

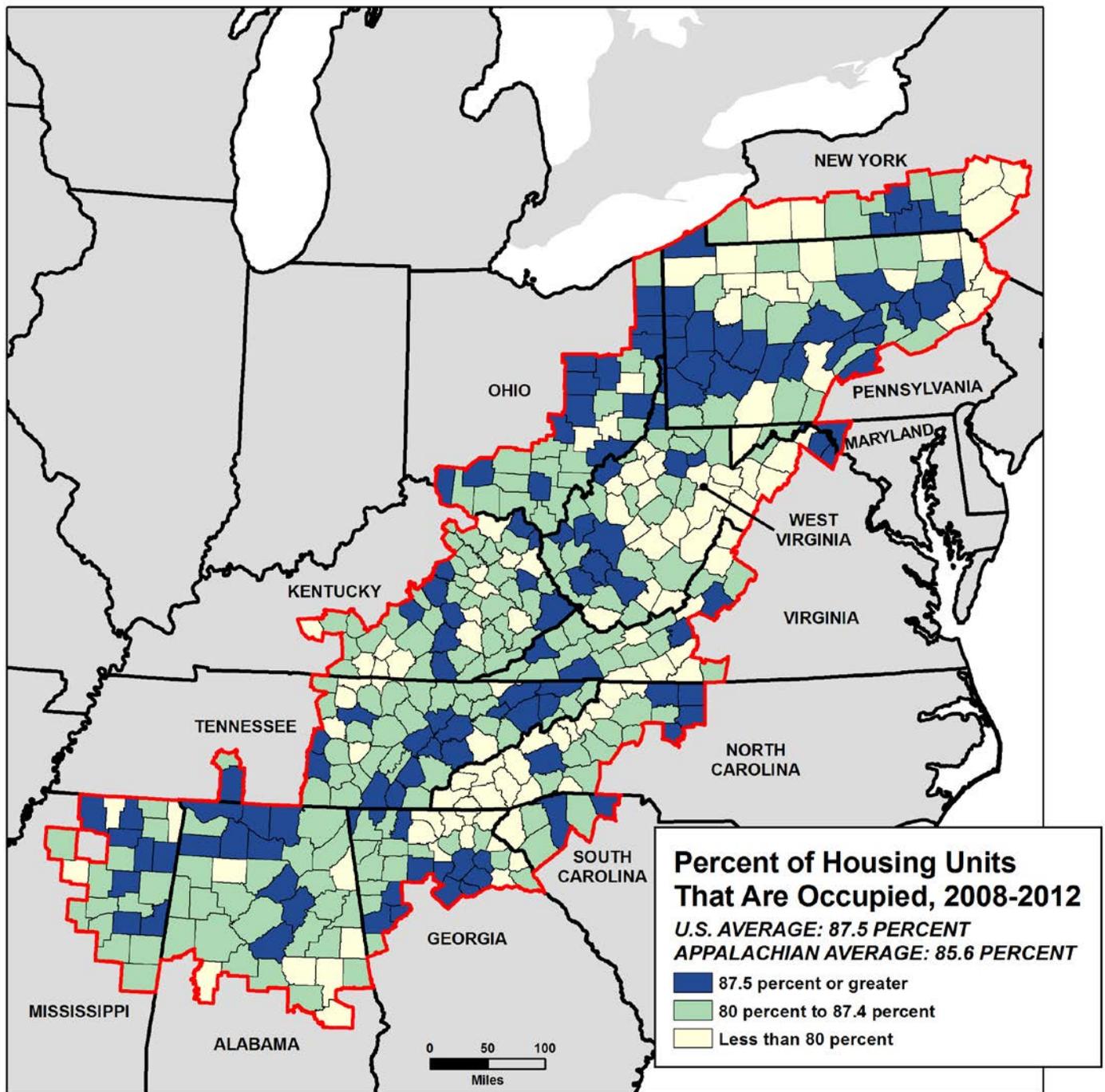
## CHAPTER 4: HOUSING OCCUPANCY AND TENURE

Table 4.1: Occupancy and Tenure of Housing Units in the Appalachian Region, 2008-2012

