

An Annual Look at the Housing Affordability Challenges of America's Working Households

For the third year in a row, the incidence of severe housing cost burden among working renters has risen relative to the prior year.¹ As shown in Figure 1, more than one in four working renter households (26.4 percent) spent more than half of their income on housing costs in 2011—an increase of more than three percentage points since 2008.

Despite falling mortgage interest rates and home prices, rates of severe housing cost burden remained stable but high for working owners between 2008 and 2011.² Roughly one in five working owners experienced a severe housing cost burden during this period.³

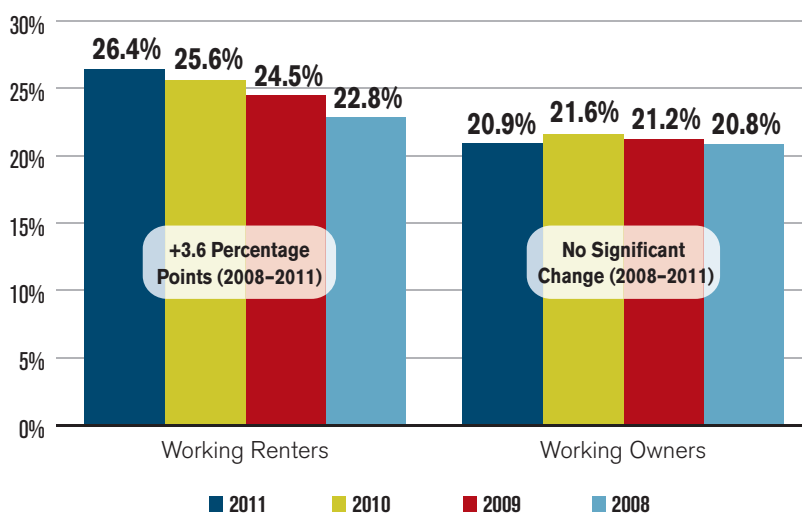
This report focuses on housing affordability for **working households**. For the purposes of this report, working households are those that report household members working at least 20 hours per week, on average, and earning no more than 120 percent of the median income (AMI) in their area.

There were approximately 44.5 million working households in the United States in 2011, split between homeowners (21.9 million) and renters (22.6 million).

In 2011, approximately one-third of all owner-occupied households met the working household definition; this group typically earned between 50 percent and 120 percent of AMI. Nationally, the median income for working owners in 2011 was almost \$42,000, or about 80 percent of the median income for all U.S. homeowners. Due to their lower incomes, working owners faced greater affordability challenges than higher-income homeowners. However, decreasing housing costs have kept affordability somewhat stable for working owners between 2008 and 2011.

On the other hand, working renters represent a majority of all renters; almost 60 percent of all renter-occupied households met the working household definition in 2011. Rising housing costs for working renter households have contributed to worsening affordability between 2008 and 2011.

FIGURE 1. Percentage of Working Households with a Severe Housing Cost Burden



The Big Picture for Working Households in the United States

In 2011, nearly one in four working households (renters and owners combined) had a severe housing cost burden. As shown in Table 1, the share of working households with a severe housing cost burden increased almost two percentage points between 2008 and 2011, rising from 21.8 percent to 23.7 percent. This growth reflects the combined effects of an increase in the rate of severe housing cost burden for working renters and a more or less steady rate for working owners.

Looking more closely at the change over time, it is apparent that the incidence of severe housing cost burden for all working households increased between 2008 and 2010, before leveling off in 2011. Both the percentage of severe housing cost burdens among working households and the absolute number of affected households held roughly steady between 2010 and 2011.⁴

The growth in the incidence of severe housing cost burden between 2008 and 2011 may have been even greater if not for the transition of a large number of (formerly) working households to unemployment or underemployment (working less than 20 hours per week).⁵ As shown in Table 1, the number of working households shrunk by approximately 2.7 million households between 2008 and 2011.⁶ In the same period, the number of households earning less than or equal to 120 percent of AMI and working less than 20 hours per week grew by about 2.8 million households.⁷ This suggests that the decline in working households came from the lower end of the income range and included many households vulnerable to severe housing cost burden.

