

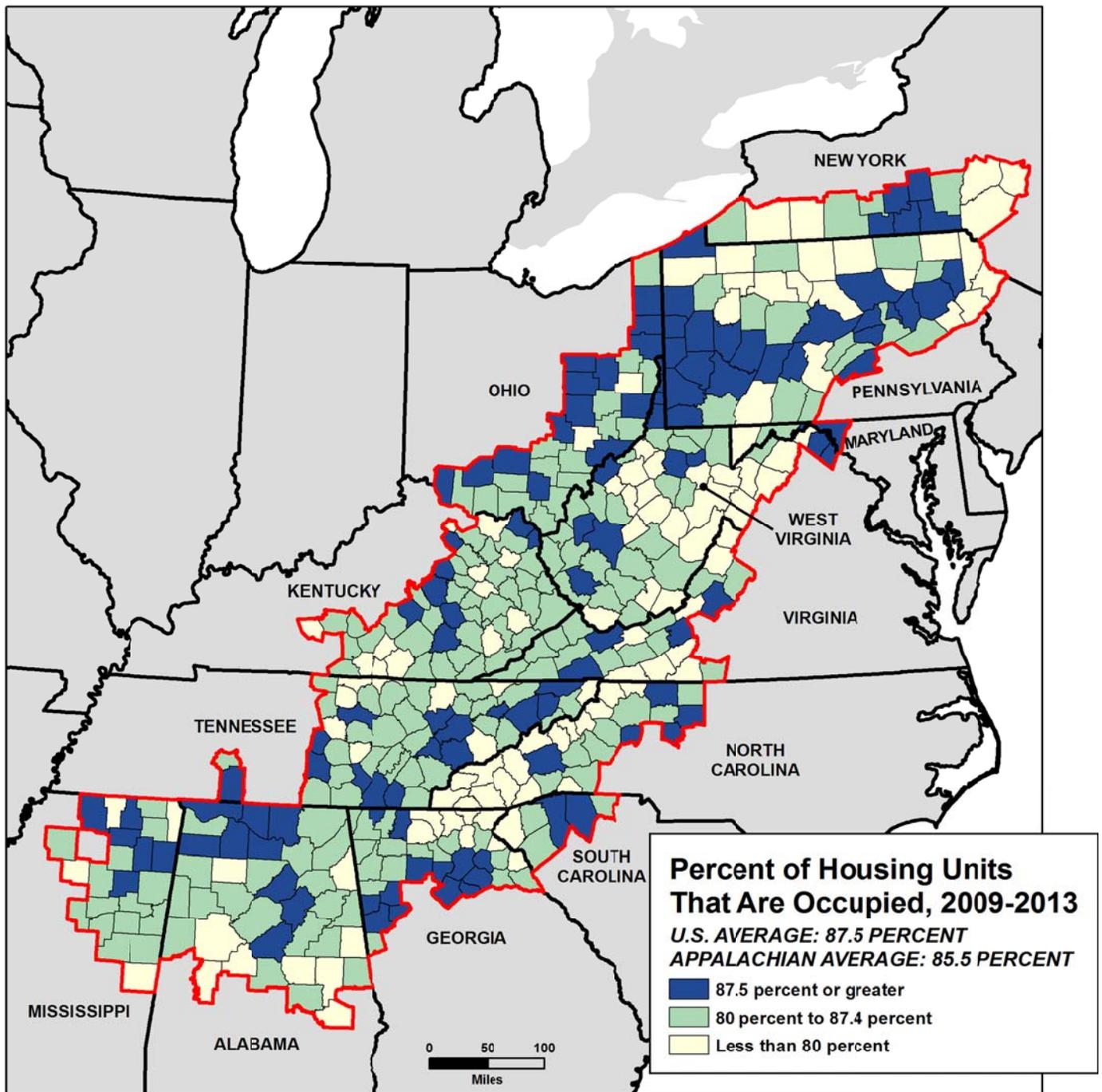
CHAPTER 4: HOUSING OCCUPANCY AND TENURE

Table 4.1: Occupancy and Tenure of Housing Units in the Appalachian Region, 2009-2013