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>131,642,457</b>	<b>115,226,802</b>	<b>87.5</b>	<b>12.5</b>	<b>65.5</b>	<b>34.5</b>
<b>Appalachian Region</b>	<b>11,524,313</b>	<b>9,861,023</b>	<b>85.6</b>	<b>14.4</b>	<b>71.7</b>	<b>28.3</b>
<b>Subregions</b>						
Northern Appalachia	3,920,815	3,369,967	86.0	14.0	71.6	28.4
North Central Appalachia	1,116,219	949,086	85.0	15.0	73.1	26.9
Central Appalachia	883,220	744,959	84.3	15.7	73.2	26.8
South Central Appalachia	2,255,715	1,909,050	84.6	15.4	70.6	29.4
Southern Appalachia	3,348,344	2,887,961	86.3	13.7	71.7	28.3
<b>County Types</b>						
Large Metros (pop. 1 million +)	2,496,575	2,212,454	88.6	11.4	71.9	28.1
Small Metros (pop. <1 million)	4,569,585	4,022,659	88.0	12.0	70.0	30.0
Nonmetro, Adjacent to Large Metros	788,724	653,684	82.9	17.1	72.9	27.1
Nonmetro, Adjacent to Small Metros	2,432,652	1,980,088	81.4	18.6	73.6	26.4
Rural (nonmetro, not adj. to a metro)	1,236,777	992,138	80.2	19.8	73.7	26.3
<b>Alabama</b>	<b>2,172,647</b>	<b>1,837,576</b>	<b>84.6</b>	<b>15.4</b>	<b>70.2</b>	<b>29.8</b>
Appalachian Alabama	1,378,363	1,179,884	85.6	14.4	71.4	28.6
Non-Appalachian Alabama	794,284	657,692	82.8	17.2	67.9	32.1
<b>Georgia</b>	<b>4,086,231</b>	<b>3,508,477</b>	<b>85.9</b>	<b>14.1</b>	<b>66.0</b>	<b>34.0</b>
Appalachian Georgia	1,175,003	1,020,684	86.9	13.1	73.0	27.0
Non-Appalachian Georgia	2,911,228	2,487,793	85.5	14.5	63.1	36.9
<b>Kentucky</b>	<b>1,927,916</b>	<b>1,691,716</b>	<b>87.7</b>	<b>12.3</b>	<b>68.7</b>	<b>31.3</b>
Appalachian Kentucky	539,837	454,937	84.3	15.7	71.9	28.1
Non-Appalachian Kentucky	1,388,079	1,236,779	89.1	10.9	67.5	32.5
<b>Maryland</b>	<b>2,378,932</b>	<b>2,138,806</b>	<b>89.9</b>	<b>10.1</b>	<b>68.1</b>	<b>31.9</b>
Appalachian Maryland	112,995	96,689	85.6	14.4	68.7	31.3
Non-Appalachian Maryland	2,265,937	2,042,117	90.1	9.9	68.1	31.9