National Findings

Declining incomes have exacerbated housing affordability problems for working renters even as the rate of severe housing cost burden among working owners has remained relatively steady since 2008.

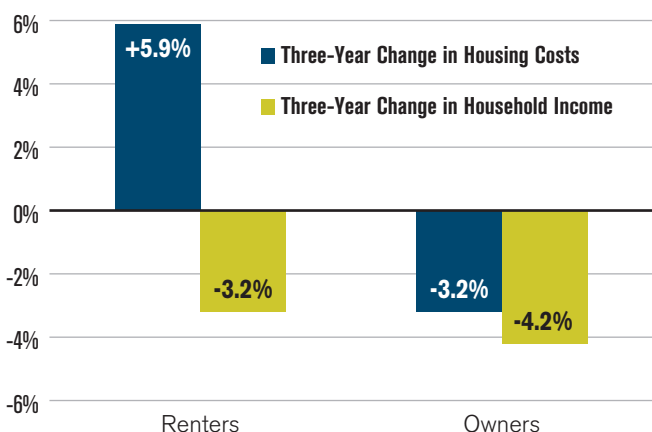
As shown in Figure 2, the median housing costs of working renters rose nearly six percent between 2008 and 2011 while their median incomes fell more than three percent.⁸

Working owners experienced a decrease in median housing costs over the three-year period, but the lower costs were accompanied by an even larger decline in their median incomes, so affordability did not improve.

One-year improvements in incomes for working households reduced the incidence of severe housing cost burden among working owners but not among working renters in 2011.

Between 2010 and 2011, the combination of rising median incomes (up 1.3 percent) and decreasing median housing costs (down 1.3 percent) improved housing affordability slightly for working owners. Median incomes of working renters also increased during this time (up 1.1 percent), but not enough to keep pace with their rising median housing costs (up 2.0 percent). At this point, it is unclear if the one-year rise in incomes is a temporary shift or a more lasting trend.

FIGURE 2. Changes in Median Housing Costs and Household Income, 2008 to 2011



Severe housing cost burden was most prevalent among working households earning less than 30 percent of AMI.

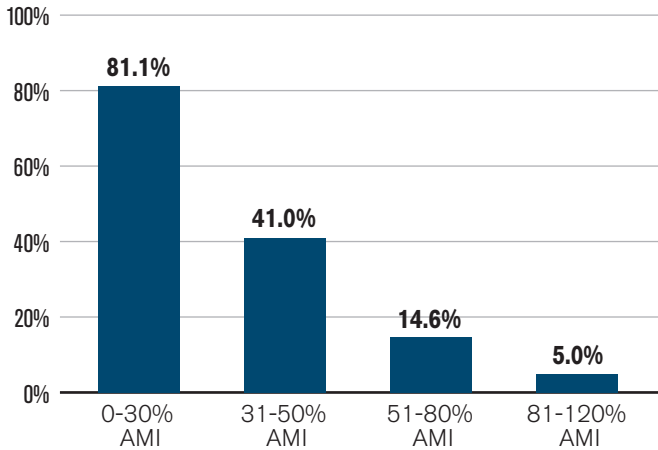
As shown in Figure 3, eight in ten working households earning less than 30 percent of AMI (but working an average of at least 20 hours per week) were severely housing cost burdened in 2011, a much higher share than for other income groups. Not surprisingly, rates of severe

TABLE 1. Working Households and Severe Housing Cost Burden (in millions)

	2011	2010	2009	2008	Three-Year Change 2008-2011
Working Households	44.6	45.1	46.2	47.2	-5.5%
With a Severe Cost Burden	10.6	10.6	10.5	10.3	+2.9%
Percentage with a Severe Cost Burden*	23.7%	23.6%	22.8%	21.8%	+1.9 percentage points

*The change in the share of working households with a severe housing cost burden was statistically significant between 2008 and 2011, but not statistically significant between 2010 and 2011.

