

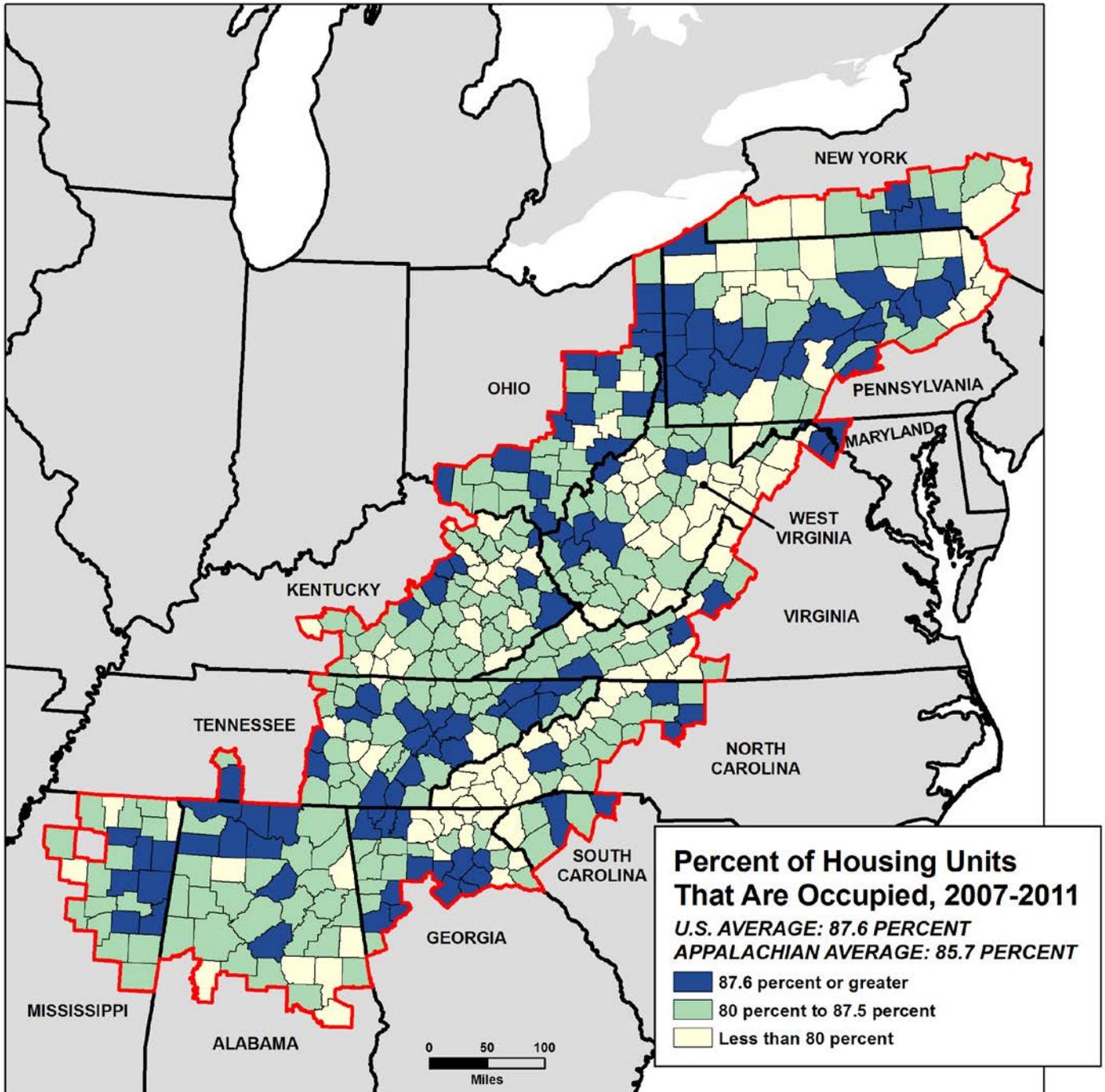
CHAPTER 4: HOUSING OCCUPANCY AND TENURE

Table 4.1: Occupancy and Tenure of Housing Units in the Appalachian Region, 2007-2011

