

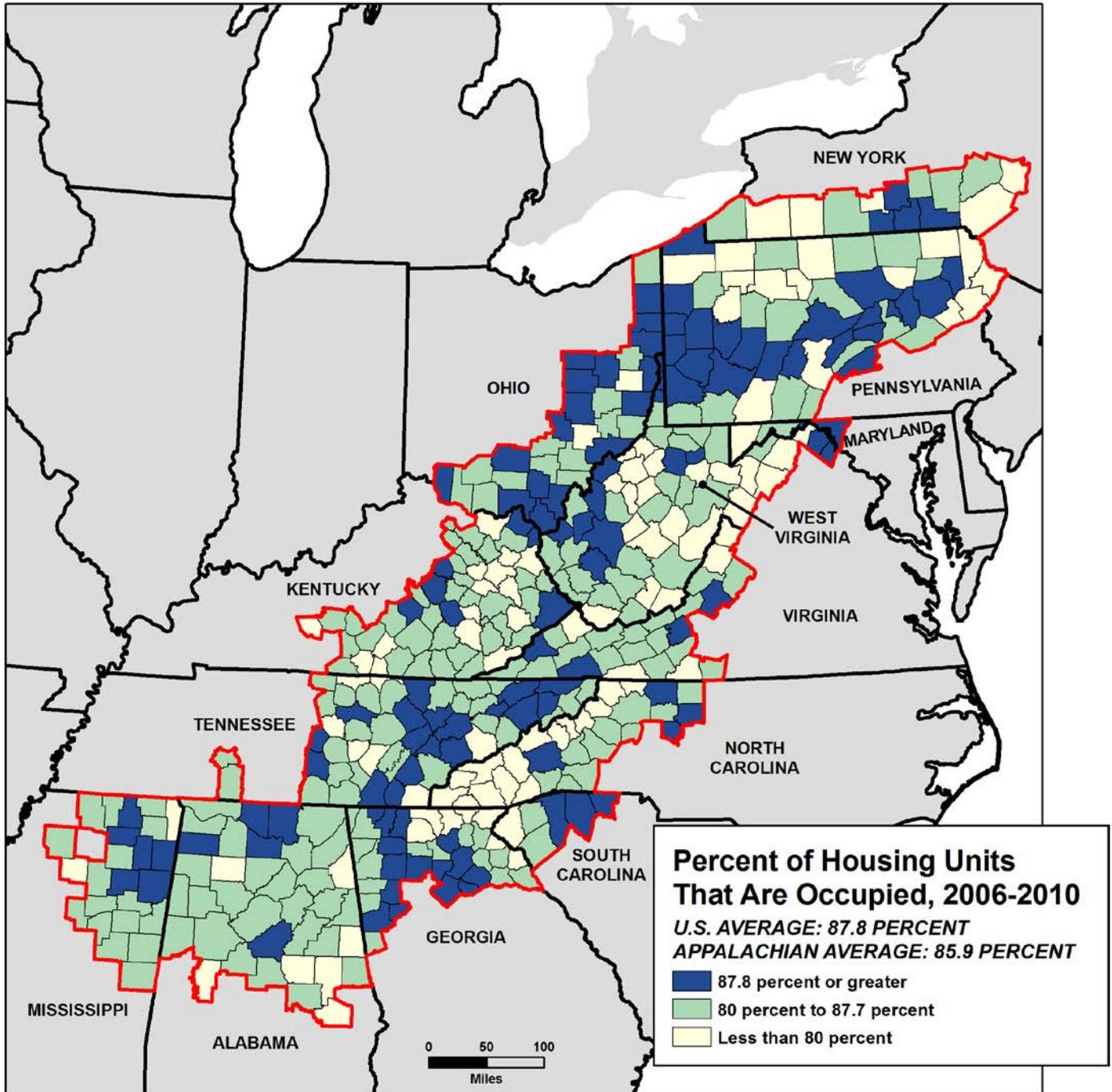
## CHAPTER 4: HOUSING OCCUPANCY AND TENURE