FIGURE 3. Percentage of Working Households with a Severe Housing Cost Burden by Income, 2011



housing cost burden drop as the income categories rise, but even some working households earning between 51 and 120 percent of AMI are faced with severe housing cost burdens. A comparison of severe housing cost burden rates among working households in 2008 and 2011 (not shown) indicates that increases occurred primarily among working households in the two lower income groups—those with incomes up to 30 percent of AMI and those between 31 and 50 percent of AMI.

State and Local Findings

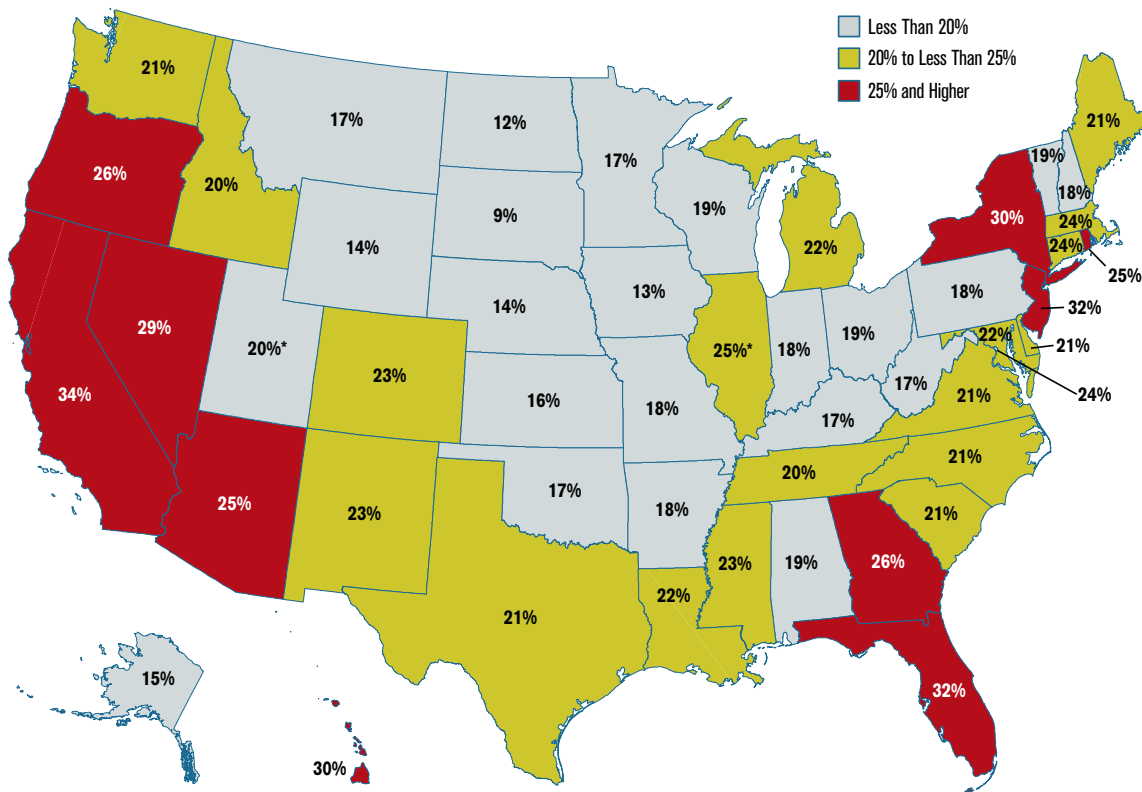
Since 2008, rates of severe housing cost burden rose in 24 states and fell in one.

The increase in severe housing cost burden rates largely occurred between 2008 and 2009, with rates in most states remaining steady in more recent years (see Appendix A for details on all states). Between 2009 and 2011, the share of working households with a severe housing cost burden increased significantly in six states—Georgia, Louisiana, New Jersey, New York, Oregon, and Pennsylvania—and decreased in Michigan and South Dakota. Looking at a one-year change (between 2010 and 2011), the rate of severe housing cost burden was essentially stable, rising significantly in only three states—Maine (returned to 2008 levels), New York, and West Virginia (returned to 2009 levels)—and falling significantly in South Dakota.

Many states have sustained very high rates of severe housing cost burden among working households.

