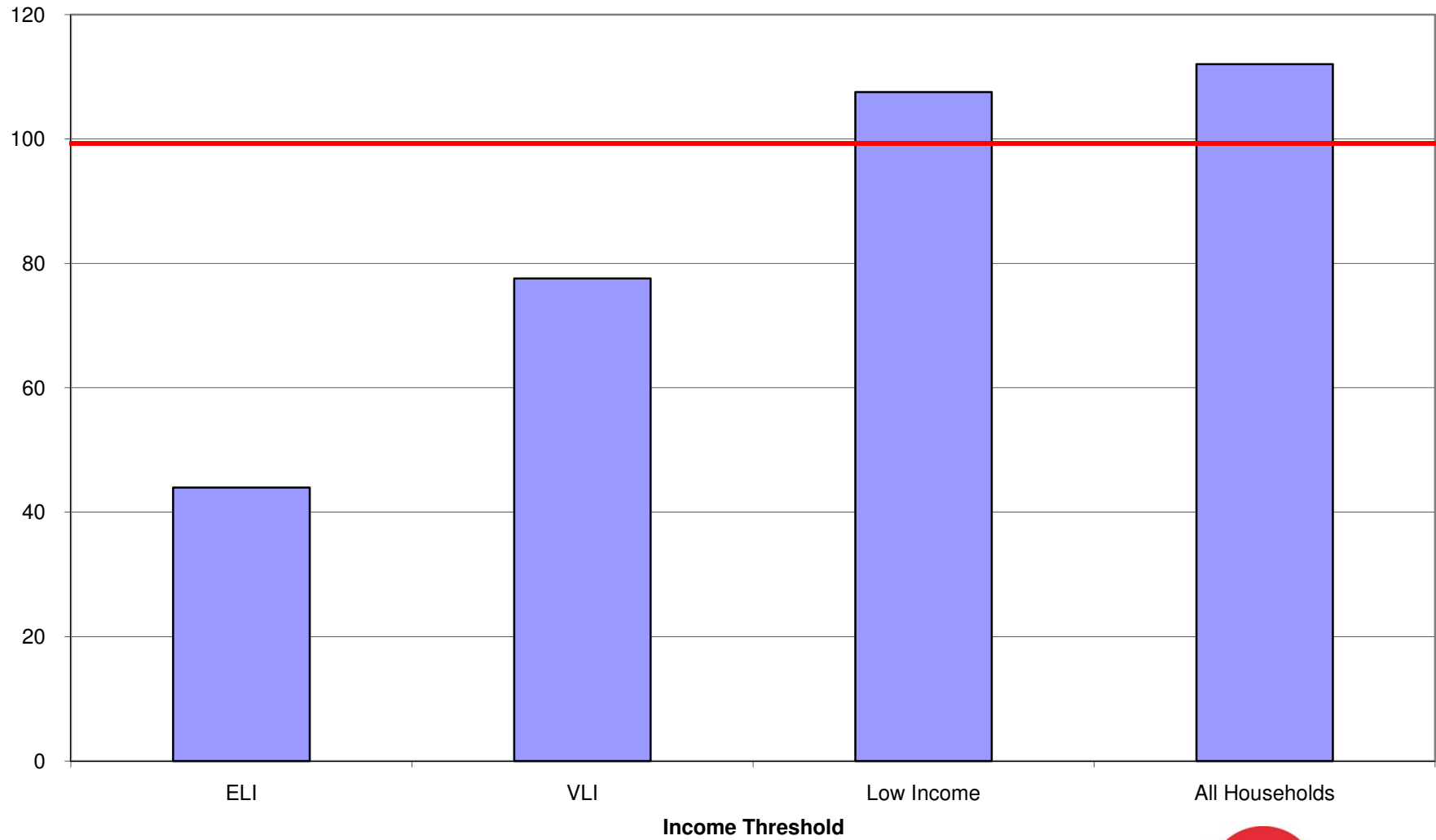
Affordable and available units per 100 households at or below threshold (2009)



Source: NLIHC Tabulations of 2009 American Housing Survey



Affordable and available units per 100 households at or below threshold (2007)



Source: NLIHC Tabulations of 2007 American Housing Survey



Summary

- Between 2007 and 2009
 - The absolute shortage of ELI units grew from 2.1 million to 3.4 million
 - The number of affordable units decreased from 7.1 million to 6.5 million and the number of ELI renters increased from 9.3 million to 10 million households.
 - The shortage of affordable *and available* units increased from 5.2 to 6 million, less than the absolute gap, a fact likely due to the falling incomes of previously “above income renters”
 - still in 2010, there were just 39 affordable and available units for every 100 renters, compared to 44 two years prior.

Notes

- Data are from NLIHC tabulations of 2007 and 2009 American Housing Survey (AHS) Public Use Micro-Sample (PUMS) data.
- AHS data do not allow for local assessments of the gap between affordable housing and households, therefore this analysis differs from NLIHC and other more local assessments, which are done using the American Community Survey.