Table 4.1: Occupancy and Tenure of Housing Units in the Appalachian Region, 2006-2010

| Housing Occupancy and Tenure          | Total Number of Housing Units | Number of Occupied Housing Units | Percent of Total Housing Units |             | Percent of Occupied Housing Units |                 |
|---------------------------------------|-------------------------------|----------------------------------|--------------------------------|-------------|-----------------------------------|-----------------|
|                                       |                               |                                  | Occupied                       | Vacant      | Owner-Occupied                    | Renter-Occupied |
| <b>United States</b>                  | <b>130,038,080</b>            | <b>114,235,996</b>               | <b>87.8</b>                    | <b>12.2</b> | <b>66.6</b>                       | <b>33.4</b>     |
| <b>Appalachian Region</b>             | <b>11,428,030</b>             | <b>9,819,092</b>                 | <b>85.9</b>                    | <b>14.1</b> | <b>72.6</b>                       | <b>27.4</b>     |
| <b>Subregions</b>                     |                               |                                  |                                |             |                                   |                 |
| Northern Appalachia                   | 3,914,861                     | 3,370,200                        | 86.1                           | 13.9        | 72.3                              | 27.7            |
| North Central Appalachia              | 1,110,869                     | 946,477                          | 85.2                           | 14.8        | 74.1                              | 25.9            |
| Central Appalachia                    | 882,042                       | 742,565                          | 84.2                           | 15.8        | 74.1                              | 25.9            |
| South Central Appalachia              | 2,221,559                     | 1,897,114                        | 85.4                           | 14.6        | 71.7                              | 28.3            |
| Southern Appalachia                   | 3,298,699                     | 2,862,736                        | 86.8                           | 13.2        | 72.7                              | 27.3            |
| <b>County Types</b>                   |                               |                                  |                                |             |                                   |                 |
| Large Metros (pop. 1 million +)       | 2,473,987                     | 2,193,291                        | 88.7                           | 11.3        | 73.1                              | 26.9            |
| Small Metros (pop. <1 million)        | 4,523,074                     | 3,998,110                        | 88.4                           | 11.6        | 70.9                              | 29.1            |
| Nonmetro, Adjacent to Large Metros    | 784,201                       | 654,076                          | 83.4                           | 16.6        | 73.8                              | 26.2            |
| Nonmetro, Adjacent to Small Metros    | 2,415,386                     | 1,984,091                        | 82.1                           | 17.9        | 74.3                              | 25.7            |
| Rural (nonmetro, not adj. to a metro) | 1,231,382                     | 989,524                          | 80.4                           | 19.6        | 74.7                              | 25.3            |
| <b>Alabama</b>                        | <b>2,146,513</b>              | <b>1,821,210</b>                 | <b>84.8</b>                    | <b>15.2</b> | <b>71.1</b>                       | <b>28.9</b>     |
| Appalachian Alabama                   | 1,362,242                     | 1,172,509                        | 86.1                           | 13.9        | 72.3                              | 27.7            |
| Non-Appalachian Alabama               | 784,271                       | 648,701                          | 82.7                           | 17.3        | 69.0                              | 31.0            |
| <b>Georgia</b>                        | <b>4,020,736</b>              | <b>3,468,704</b>                 | <b>86.3</b>                    | <b>13.7</b> | <b>67.2</b>                       | <b>32.8</b>     |
| Appalachian Georgia                   | 1,151,869                     | 1,008,665                        | 87.6                           | 12.4        | 74.1                              | 25.9            |
| Non-Appalachian Georgia               | 2,868,867                     | 2,460,039                        | 85.7                           | 14.3        | 64.4                              | 35.6            |
| <b>Kentucky</b>                       | <b>1,911,822</b>              | <b>1,676,708</b>                 | <b>87.7</b>                    | <b>12.3</b> | <b>69.9</b>                       | <b>30.1</b>     |
| Appalachian Kentucky                  | 539,077                       | 452,501                          | 83.9                           | 16.1        | 73.1                              | 26.9            |
| Non-Appalachian Kentucky              | 1,372,745                     | 1,224,207                        | 89.2                           | 10.8        | 68.7                              | 31.3            |
| <b>Maryland</b>                       | <b>2,354,870</b>              | <b>2,121,047</b>                 | <b>90.1</b>                    | <b>9.9</b>  | <b>69.0</b>                       | <b>31.0</b>     |