Focusing only on change over time may mask an important fact: high levels of severe housing cost burden continue unabated in many states. As shown in Figure 4, in 2011 there were 10 states where at least one in four working

FIGURE 4. Share of Working Households with a Severe Housing Cost Burden by State, 2011



*Shading is based on numbers rounded to one decimal place. See Appendix A for more details.

households was severely cost burdened. In an additional nineteen states, at least 20 percent of working households (but not more than 25 percent) were severely cost burdened in 2011.

The share of working households with a severe housing cost burden increased in 18 of the 50 largest metro areas between 2008 and 2011.

These metro areas were dispersed throughout the country. The rate of severe housing cost burden declined significantly in only two metro areas during this period—Washington, DC and San Bernardino, CA—though severe housing cost burden levels remained high in both metro areas (see Appendix B). Following the pattern for working households in the U.S. overall, the one-year period from 2010 to 2011 saw rates of severe housing cost burden level off in most metro areas. Only two metro areas—New York and Baltimore—saw significant increases in the share of working households with severe housing cost burdens over this one-year time frame.

Severe housing cost burden rates, though stabilizing, affect substantial portions of metropolitan working households. As shown in Table 2, in metro areas with the highest rates of severe housing cost burden, up to two-fifths of working households face severe housing cost burdens. Even in those metro areas with the lowest rates of severe housing cost burden, at least one in seven working households is still severely cost burdened.

Supporting Data: Employment, Income, and Housing Costs

The findings above demonstrate that 2011 continued a trend (observed since 2008) of worsening rates of severe housing cost burden for working renter households. Working homeowners, on the other hand, experienced rising rates of severe housing cost burden between 2008 and 2010 and then a modest reduction in 2011 that brought rates back to 2008 levels. To shed light on the underlying causes, this section briefly explores national employment, income, and housing cost trends between 2008 and 2011.

The shrinking number of working households may reflect lost work hours among low- and moderate-income households.

Between 2008 and 2011, working households (those with incomes less than or equal to 120 percent of AMI and at least 20 hours of work per week) represented a decreasing share of U.S. households, falling three percentage points from 41.8 percent in 2008 to 38.8 percent in 2011. The change is mainly a result of a 2.2 percentage point increase—from 17.8 percent in 2008 to 20.0 percent in 2011—in the share of low- and moderate-income households with fewer than 20 hours of work per week (including those not working at all). Although population estimates are not strictly comparable before and after 2010, the change in the number of working households and the number of non-working or underemployed (which we define as

TABLE 2. Metro Areas with the Highest and Lowest Percentages of Working Households with a Severe Housing Cost Burden, 2011

Highest		Lowest	
Miami	41%	Pittsburgh	14%
Los Angeles	39%	Minneapolis	17%
New York	35%	Louisville	17%
Orlando	35%	Raleigh	17%
San Diego	34%	Cincinnati	18%

TABLE 3. Number of Working and Non-Working Households (in millions)

	2011	2010	2009	2008	Three-Year Change 2008-2011
Working Households	44.6	45.1	46.2	47.2	-2.7*
Non-Working or Underemployed Low- and Moderate-Income Households	23.0	22.4	21.1	20.2	+2.8

*Calculations of change in the number of households are based on unrounded numbers.

TABLE 4. Median Household Income for Working Households

	2011	2010	2009	2008	One-Year Change 2010-2011	Two-Year Change 2009-2011	Three-Year Change 2008-2011
Working Renters	\$30,547	\$30,229	\$29,988	\$31,570	+1.1%	+1.9%	-3.2%
Working Owners	\$41,955	\$41,413	\$42,178	\$43,791	+1.3%	-0.5%	-4.2%
All Households*	\$50,912	\$50,180	\$49,974	\$51,938	+1.5%	+1.9%	-2.0%

*Not just working households

TABLE 5. Median Monthly Housing Costs for Working Households

	2011	2010	2009	2008	One-Year Change 2010-2011	Two-Year Change 2009-2011	Three-Year Change 2008-2011
Working Renters	\$847	\$830	\$820	\$800	+2.0%	+3.3%	+5.9%
Working Owners	\$1,024	\$1,037	\$1,047	\$1,058	-1.3%	-2.2%	-3.2%

working fewer than 20 hours per week) low- and moderate-income households supports the premise that many of the 2.7 million working households lost since 2008 are now non-working or underemployed low- and moderate-income households. As shown in Table 3, between 2008 and 2011, the data show around 2.7 million *fewer* working households, while at the same time around 2.8 million *additional* low- and moderate-income households were non-working or underemployed.