<b>Mississippi</b>	<b>1,274,277</b>	<b>1,087,791</b>	<b>85.4</b>	<b>14.6</b>	<b>69.9</b>	<b>30.1</b>
Appalachian Mississippi	278,501	237,711	85.4	14.6	71.3	28.7
Non-Appalachian Mississippi	995,776	850,080	85.4	14.6	69.5	30.5
<b>New York</b>	<b>8,102,223</b>	<b>7,230,896</b>	<b>89.2</b>	<b>10.8</b>	<b>54.5</b>	<b>45.5</b>
Appalachian New York	509,006	424,266	83.4	16.6	69.6	30.4
Non-Appalachian New York	7,593,217	6,806,630	89.6	10.4	53.6	46.4
<b>North Carolina</b>	<b>4,325,088</b>	<b>3,693,221</b>	<b>85.4</b>	<b>14.6</b>	<b>67.1</b>	<b>32.9</b>
Appalachian North Carolina	854,607	690,393	80.8	19.2	70.9	29.1
Non-Appalachian North Carolina	3,470,481	3,002,828	86.5	13.5	66.2	33.8
<b>Ohio</b>	<b>5,124,503</b>	<b>4,555,709</b>	<b>88.9</b>	<b>11.1</b>	<b>68.0</b>	<b>32.0</b>
Appalachian Ohio	904,336	794,543	87.9	12.1	72.8	27.2
Non-Appalachian Ohio	4,220,167	3,761,166	89.1	10.9	67.0	33.0
<b>Pennsylvania</b>	<b>5,563,832</b>	<b>4,959,633</b>	<b>89.1</b>	<b>10.9</b>	<b>70.1</b>	<b>29.9</b>
Appalachian Pennsylvania	2,720,682	2,339,088	86.0	14.0	71.8	28.2
Non-Appalachian Pennsylvania	2,843,150	2,620,545	92.2	7.8	68.7	31.3
<b>South Carolina</b>	<b>2,134,456</b>	<b>1,768,255</b>	<b>82.8</b>	<b>17.2</b>	<b>69.5</b>	<b>30.5</b>
Appalachian South Carolina	516,477	449,682	87.1	12.9	69.7	30.3
Non-Appalachian South Carolina	1,617,979	1,318,573	81.5	18.5	69.4	30.6
<b>Tennessee</b>	<b>2,811,854</b>	<b>2,468,841</b>	<b>87.8</b>	<b>12.2</b>	<b>68.4</b>	<b>31.6</b>
Appalachian Tennessee	1,287,525	1,122,776	87.2	12.8	70.9	29.1
Non-Appalachian Tennessee	1,524,329	1,346,065	88.3	11.7	66.2	33.8
<b>Virginia</b>	<b>3,365,855</b>	<b>3,006,219</b>	<b>89.3</b>	<b>10.7</b>	<b>67.8</b>	<b>32.2</b>
Appalachian Virginia	364,741	307,696	84.4	15.6	71.6	28.4
Non-Appalachian Virginia	3,001,114	2,698,523	89.9	10.1	67.4	32.6
<b>West Virginia (entire state)</b>	<b>882,240</b>	<b>742,674</b>	<b>84.2</b>	<b>15.8</b>	<b>73.7</b>	<b>26.3</b>