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
United States	131,034,946	114,761,359	87.6	12.4	66.1	33.9
Appalachian Region	11,490,089	9,841,725	85.7	14.3	72.2	27.8
Subregions						
Northern Appalachia	3,919,105	3,370,189	86.0	14.0	72.0	28.0
North Central Appalachia	1,114,448	947,409	85.0	15.0	73.7	26.3
Central Appalachia	883,033	743,101	84.2	15.8	73.7	26.3
South Central Appalachia	2,243,622	1,903,915	84.9	15.1	71.3	28.7
Southern Appalachia	3,329,881	2,877,111	86.4	13.6	72.3	27.7
County Types						
Large Metros (pop. 1 million +)	2,487,817	2,201,325	88.5	11.5	72.6	27.4
Small Metros (pop. <1 million)	4,551,464	4,012,596	88.2	11.8	70.5	29.5
Nonmetro, Adjacent to Large Metros	787,588	655,916	83.3	16.7	73.4	26.6
Nonmetro, Adjacent to Small Metros	2,428,170	1,983,364	81.7	18.3	74.0	26.0
Rural (nonmetro, not adj. to a metro)	1,235,050	988,524	80.0	20.0	74.3	25.7
Alabama	2,161,247	1,831,269	84.7	15.3	70.7	29.3
Appalachian Alabama	1,371,750	1,178,345	85.9	14.1	71.8	28.2
Non-Appalachian Alabama	789,497	652,924	82.7	17.3	68.6	31.4
Georgia	4,063,024	3,490,754	85.9	14.1	66.8	33.2
Appalachian Georgia	1,167,385	1,015,316	87.0	13.0	73.7	26.3
Non-Appalachian Georgia	2,895,639	2,475,438	85.5	14.5	64.0	36.0
Kentucky	1,921,067	1,681,085	87.5	12.5	69.5	30.5
Appalachian Kentucky	539,703	452,719	83.9	16.1	72.5	27.5
Non-Appalachian Kentucky	1,381,364	1,228,366	88.9	11.1	68.4	31.6
Maryland	2,369,168	2,128,377	89.8	10.2	68.7	31.3
Appalachian Maryland	112,743	96,491	85.6	14.4	69.0	31.0
Non-Appalachian Maryland	2,256,425	2,031,886	90.0	10.0	68.7	31.3
Mississippi	1,266,417	1,085,062	85.7	14.3	70.6	29.4
Appalachian Mississippi	277,558	236,714	85.3	14.7	72.0	28.0
Non-Appalachian Mississippi	988,859	848,348	85.8	14.2	70.2	29.8
New York	8,081,303	7,215,687	89.3	10.7	54.8	45.2
Appalachian New York	508,925	425,969	83.7	16.3	69.6	30.4
Non-Appalachian New York	7,572,378	6,789,718	89.7	10.3	53.9	46.1
North Carolina	4,286,863	3,664,119	85.5	14.5	67.8	32.2
Appalachian North Carolina	849,340	688,752	81.1	18.9	71.8	28.2
Non-Appalachian North Carolina	3,437,523	2,975,367	86.6	13.4	66.9	33.1
Ohio	5,119,693	4,554,007	89.0	11.0	68.7	31.3
Appalachian Ohio	904,644	795,610	87.9	12.1	73.4	26.6
Non-Appalachian Ohio	4,215,049	3,758,397	89.2	10.8	67.7	32.3
Pennsylvania	5,554,939	4,952,566	89.2	10.8	70.6	29.4
Appalachian Pennsylvania	2,718,652	2,337,440	86.0	14.0	72.3	27.7
Non-Appalachian Pennsylvania	2,836,287	2,615,126	92.2	7.8	69.2	30.8
South Carolina	2,117,357	1,758,732	83.1	16.9	69.8	30.2
Appalachian South Carolina	513,188	446,736	87.1	12.9	70.2	29.8
Non-Appalachian South Carolina	1,604,169	1,311,996	81.8	18.2	69.6	30.4
Tennessee	2,794,990	2,457,997	87.9	12.1	69.0	31.0
Appalachian Tennessee	1,281,117	1,119,931	87.4	12.6	71.5	28.5
Non-Appalachian Tennessee	1,513,873	1,338,066	88.4	11.6	67.0	33.0
Virginia	3,345,898	2,991,025	89.4	10.6	68.4	31.6
Appalachian Virginia	364,122	307,622	84.5	15.5	72.0	28.0
Non-Appalachian Virginia	2,981,776	2,683,403	90.0	10.0	68.0	32.0
West Virginia (entire state)	880,962	740,080	84.0	16.0	74.3	25.7

Data Source: U.S. Census Bureau, 2007-2011 American Community Survey.