| Appalachian Maryland                  | 112,382                       | 96,480                           | 85.9                           | 14.1        | 69.1                              | 30.9            |
| Non-Appalachian Maryland              | 2,242,488                     | 2,024,567                        | 90.3                           | 9.7         | 69.0                              | 31.0            |
| <b>Mississippi</b>                    | <b>1,255,090</b>              | <b>1,081,052</b>                 | <b>86.1</b>                    | <b>13.9</b> | <b>70.8</b>                       | <b>29.2</b>     |
| Appalachian Mississippi               | 276,207                       | 237,026                          | 85.8                           | 14.2        | 72.3                              | 27.7            |
| Non-Appalachian Mississippi           | 978,883                       | 844,026                          | 86.2                           | 13.8        | 70.4                              | 29.6            |
| <b>New York</b>                       | <b>8,050,835</b>              | <b>7,205,740</b>                 | <b>89.5</b>                    | <b>10.5</b> | <b>55.2</b>                       | <b>44.8</b>     |
| Appalachian New York                  | 507,729                       | 425,724                          | 83.8                           | 16.2        | 70.1                              | 29.9            |
| Non-Appalachian New York              | 7,543,106                     | 6,780,016                        | 89.9                           | 10.1        | 54.3                              | 45.7            |
| <b>North Carolina</b>                 | <b>4,229,552</b>              | <b>3,626,179</b>                 | <b>85.7</b>                    | <b>14.3</b> | <b>68.1</b>                       | <b>31.9</b>     |
| Appalachian North Carolina            | 839,296                       | 686,642                          | 81.8                           | 18.2        | 72.1                              | 27.9            |
| Non-Appalachian North Carolina        | 3,390,256                     | 2,939,537                        | 86.7                           | 13.3        | 67.1                              | 32.9            |
| <b>Ohio</b>                           | <b>5,107,273</b>              | <b>4,552,270</b>                 | <b>89.1</b>                    | <b>10.9</b> | <b>69.2</b>                       | <b>30.8</b>     |
| Appalachian Ohio                      | 903,400                       | 795,922                          | 88.1                           | 11.9        | 73.7                              | 26.3            |
| Non-Appalachian Ohio                  | 4,203,873                     | 3,756,348                        | 89.4                           | 10.6        | 68.2                              | 31.8            |
| <b>Pennsylvania</b>                   | <b>5,537,308</b>              | <b>4,940,581</b>                 | <b>89.2</b>                    | <b>10.8</b> | <b>71.0</b>                       | <b>29.0</b>     |
| Appalachian Pennsylvania              | 2,715,672                     | 2,336,302                        | 86.0                           | 14.0        | 72.6                              | 27.4            |
| Non-Appalachian Pennsylvania          | 2,821,636                     | 2,604,279                        | 92.3                           | 7.7         | 69.6                              | 30.4            |
| <b>South Carolina</b>                 | <b>2,088,161</b>              | <b>1,741,994</b>                 | <b>83.4</b>                    | <b>16.6</b> | <b>69.9</b>                       | <b>30.1</b>     |
| Appalachian South Carolina            | 508,381                       | 444,536                          | 87.4                           | 12.6        | 70.6                              | 29.4            |
| Non-Appalachian South Carolina        | 1,579,780                     | 1,297,458                        | 82.1                           | 17.9        | 69.6                              | 30.4            |
| <b>Tennessee</b>                      | <b>2,769,457</b>              | <b>2,443,475</b>                 | <b>88.2</b>                    | <b>11.8</b> | <b>69.6</b>                       | <b>30.4</b>     |
| Appalachian Tennessee                 | 1,269,305                     | 1,112,833                        | 87.7                           | 12.3        | 71.9                              | 28.1            |
| Non-Appalachian Tennessee             | 1,500,152                     | 1,330,642                        | 88.7                           | 11.3        | 67.6                              | 32.4            |
| <b>Virginia</b>                       | <b>3,315,739</b>              | <b>2,974,481</b>                 | <b>89.7</b>                    | <b>10.3</b> | <b>68.9</b>                       | <b>31.1</b>     |
| Appalachian Virginia                  | 362,989                       | 309,078                          | 85.1                           | 14.9        | 72.6                              | 27.4            |
| Non-Appalachian Virginia              | 2,952,750                     | 2,665,403                        | 90.3                           | 9.7         | 68.4                              | 31.6            |
| <b>West Virginia (entire state)</b>   | <b>879,481</b>                | <b>740,874</b>                   | <b>84.2</b>                    | <b>15.8</b> | <b>74.6</b>                       | <b>25.4</b>     |