Data Source: U.S. Census Bureau, 2008-2012 American Community Survey.

**Figure 4.1: Percent of Housing Units in the Appalachian Region That Are Occupied, 2008-2012**

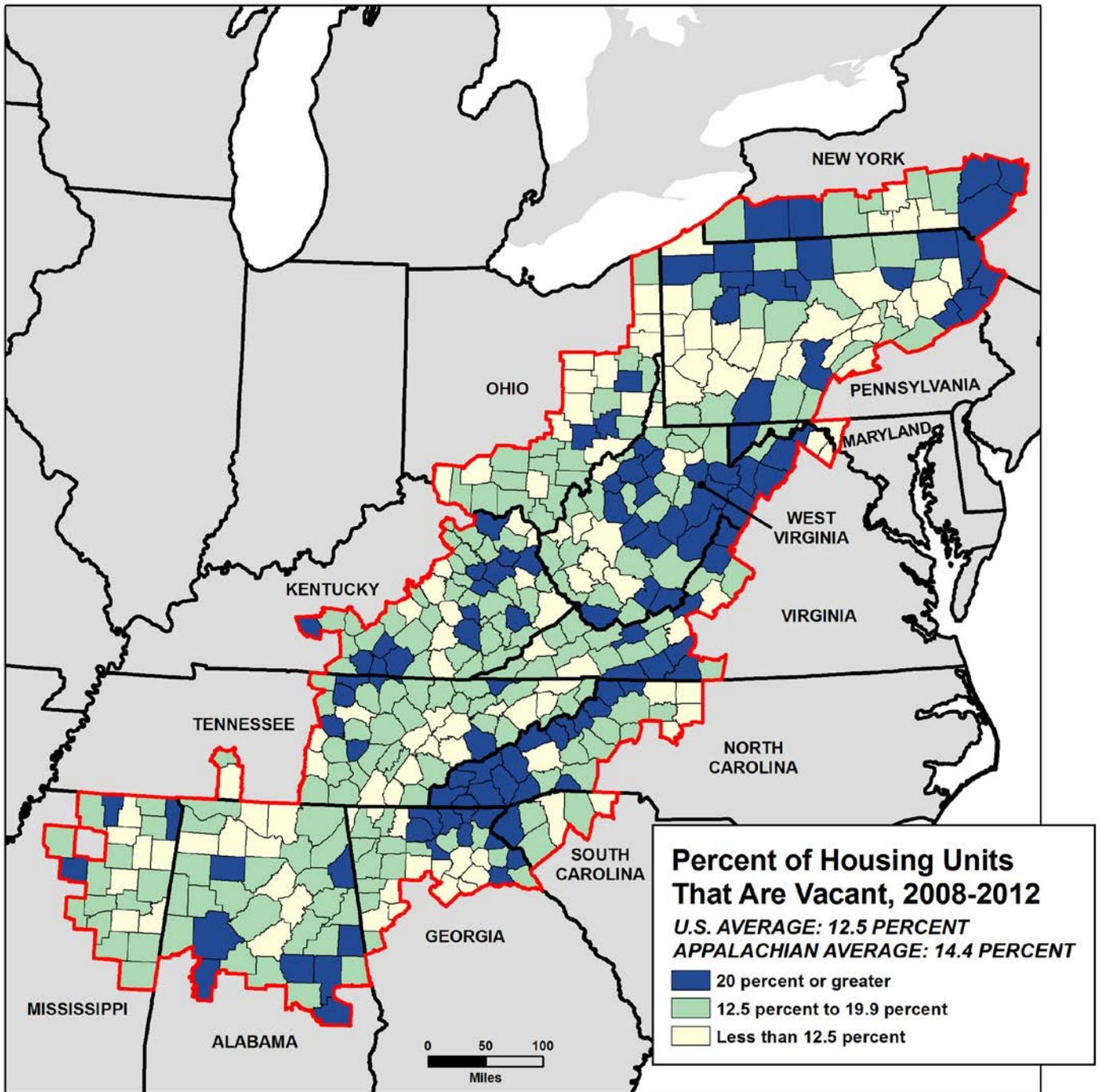


Map Title: Percent of Housing Units in the Appalachian Region That Are Occupied, 2008-2012

Data Source: U.S. Census Bureau, 2008-2012 American Community Survey.

Although the home occupancy rate during the 2008-2012 period was slightly lower in Appalachia than in the United States as a whole, rates varied within the Region. On one hand, 122 of the 420 counties had occupancy rates that were at or above the national average. And while they were scattered throughout the Region, 77 of these counties were in metropolitan areas. Conversely, less than four-fifths of housing units were occupied in 110 Appalachian counties—all but 14 of which lay outside metropolitan areas. It is important to note that the occupancy rates in the 2008-2012 period were about three percentage points lower than they were in the 2000 Census, suggesting that housing occupancy has not yet returned to pre-recession levels.