Non-working or underemployed households are not included in our analysis of the housing challenges facing working households, even if they pay more than half their income for housing. However, if our analysis was broadened to consider them along with working households, we would find that 27.4 percent of low- and moderate-income households (incomes up to 120% AMI) in the United States—or 18.5 million of the more than 67.5 million low- and moderate-income households—had a severe housing cost burden in 2011. This is greater (up from 24.9 percent) than the share of such households with a severe housing cost burden in 2008.

Median incomes have improved over the most recent year, but have not fully rebounded to 2008 levels.

As shown in Table 4, median household incomes for working renters and owners fell at least three percent between 2008 and 2011, despite a modest one-percent increase in incomes in the most recent year. For working renters, a 3.2 percent drop in median household income reflects a larger one-year drop between 2008 and 2009 followed by small improvements in both 2010 and 2011. Working owners faced a 4.2 percent drop in median

household income between 2008 and 2011 that reflects incremental annual decreases from 2008 to 2010 followed by a modest increase in 2011.

Between 2008 and 2011, housing costs rose for working renters and dropped for working owners.

As Table 5 shows, median gross rents of working renters rose nearly six percent in nominal terms since 2008, with steady year-over-year increases. In contrast, housing costs for working owners followed precisely the opposite course, falling more than three percent between 2008 and 2011, with steady annual drops. Rising rental costs may be due in part to increased competition for rental units and the inadequate production of new rental units during the Great Recession.⁹

Methodology

This report is based on Center for Housing Policy tabulations of American Community Survey (ACS) data collected by the U.S. Census Bureau in 2009, 2010, and 2011. The tabulations were generated using Public-Use Microdata Sample (PUMS) population and housing files made publicly available by the Census Bureau.

A complete description of the report's methodology is available online at www.nhc.org/landscapemethodology.