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	132,057,804	115,610,216	87.5	12.5	64.9	35.1
Appalachian Region	11,528,040	9,860,201	85.5	14.5	71.4	28.6
Subregions						
Northern Appalachia	3,915,964	3,365,360	85.9	14.1	71.3	28.7
North Central Appalachia	1,115,235	948,315	85.0	15.0	72.8	27.2
Central Appalachia	880,623	743,782	84.5	15.5	73.1	26.9
South Central Appalachia	2,260,656	1,909,720	84.5	15.5	70.2	29.8
Southern Appalachia	3,355,562	2,893,024	86.2	13.8	71.2	28.8
County Types						
Large Metros (pop. 1 million +)	2,532,289	2,246,318	88.7	11.3	71.5	28.5
Small Metros (pop. <1 million)	4,781,000	4,190,922	87.7	12.3	69.8	30.2
Nonmetro, Adjacent to Large Metros	1,023,414	856,488	83.7	16.3	72.1	27.9
Nonmetro, Adjacent to Small Metros	1,944,554	1,574,587	81.0	19.0	73.8	26.2
Rural (nonmetro, not adj. to a metro)	1,246,783	991,886	79.6	20.4	73.1	26.9
Alabama	2,178,116	1,838,683	84.4	15.6	69.7	30.3
Appalachian Alabama	1,381,526	1,180,947	85.5	14.5	71.1	28.9
Non-Appalachian Alabama	796,590	657,736	82.6	17.4	67.3	32.7
Georgia	4,094,812	3,518,097	85.9	14.1	65.1	34.9
Appalachian Georgia	1,177,946	1,024,305	87.0	13.0	72.2	27.8
Non-Appalachian Georgia	2,916,866	2,493,792	85.5	14.5	62.3	37.7
Kentucky	1,930,158	1,694,996	87.8	12.2	68.4	31.6
Appalachian Kentucky	538,262	455,783	84.7	15.3	71.7	28.3
Non-Appalachian Kentucky	1,391,896	1,239,213	89.0	11.0	67.2	32.8
Maryland	2,387,285	2,146,240	89.9	10.1	67.6	32.4
Appalachian Maryland	112,964	96,367	85.3	14.7	67.7	32.3
Non-Appalachian Maryland	2,274,321	2,049,873	90.1	9.9	67.6	32.4
Mississippi	1,277,522	1,088,073	85.2	14.8	69.4	30.6
Appalachian Mississippi	278,474	237,138	85.2	14.8	71.3	28.7
Non-Appalachian Mississippi	999,048	850,935	85.2	14.8	68.9	31.1
New York	8,113,270	7,234,743	89.2	10.8	54.2	45.8
Appalachian New York	508,376	423,718	83.3	16.7	69.5	30.5
Non-Appalachian New York	7,604,894	6,811,025	89.6	10.4	53.3	46.7
North Carolina	4,349,023	3,715,565	85.4	14.6	66.4	33.6
Appalachian North Carolina	856,625	689,691	80.5	19.5	70.4	29.6
Non-Appalachian North Carolina	3,492,398	3,025,874	86.6	13.4	65.5	34.5
Ohio	5,124,221	4,557,655	88.9	11.1	67.5	32.5
Appalachian Ohio	902,334	792,192	87.8	12.2	72.4	27.6
Non-Appalachian Ohio	4,221,887	3,765,463	89.2	10.8	66.4	33.6
Pennsylvania	5,565,653	4,958,427	89.1	10.9	69.8	30.2
Appalachian Pennsylvania	2,718,203	2,337,394	86.0	14.0	71.6	28.4
Non-Appalachian Pennsylvania	2,847,450	2,621,033	92.0	8.0	68.2	31.8
South Carolina	2,143,464	1,780,251	83.1	16.9	69.1	30.9
Appalachian South Carolina	517,616	450,634	87.1	12.9	69.4	30.6
Non-Appalachian South Carolina	1,625,848	1,329,617	81.8	18.2	69.0	31.0
Tennessee	2,821,797	2,475,195	87.7	12.3	67.8	32.2
Appalachian Tennessee	1,290,506	1,123,423	87.1	12.9	70.4	29.6
Non-Appalachian Tennessee	1,531,291	1,351,772	88.3	11.7	65.5	34.5
Virginia	3,381,332	3,022,739	89.4	10.6	67.3	32.7
Appalachian Virginia	364,257	307,219	84.3	15.7	71.7	28.3
Non-Appalachian Virginia	3,017,075	2,715,520	90.0	10.0	66.8	33.2
West Virginia (entire state)	880,951	741,390	84.2	15.8	73.4	26.6

Data Source: U.S. Census Bureau, 2009-2013 American Community Survey.