Figure 4.1: Percent of Housing Units in the Appalachian Region That Are Occupied, 2007-2011

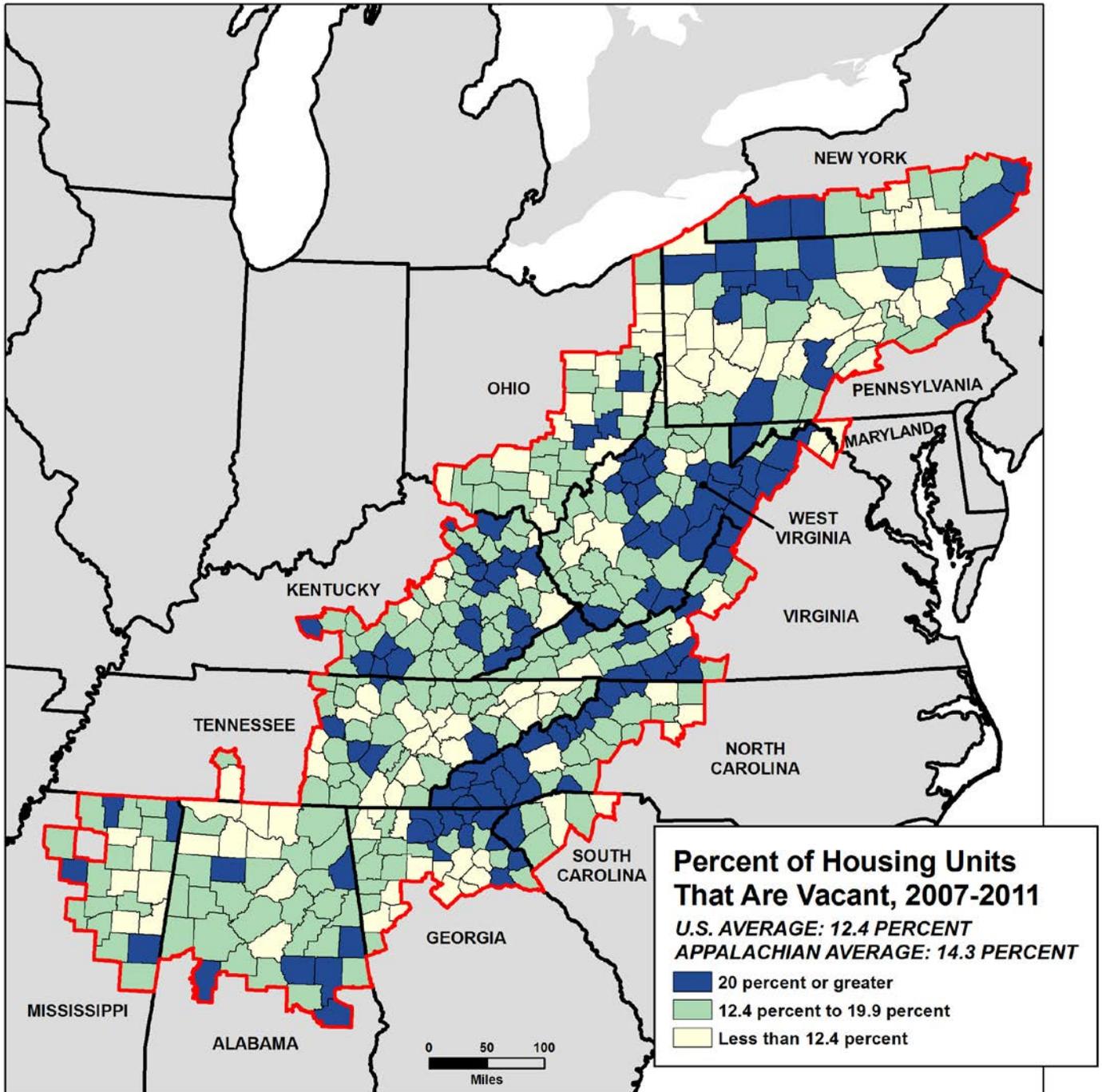


Map Title: Percent of Housing Units in the Appalachian Region That Are Occupied, 2007-2011

Data Source: U.S. Census Bureau, 2007-2011 American Community Survey.

Although the home occupancy rate during the 2007-2011 period was slightly lower in Appalachia than in the United States as a whole, rates varied within the region. On one hand, 116 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 113 Appalachian counties—all but 15 of which lay outside metropolitan areas. It is important to note that Appalachia's occupancy rate in the 2007-2011 period was three percentage points lower than it was in the 2000 census, indicating that housing occupancy has not yet returned to pre-recession levels.