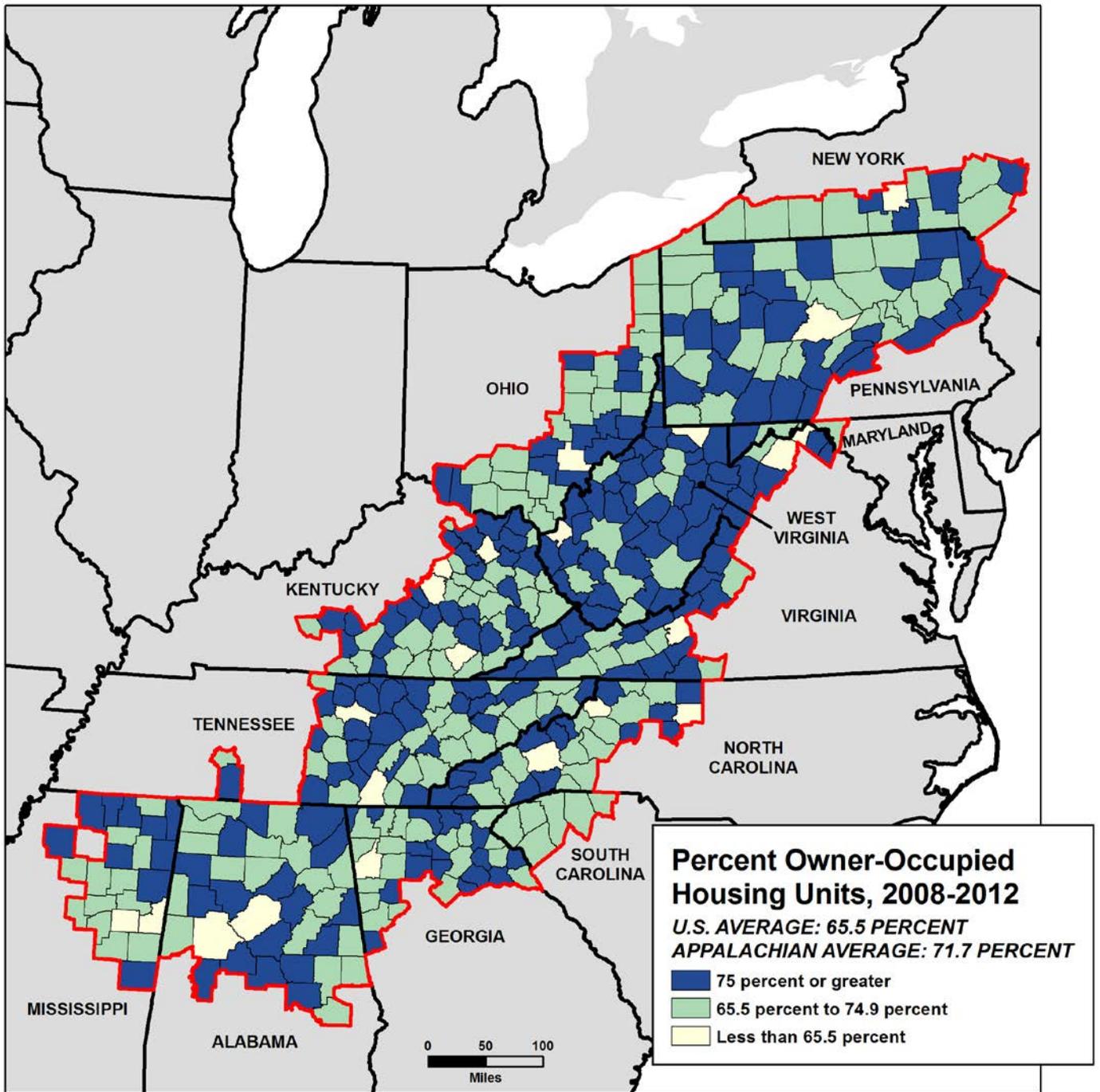
**Figure 4.2: Percent of Housing Units in the Appalachian Region That Are Vacant, 2008-2012**



Map Title: Percent of Housing Units in the Appalachian Region That Are Vacant, 2008-2012  
 Data Source: U.S. Census Bureau, 2008-2012 American Community Survey.

In Appalachia, 14 percent of housing units were vacant during the 2008-2012 period, which is about two percentage points above the national average. Vacancy rates varied within the Region, however. While one-fourth of Appalachian counties (nearly all outside metropolitan areas) had vacancy rates at or above 20 percent, another one-fourth (mostly in metro areas) had rates below the national average. It is important to note that in 155 of the 301 Appalachian counties with vacancy rates of 12.5 percent or more, at least one-third of the vacant units were designed for seasonal or occasional use—suggesting significant recreational, resort, or retirement activity in the community.