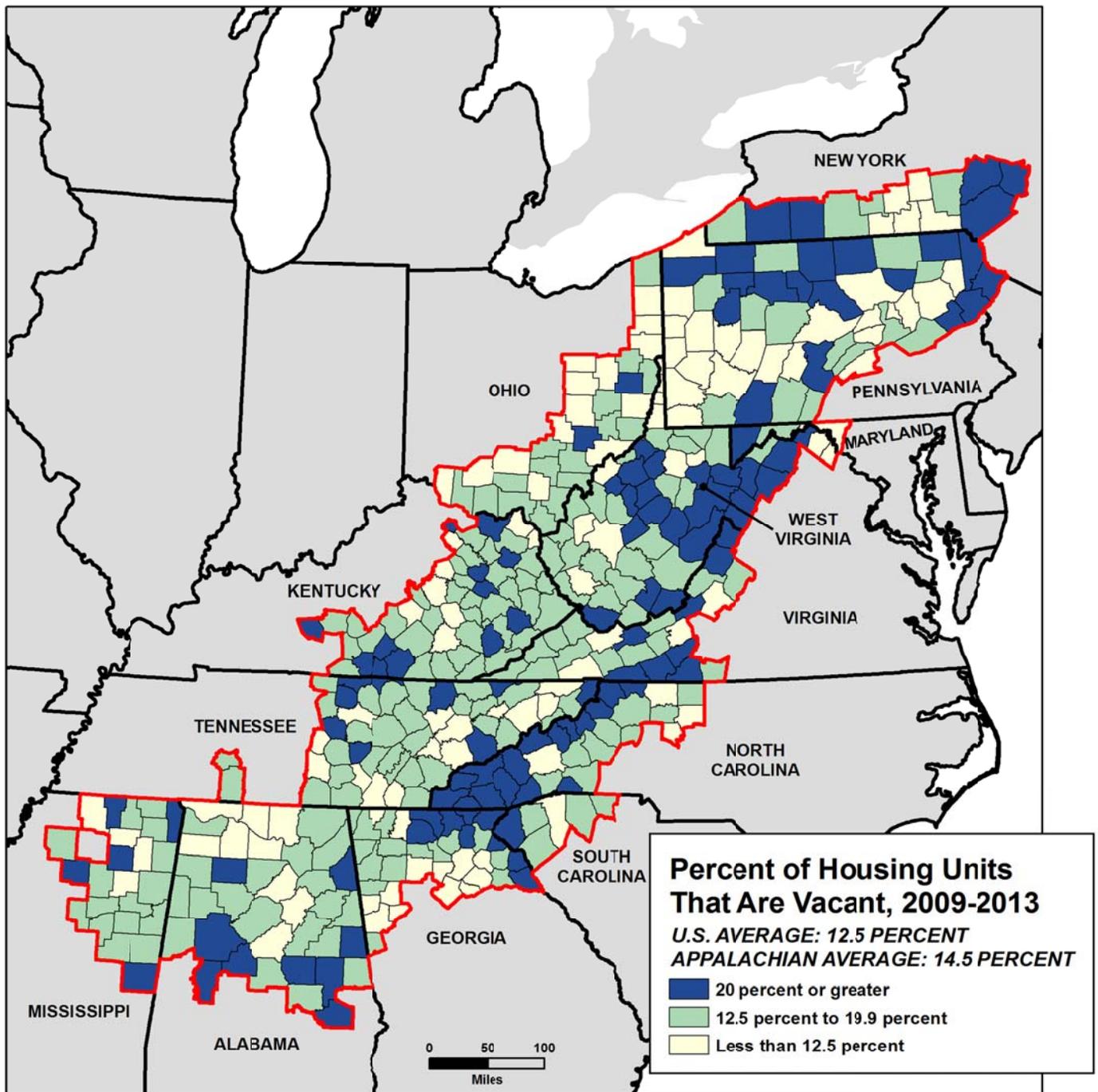
Figure 4.1: Percent of Housing Units in the Appalachian Region That Are Occupied, 2009-2013



Map Title: Percent of Housing Units in the Appalachian Region That Are Occupied, 2009-2013
 Data Source: U.S. Census Bureau, 2009-2013 American Community Survey.