Data Source: U.S. Census Bureau, 2006-2010 American Community Survey.

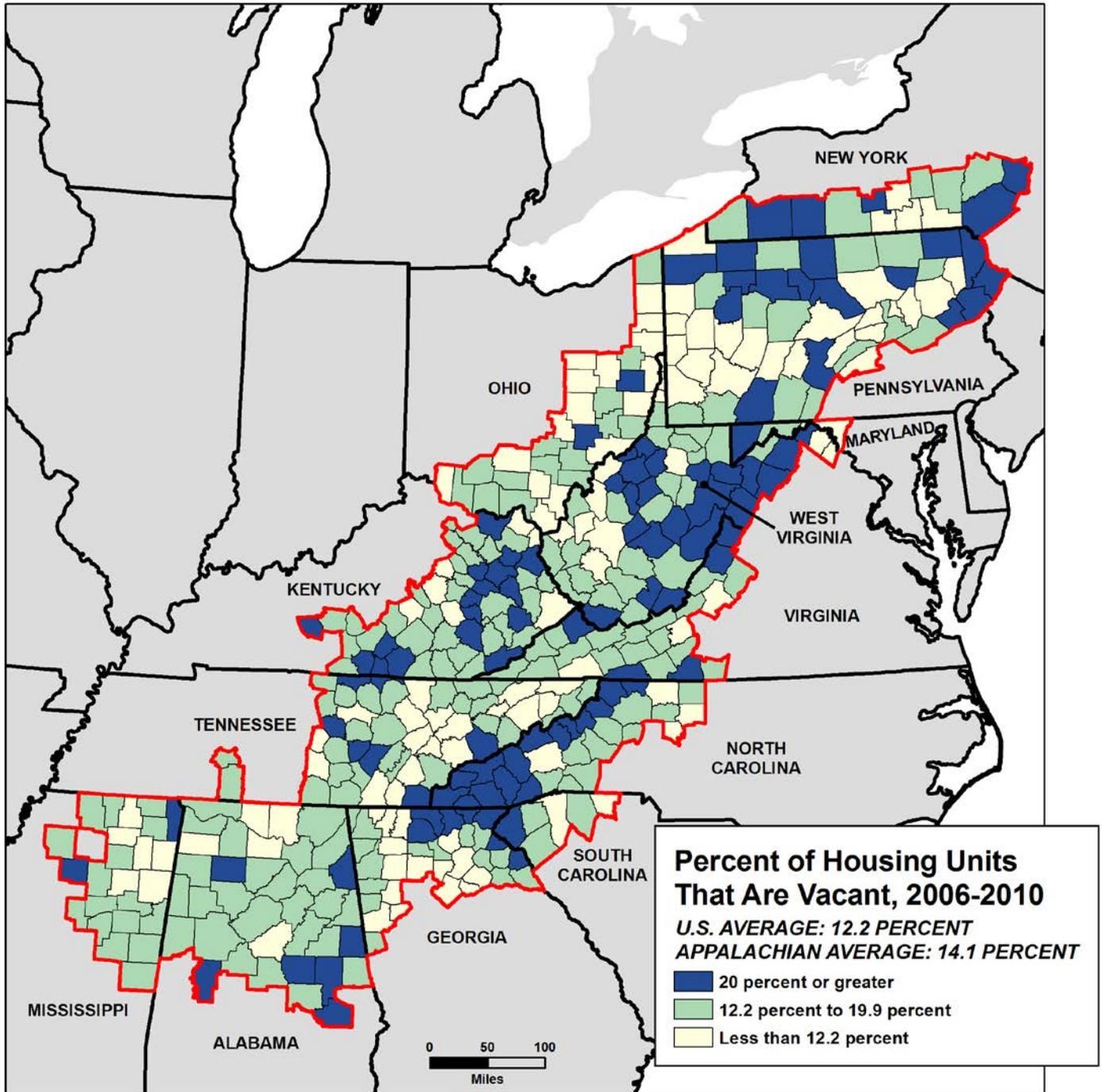
**Figure 4.1: Percent of Housing Units in the Appalachian Region That Are Occupied, 2006-2010**