STATE	2011 WORKING HOUSEHOLDS		% WITH SEVERE HOUSING COST BURDEN				SIGNIFICANT DIFFERENCE*		
	Total	With Severe Housing Cost Burden	2011	2010	2009	2008	2010-11	2009-11	2008-11
Alabama	648,493	123,685	19.1%	20.2%	19.0%	15.8%			Higher
Alaska	107,187	16,561	15.5%	18.5%	14.3%	12.1%			
Arizona	884,374	221,568	25.1%	25.4%	24.9%	23.4%			
Arkansas	412,448	76,254	18.5%	17.2%	18.8%	16.6%			
California	4,826,909	1,631,592	33.8%	33.9%	33.1%	33.2%			
Colorado	849,861	192,773	22.7%	22.9%	22.4%	22.1%			
Connecticut	535,429	129,210	24.1%	24.7%	22.7%	23.1%			
Delaware	128,950	27,278	21.2%	24.4%	20.8%	21.5%			
District of Columbia	122,216	29,053	23.8%	23.7%	23.1%	22.2%			
Florida	2,490,104	807,028	32.4%	32.5%	33.2%	31.0%			Higher
Georgia	1,346,565	344,135	25.6%	25.7%	22.5%	20.0%		Higher	Higher
Hawaii	190,347	58,024	30.5%	29.7%	29.8%	29.5%			
Idaho	236,103	47,833	20.3%	20.2%	20.5%	17.4%			
Illinois	1,873,646	463,806	24.8%	24.2%	23.5%	22.8%			Higher
Indiana	977,656	175,488	17.9%	16.8%	17.3%	15.3%			Higher
Iowa	512,902	68,813	13.4%	13.1%	12.4%	13.2%			
Kansas	462,534	74,275	16.1%	14.9%	15.2%	15.6%			
Kentucky	584,483	101,621	17.4%	19.0%	16.2%	15.3%			Higher
Louisiana	650,345	145,642	22.4%	20.7%	19.4%	18.3%		Higher	Higher
Maine	207,623	42,709	20.6%	15.7%	18.1%	19.2%	Higher		
Maryland	917,383	205,825	22.4%	20.9%	21.3%	20.1%			Higher
Massachusetts	971,113	231,334	23.8%	23.7%	22.4%	23.5%			
Michigan	1,341,713	293,850	21.9%	22.1%	23.5%	21.0%		Lower	
Minnesota	905,723	152,737	16.9%	17.3%	17.2%	15.9%			
Mississippi	375,189	85,236	22.7%	23.8%	21.7%	19.4%			Higher
Missouri	907,620	163,353	18.0%	17.5%	16.8%	15.5%			Higher
Montana	167,317	28,513	17.0%	18.2%	16.7%	16.1%			
Nebraska	319,188	45,641	14.3%	14.7%	13.4%	12.9%			
Nevada	394,323	113,671	28.8%	28.7%	27.6%	27.0%			
New Hampshire	215,885	39,401	18.3%	18.4%	19.6%	19.2%			
New Jersey	1,116,930	354,833	31.8%	31.6%	29.4%	28.4%		Higher	Higher
New Mexico	280,688	64,192	22.9%	21.8%	20.2%	19.0%			Higher
New York	2,767,921	831,075	30.0%	28.3%	27.4%	26.4%	Higher	Higher	Higher
North Carolina	1,402,705	292,551	20.9%	21.5%	20.0%	18.0%			Higher
North Dakota	127,864	15,369	12.0%	10.8%	11.8%	10.1%			
Ohio	1,685,682	321,360	19.1%	19.2%	18.3%	17.6%			Higher
Oklahoma	555,381	93,261	16.8%	17.0%	16.3%	15.0%			
Oregon	573,514	151,669	26.4%	25.6%	23.2%	22.7%		Higher	Higher
Pennsylvania	1,856,592	335,856	18.1%	18.3%	16.7%	16.6%		Higher	Higher
Rhode Island	154,360	39,256	25.4%	25.7%	25.3%	23.6%			
South Carolina	659,264	141,543	21.5%	21.8%	19.4%	18.2%			Higher
South Dakota	134,990	11,692	8.7%	12.9%	13.3%	11.7%	Lower	Lower	Lower
Tennessee	916,439	183,083	20.0%	20.1%	19.9%	17.4%			Higher
Texas	3,744,881	780,271	20.8%	21.3%	20.4%	19.4%			Higher
Utah	407,724	81,295	19.9%	19.1%	18.2%	16.1%			Higher
Vermont	107,816	20,403	18.9%	18.4%	18.9%	19.5%			
Virginia	1,211,941	251,870	20.8%	20.4%	20.1%	19.1%			Higher
Washington	1,065,206	228,649	21.5%	21.7%	21.6%	20.5%			
West Virginia	228,162	38,436	16.8%	13.2%	15.3%	13.7%	Higher		Higher
Wisconsin	936,052	178,621	19.1%	19.1%	18.2%	16.4%			Higher
Wyoming	97,867	13,791	14.1%	13.8%	13.2%	13.4%			
United States	44,595,608	10,565,985	23.7%	23.6%	22.8%	21.8%		Higher	Higher

*Where estimates of the percentage of working households with a severe housing cost burden are deemed significantly different (at the 90% confidence level), the direction of the difference is indicated. This field is blank where the difference is not deemed significant.

Source: Center for Housing Policy tabulations of American Community Survey PUMS files.