Although the home occupancy rate during the 2009-2013 period was slightly lower in Appalachia than in the United States as a whole, there were 116 counties in the Region that had occupancy rates matching or exceeding the national average. And while they were scattered throughout the Region, 79 of these counties were in metropolitan areas. Conversely, less than four-fifths of housing units were occupied in 113 Appalachian counties—all but 17 of which lay outside metropolitan areas. It is important to note that for both Appalachia and the nation, the occupancy rates in the 2009-2013 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, 2009-2013

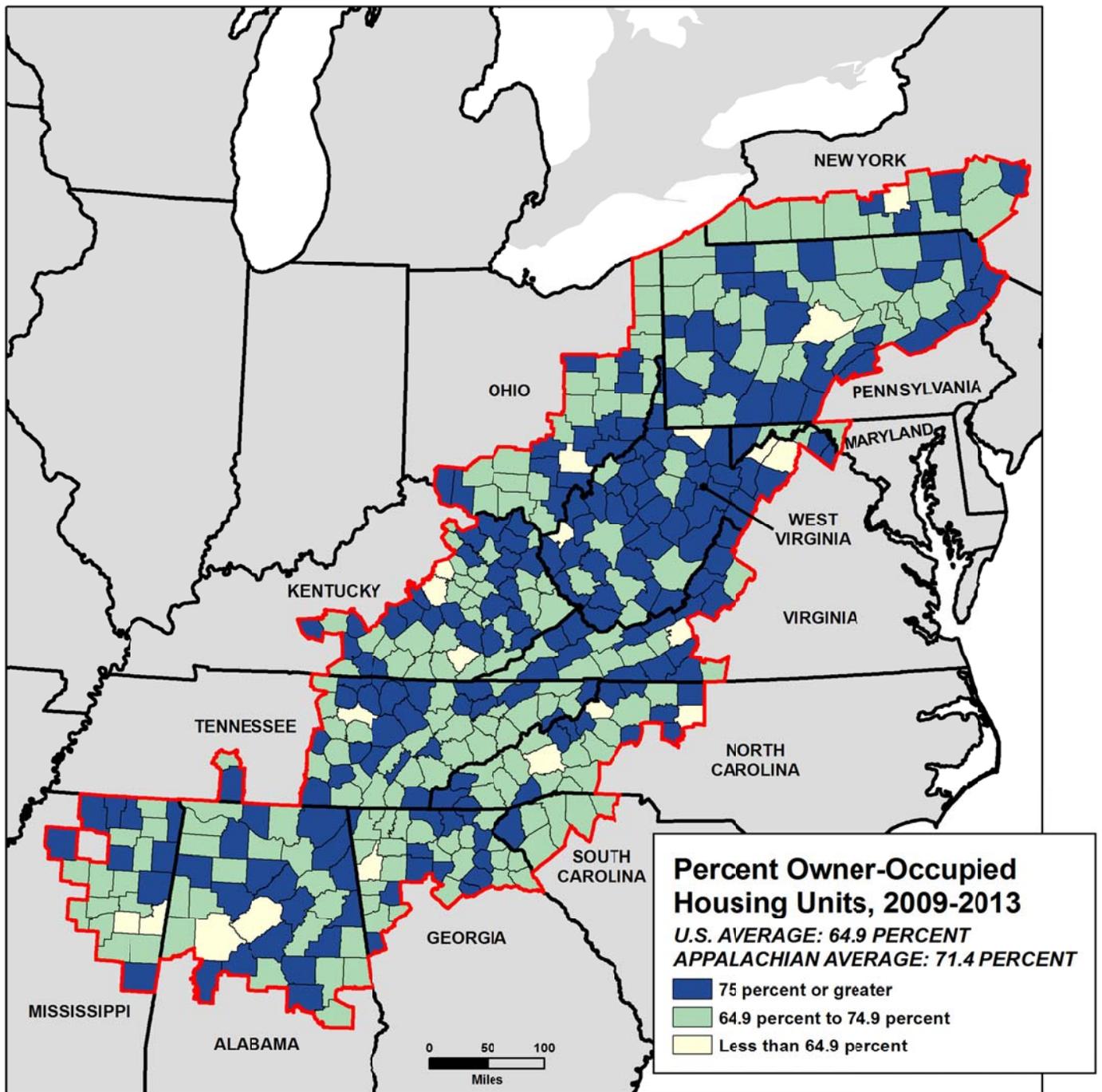


Map Title: Percent of Housing Units in the Appalachian Region That Are Vacant, 2009-2013

Data Source: U.S. Census Bureau, 2009-2013 American Community Survey.

One in seven Appalachian housing units were vacant during the 2009-2013 period, compared to one in eight for the nation as a whole. 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 158 of the 309 Appalachian counties with vacancy rates of 12.5 percent or more, at least one-third of the vacant units were designated for seasonal or occasional use—suggesting significant recreational, resort, or retirement activity in the community.