Map Title: Percent of Housing Units in the Appalachian Region That Are Occupied, 2006-2010  
 Data Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Although the home occupancy rate during the 2006-2010 period was slightly lower in Appalachia than in the United States as a whole, rates varied within the region. On one hand, 119 of the 420 counties had occupancy rates that were at or above the national average. And while they were scattered throughout the region, 75 of these counties were in metropolitan areas. Conversely, less than four-fifths of housing units were occupied in 103 Appalachian counties—all but 13 of which lay outside metropolitan areas. It is important to note that the occupancy rates in the 2006-2010 period were about a full percentage point lower than they were in the 2010 census, suggesting that housing occupancy has increased in recent years after the end of the great recession in 2009.

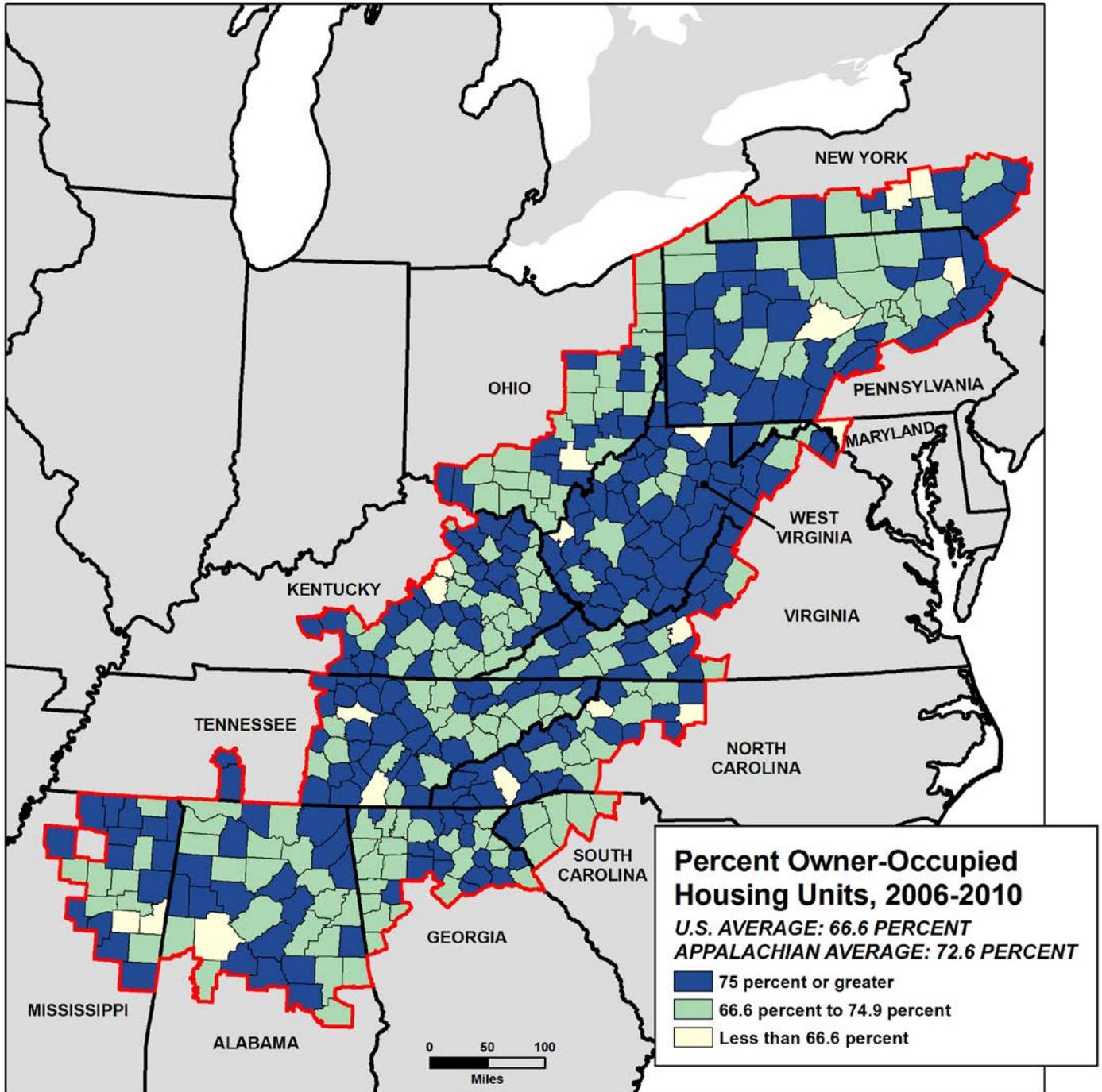
**Figure 4.2: Percent of Housing Units in the Appalachian Region That Are Vacant, 2006-2010**