Figure 4.2: Percent of Housing Units in the Appalachian Region That Are Vacant, 2007-2011

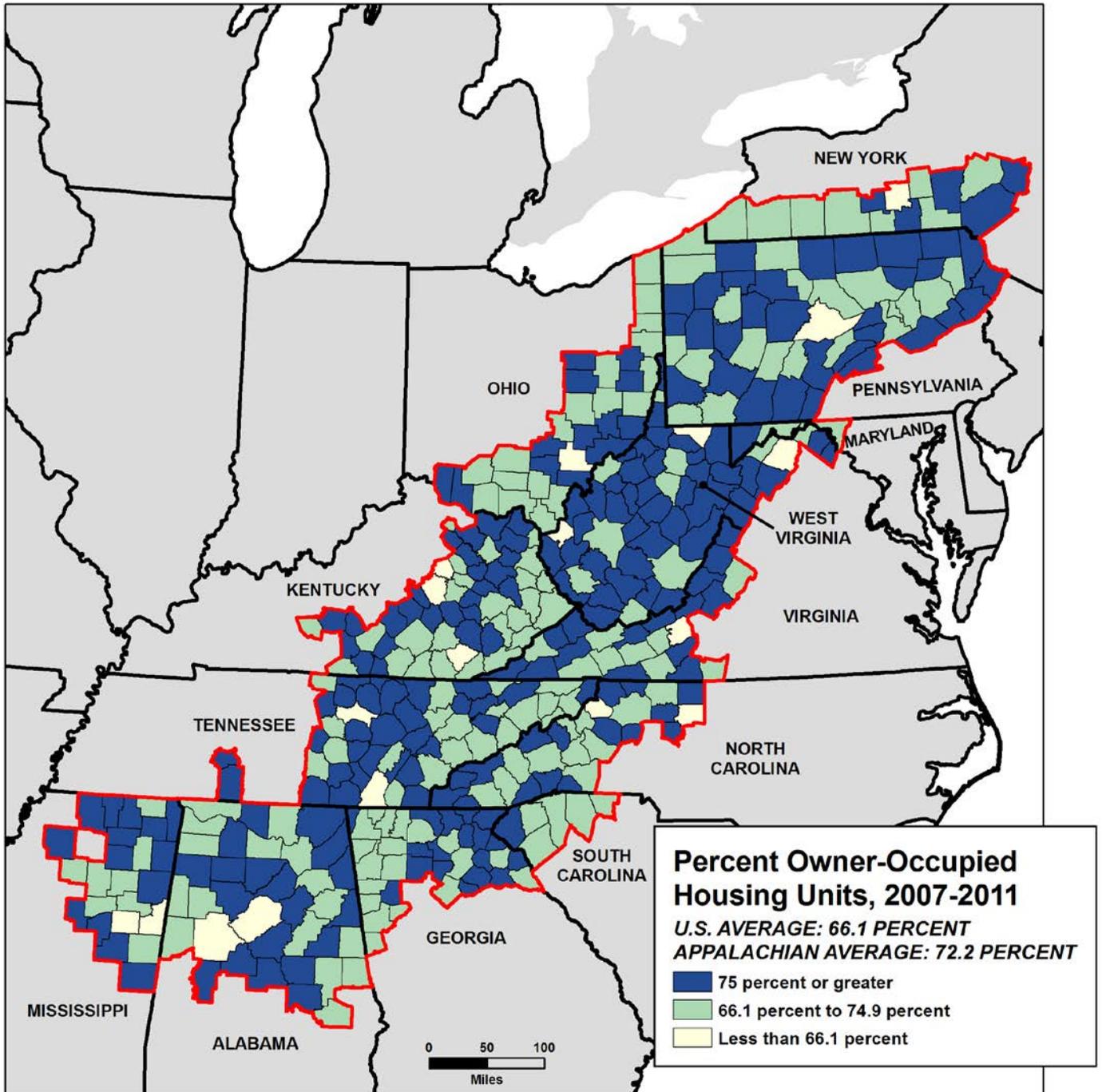


Map Title: Percent of Housing Units in the Appalachian Region That Are Vacant, 2007-2011

Data Source: U.S. Census Bureau, 2007-2011 American Community Survey.