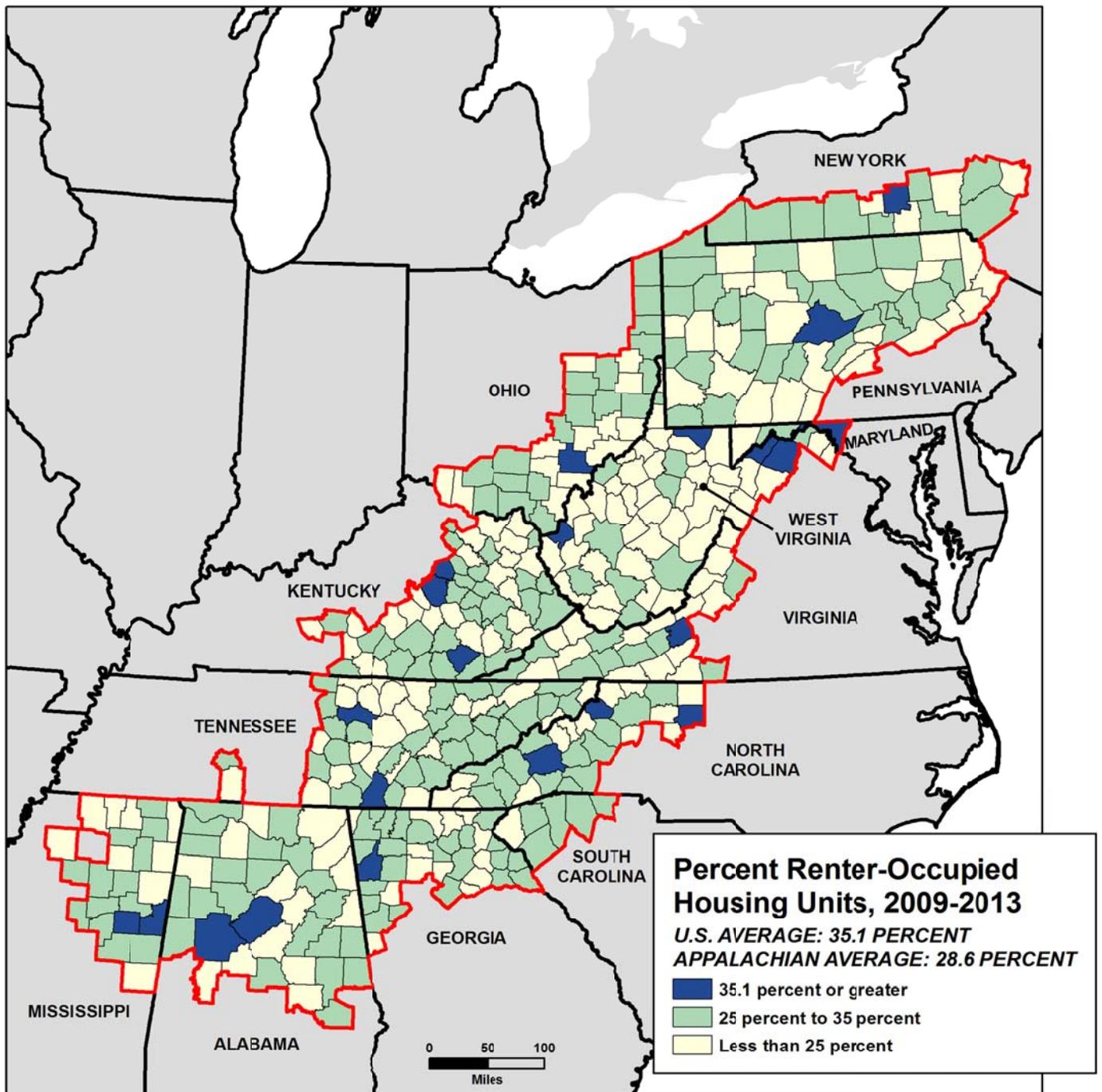
Figure 4.3: Percent Owner-Occupied Housing Units in the Appalachian Region, 2009-2013



Map Title: Percent Owner-Occupied Housing Units in the Appalachian Region, 2009-2013
 Data Source: U.S. Census Bureau, 2009-2013 American Community Survey.

In the 2009-2013 period, homeownership was more common in the Appalachian Region than in the rest of the country. In all but 20 counties, the share of owner-occupied housing units matched or exceeded the national average. Indeed, the homeownership rate was at least 75 percent in 199 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, 2009-2013



Map Title: Percent Renter-Occupied Housing Units in the Appalachian Region, 2009-2013
 Data Source: U.S. Census Bureau, 2009-2013 American Community Survey.

The share of renter-occupied housing units during the 2009-2013 period was well below the national average throughout Appalachia; in fact, it was less than 25 percent in 194 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 two percentage points higher than it was in the 2000 Census, which may be associated with the recession and the housing crisis.