METROPOLITAN STATISTICAL AREA	2011 WORKING HOUSEHOLDS		% WITH SEVERE HOUSING COST BURDEN				SIGNIFICANT DIFFERENCE*		
	Total	With Severe Housing Cost Burden	2011	2010	2009	2008	2010-11	2009-11	2008-11
Atlanta-Sandy Springs-Marietta, GA	761,594	208,888	27.4%	28.0%	24.3%	22.2%		Higher	Higher
Austin-Round Rock-San Marcos, TX	335,275	79,448	23.7%	24.4%	21.9%	20.9%			
Baltimore-Towson, MD	401,420	92,951	23.2%	19.8%	20.6%	19.2%	Higher		Higher
Birmingham-Hoover, AL	147,648	27,607	18.7%	21.5%	20.2%	15.8%			
Boston-Cambridge-Quincy, MA-NH	729,263	174,558	23.9%	24.0%	22.6%	24.3%			
Buffalo-Niagara Falls, NY	163,652	30,659	18.7%	16.4%	17.7%	18.0%			
Charlotte-Gastonia-Rock Hill, NC-SC	289,698	67,550	23.3%	21.7%	20.6%	17.6%			Higher
Chicago-Joliet-Naperville, IL-IN-WI	1,385,709	383,513	27.7%	27.4%	26.4%	25.9%			Higher
Cincinnati-Middletown, OH-KY-IN	312,269	55,591	17.8%	18.1%	16.4%	17.1%			
Cleveland-Elyria-Mentor, OH	305,454	63,742	20.9%	20.9%	21.1%	19.5%			
Columbus, OH	300,057	57,231	19.1%	20.1%	19.6%	16.5%			
Dallas-Fort Worth-Arlington, TX	1,021,378	209,263	20.5%	21.4%	20.4%	19.6%			
Denver-Aurora-Broomfield, CO	447,720	98,506	22.0%	21.8%	21.2%	22.2%			
Detroit-Warren-Livonia, MI	583,317	139,542	23.9%	23.6%	25.7%	22.2%			
Hartford-West Hartford-East Hartford, CT	184,683	37,544	20.3%	20.0%	19.1%	21.5%			
Houston-Sugar Land-Baytown, TX	895,006	199,782	22.3%	23.5%	21.5%	19.5%			Higher
Indianapolis-Carmel, IN	277,560	54,371	19.6%	18.8%	18.0%	16.2%			Higher
Jacksonville, FL	201,432	52,735	26.2%	25.6%	25.1%	20.0%			Higher
Kansas City, MO-KS	315,906	58,574	18.5%	16.9%	15.9%	15.5%			Higher
Las Vegas-Paradise, NV	284,959	88,484	31.1%	29.7%	29.1%	29.3%			
Los Angeles-Long Beach-Santa Ana, CA	1,650,520	643,558	39.0%	38.0%	37.1%	36.4%		Higher	Higher
Louisville/Jefferson County, KY-IN	183,105	31,826	17.4%	19.1%	15.4%	15.2%			
Memphis, TN-MS-AR	170,474	44,060	25.8%	26.4%	27.1%	24.5%			
Miami-Fort Lauderdale-Pompano Beach, FL	730,777	301,396	41.2%	43.0%	42.0%	40.1%			
Milwaukee-Waukesha-West Allis, WI	251,527	58,268	23.2%	22.1%	22.3%	18.9%			Higher
Minneapolis-St. Paul-Bloomington, MN-WI	563,508	97,611	17.3%	18.5%	17.7%	16.7%			
Nashville-Davidson--Murfreesboro--Franklin, TN	249,367	48,192	19.3%	22.0%	18.6%	16.4%			
New Orleans-Metairie-Kenner, LA	184,558	53,081	28.8%	28.1%	26.4%	21.7%			Higher
New York-Northern New Jersey-Long Island, NY-NJ-PA	2,556,274	896,693	35.1%	33.7%	32.3%	30.9%	Higher	Higher	Higher
Oklahoma City, OK	208,162	41,202	19.8%	17.6%	17.4%	15.4%			Higher
Orlando-Kissimmee-Sanford, FL	292,995	101,165	34.5%	32.6%	34.7%	34.1%			
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	866,975	188,085	21.7%	22.5%	20.1%	19.6%			Higher
Phoenix-Mesa-Glendale, AZ	609,389	152,051	25.0%	25.8%	25.5%	24.3%			
Pittsburgh, PA	342,666	49,488	14.4%	15.4%	14.7%	14.3%			
Portland-Vancouver-Hillsboro, OR-WA	360,249	87,594	24.3%	23.4%	22.9%	20.9%			Higher
Providence-New Bedford-Fall River, RI-MA	226,561	56,144	24.8%	24.6%	24.6%	22.8%			
Raleigh-Cary, NC	187,857	32,794	17.5%	19.0%	16.8%	15.0%			
Richmond, VA	180,023	35,929	20.0%	18.6%	19.7%	15.5%			Higher
Riverside-San Bernardino-Ontario, CA	485,962	160,536	33.0%	34.2%	34.5%	37.1%			Lower
Rochester, NY	155,907	31,379	20.1%	16.8%	18.4%	17.8%			
Sacramento--Arden-Arcade--Roseville, CA	284,539	82,011	28.8%	30.5%	28.3%	27.1%			
San Antonio-New Braunfels, TX	311,058	59,942	19.3%	16.7%	19.4%	19.4%			
San Diego-Carlsbad-San Marcos, CA	411,593	140,731	34.2%	36.8%	33.6%	36.2%			
San Francisco-Oakland-Fremont, CA	645,994	196,856	30.5%	28.7%	28.7%	29.7%			
San Jose-Sunnyvale-Santa Clara, CA	253,799	69,410	27.3%	28.0%	28.3%	26.3%			
Seattle-Tacoma-Bellevue, WA	581,970	134,428	23.1%	23.1%	22.2%	22.1%			
St. Louis, MO-IL	414,731	81,376	19.6%	17.8%	17.1%	16.2%		Higher	Higher
Tampa-St. Petersburg-Clearwater, FL	371,450	105,759	28.5%	28.8%	29.2%	26.7%			
Virginia Beach-Norfolk-Newport News, VA-NC	253,708	63,985	25.2%	23.2%	21.4%	19.3%		Higher	Higher
Washington-Arlington-Alexandria, DC-VA-MD-WV	940,643	195,289	20.8%	21.3%	21.2%	22.5%			Lower
Total	24,270,341	6,421,378	26.5%	26.3%	25.4%	24.5%		Higher	Higher