Map Title: Percent of Housing Units in the Appalachian Region That Are Vacant, 2006-2010  
 Data Source: U.S. Census Bureau, 2006-2010 American Community Survey.

In Appalachia, 14 percent of housing units were vacant during the 2006-2010 period, which is about two percentage points above the national average. (The rates for both the United States and Appalachia were about a full percentage point higher than what was observed in the 2010 census, suggesting that vacancy rates may have dropped by 2010 as the nation began to recover from the housing bust.) The vacancy rate varied within the region, however. While one-fourth of Appalachian counties (nearly all outside metropolitan areas) had vacancy rates exceeding 20 percent, another one-fourth (mostly in metro areas) had rates below the national average. It is important to note that in 152 of the 305 Appalachian counties with vacancy rates of 12.2 percent or more, at least one in three vacant units were designed for seasonal or occasional use, suggesting significant recreational, resort, or retirement activity in the community.

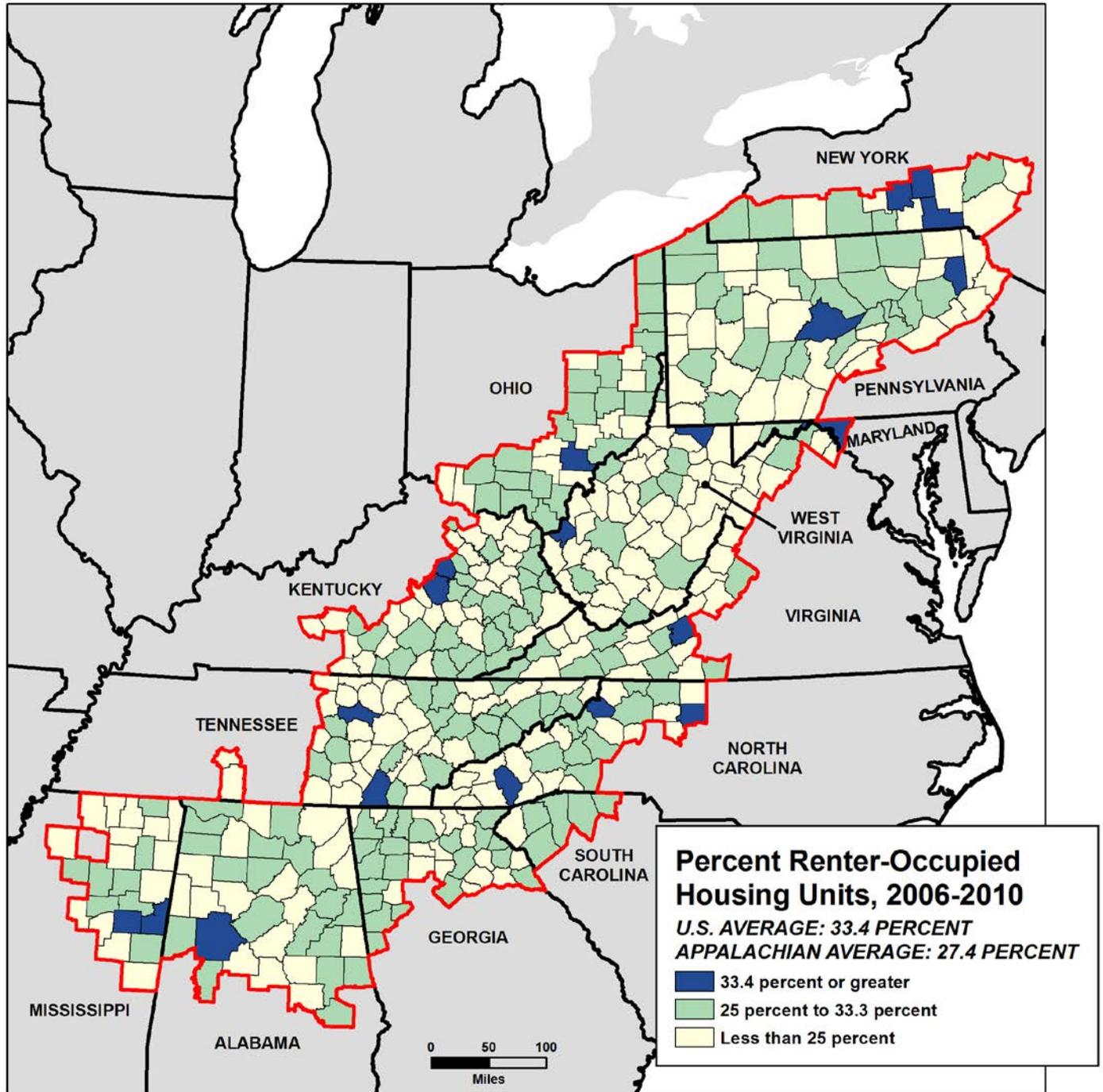
**Figure 4.3: Percent Owner-Occupied Housing Units in the Appalachian Region, 2006-2010**



Map Title: Percent Owner-Occupied Housing Units in the Appalachian Region, 2006-2010  
 Data Source: U.S. Census Bureau, 2006-2010 American Community Survey.