In Appalachia, 14 percent of housing units were vacant during the 2007-2011 period, which is about two percentage points above the national average. (The 2007-2011 rates for both the United States and Appalachia were about a full percentage point higher than what was observed in the 2010 Census, which suggests that vacancy rates may have started to drop by 2010 as the nation began to recover from the housing bust.) Vacancy rates 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 158 of the 308 Appalachian counties with vacancy rates of 12.4 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, 2007-2011

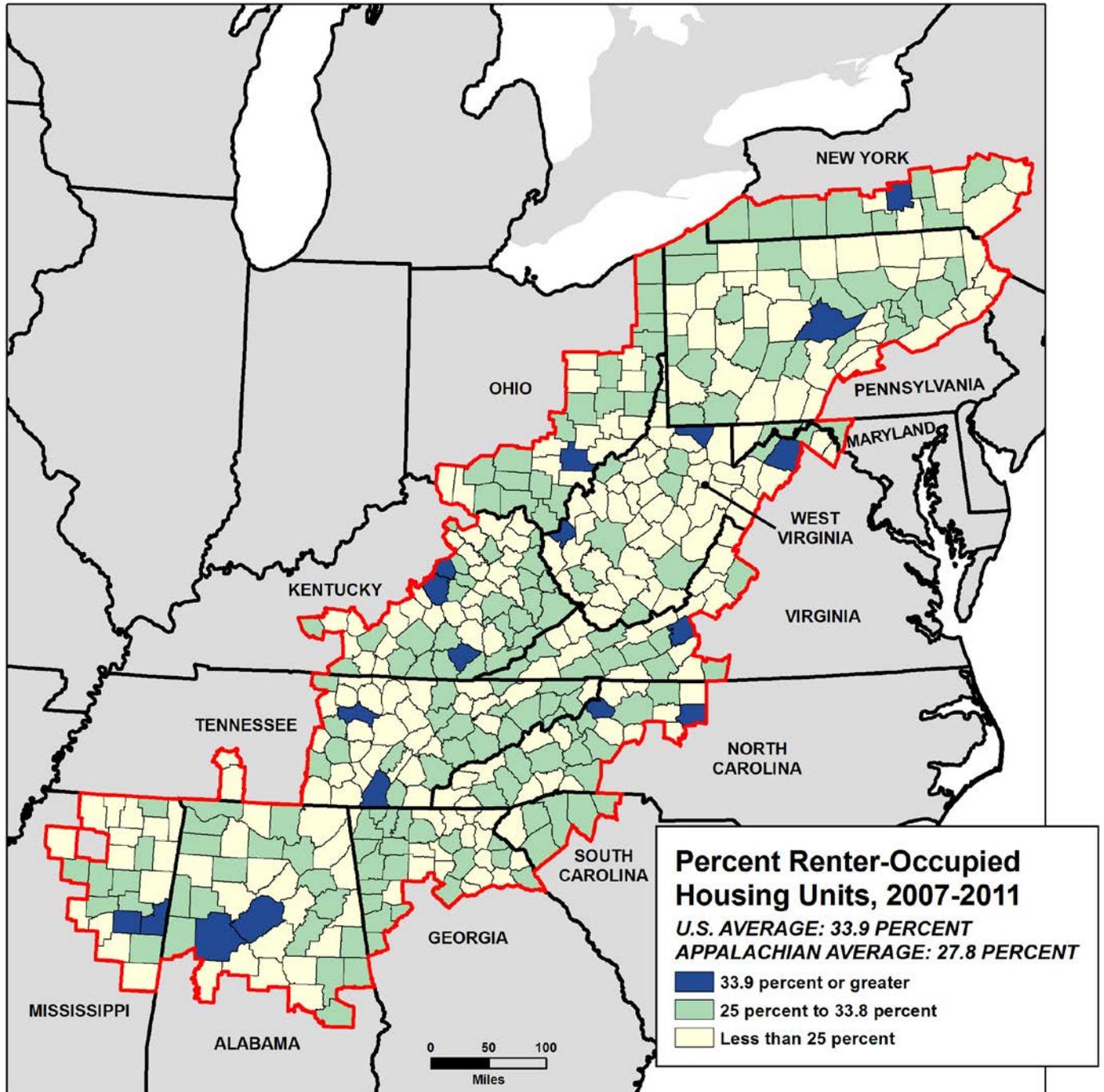


Map Title: Percent Owner-Occupied Housing Units in the Appalachian Region, 2007-2011

Data Source: U.S. Census Bureau, 2007-2011 American Community Survey.

In the 2007-2011 period, homeownership was more common in the Appalachian region than in the rest of the country. In all but 18 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.

Figure 4.4: Percent Renter-Occupied Housing Units in the Appalachian Region, 2007-2011



Map Title: Percent Renter-Occupied Housing Units in the Appalachian Region, 2007-2011

Data Source: U.S. Census Bureau, 2007-2011 American Community Survey.

Throughout Appalachia, the share of renter-occupied housing units during the 2007-2011 period was well below the national average; in fact, it was less than 25 percent in more than half of the region's counties. Among the 18 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. The share of renter-occupied units in Appalachia was a percentage point higher than it was in the 2000 Census, suggesting a shift towards rental units in response to the recession and the housing crisis.