*Where estimates of the percentage of working households with a severe housing cost burden are deemed significantly different (at the 90% confidence level), the direction of the difference is indicated. This field is blank where the difference is not deemed significant.

Source: Center for Housing Policy tabulations of American Community Survey PUMS files.

As the research affiliate of the National Housing Conference (NHC), the Center for Housing Policy specializes in developing solutions through research. In partnership with NHC and its members, the Center works to broaden understanding of the nation's housing challenges and to examine the impact of policies and programs developed to address these needs. Combining research and practical, real-world expertise, the Center helps to develop effective policy solutions at the national, state and local levels that increase the availability of affordable homes.



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HOUSING LANDSCAPE 2013

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Endnotes

¹ Due to methodological changes, we do not have comparable estimates of severe housing cost burden prior to 2008. In addition, population controls have changed since *Census 2010*, so population estimates and "estimates of the number of people in a given location are not strictly comparable" before and after 2010, according to the Census Bureau. General trends, however, should remain valid. To focus on trends rather than discrete counts of households, we have used rates and percentages for any data collected before 2010. For further information, please see the Census Bureau's [Change in Population Controls](#) document.

² The change in the share of working owners with a severe housing cost burden between 2008 and 2011 was statistically insignificant. There was, however, a small rise in the incidence of severe burden among working owners between 2008 and 2010 followed by a slight decline in 2011 back to 2008 levels.

³ A household is considered to have a severe housing cost burden if it spends more than 50 percent of its income on housing costs, including utilities.

⁴ The change in the share of working households with a severe housing cost burden between 2010 and 2011 was not statistically significant.

⁵ For more information on the shrinking number of working households, see the Supporting Data section on page 4.

⁶ Calculation is based on unrounded numbers.

⁷ See Table 3 on page 4 in the Supporting Data section.

⁸ All dollar figures reported are nominal and not adjusted for inflation.

⁹ Collinson, Rob and Ben Winter. (2010). *U.S. Rental Characteristics: Supply, Vacancy, and Affordability*. HUD PD&R Working Paper 10-01.