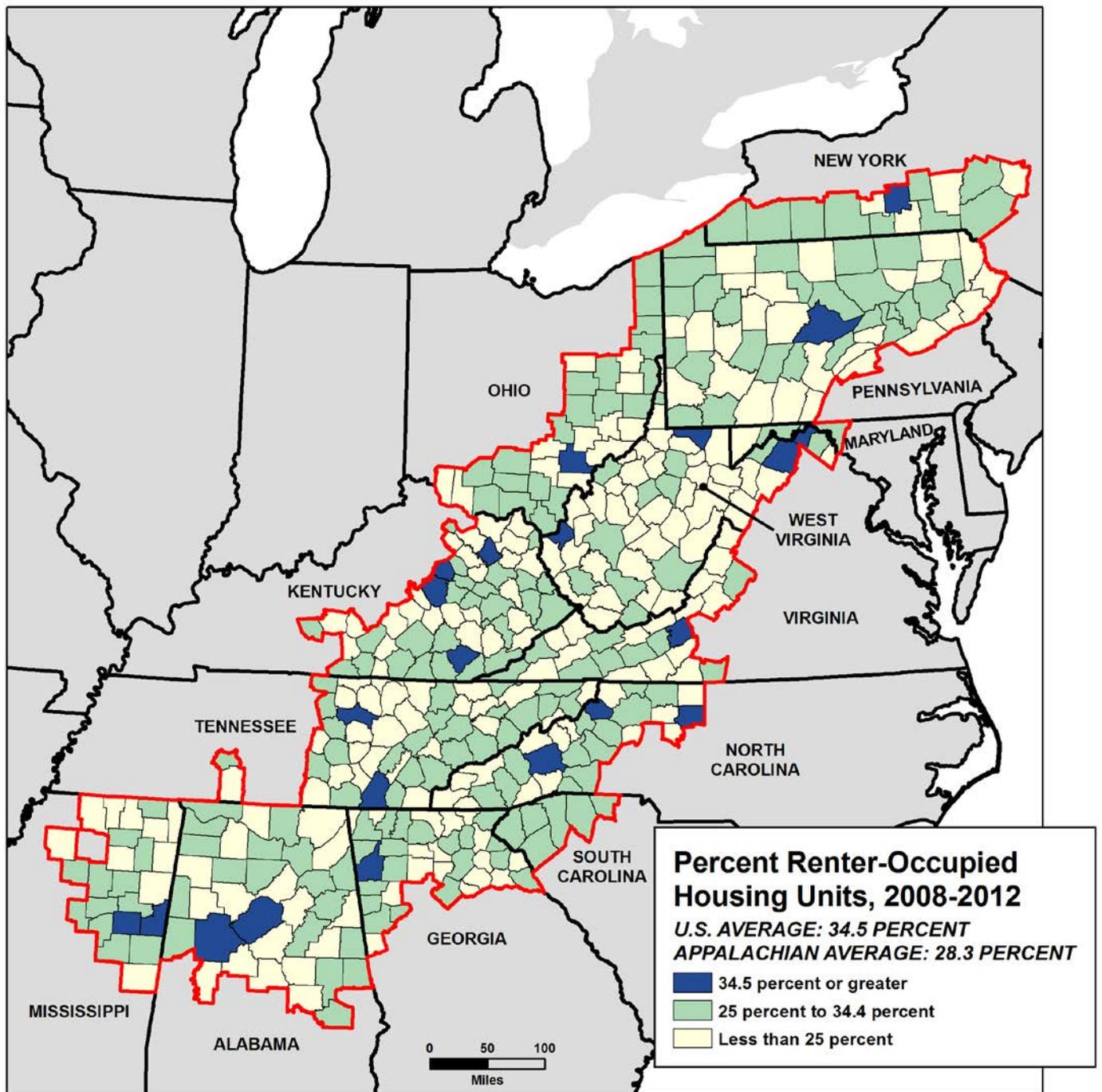
**Figure 4.3: Percent Owner-Occupied Housing Units in the Appalachian Region, 2008-2012**



Map Title: Percent Owner-Occupied Housing Units in the Appalachian Region, 2008-2012  
 Data Source: U.S. Census Bureau, 2008-2012 American Community Survey.

In the 2008-2012 period, homeownership was more common in the Appalachian Region than in the rest of the country. In all but 22 counties, the share of owner-occupied housing units matched or exceeded the national average. Indeed, the homeownership rate was at least 75 percent in 209 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, 2008-2012**



Map Title: Percent Renter-Occupied Housing Units in the Appalachian Region, 2008-2012

Data Source: U.S. Census Bureau, 2008-2012 American Community Survey.

The share of renter-occupied housing units during the 2008-2012 period was well below the national average throughout Appalachia; in fact, it was less than 25 percent in 206 of the Region's 420 counties. Among the 22 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 nearly two percentage points higher than it was in the 2000 Census, suggesting a shift towards rental units in response to the recession and the housing crisis.