In the 2006-2010 period, homeownership was more common in the Appalachian region than in the rest of the country. In all but 19 counties, the share of owner-occupied housing units matched or exceeded the national average. Indeed, the homeownership rate was at least 75 percent in 231 of Appalachia's 420 counties. It is important to note that for some parts of the region, the high homeownership rates might be related to low levels of economic and residential mobility, the rise in the number and share of mobile homes among the housing stock, and to a lesser extent, the older age structure of the Appalachian population. Also useful to note is the fact that the share of owner-occupied units during 2006-2010 was a percentage point higher than observed in the 2010 census. This suggests a possible decline in homeownership by 2010, as owners shifted to rentals in response to the housing bust.

**Figure 4.4: Percent Renter-Occupied Housing Units in the Appalachian Region, 2006-2010**



Map Title: Percent Renter-Occupied Housing Units in the Appalachian Region, 2006-2010  
 Data Source: U.S. Census Bureau, 2006-2010 American Community Survey.

The share of renter-occupied housing units during the 2006-2010 period was well below the national average throughout Appalachia; in fact, it was less than 25 percent in more than half of the region’s counties. Among the 20 Appalachian counties where the share of renter-occupied units matched or exceeded the national average, most are home to colleges or universities, where students make up a fairly sizeable share of the population. It is interesting to note that the share of renter-occupied units was lower in the 2006-2010 period than it was in the 2010 census, suggesting an increase in rentals in response to the housing crisis.