



The Importance of the Census to Housing Policy

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The 2010 Census and Housing Presentation Outline

1. Housing in the 2010 Census and ACS
3. How NLIHC uses the Census and ACS
4. Other housing surveys
 - Census is the basis for other surveys
 - Focus on comparisons to the American Housing Survey and Housing Vacancy Survey
5. How HUD uses the Census and ACS
9. Conclusions



The Decennial Census

- Data Collection and Sample Size
 - Attempts to collect data on every household and individual in the U.S.
- Census Data Products
 - Data profiles, detailed tables, 1% and 5% microdata.
- Release Schedule
 - Data will begin appearing a few years after collection.
- Provides counts of households and individuals
 - Tenure
 - Race and ethnicity
 - Relationships within households

American Community Survey

Data Collection and Sample Size

- 250,000 surveys distributed monthly; 1 in 40 households each year
- Over 5 years, 1 in 8 households will be surveyed, which is comparable to the census long form that the ACS replaces (1 in 6 every 10th year)

ACS Data Products

- Data profiles, detailed tables, Public Use Microdata Sample (PUMS) files

Release Schedule

- August: income, earnings & poverty data, released with CPS
- September: one-year estimates and PUMS files
- December: three- and five-year estimates



American Community Survey

The following data are available for Data Profiles and Detailed Tables

Data Year	Release Year	Areas with Population...			
		>250,000	>65,000	>20,000	>= Block Group
2000	2001	1			
2001	2002	1			
2002	2003	1			
2003	2004	1			
2004	2005	1			
2005	2006	1	1		
2006	2007	1	1		
2007	2008	1, 3	1, 3	3	
2008	2009	1, 3	1, 3	3	
2009	2010	1, 3, 5	1, 3, 5	3, 5	5

1 = 1-year estimate; 3 & 5 are averages based on that many years of data collection



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Housing data in the American Community Survey

Very Useful Housing Data

- Cost: contract and gross rent; mortgage payments; specific utility payments; mobile home fees; homeowner association dues; ratio of housing costs to income
- Quality: complete plumbing/kitchen facilities; year structure built
- Unit/Property: vacancy; value; bedrooms; # of units in structure
- Demographics: tenure; income; family type; size; employment status, race and ethnicity

Data Profile

You are here: [Main](#) ▶ [Data Sets](#) ▶ [Geography](#) ▶ [Results](#)

[Print / Download](#) | [Related Items](#)

2007 Data Profiles:

- [Social](#)
- [Economic](#)
- ▶ [Housing](#)
- [Demographic](#)
- [Narrative](#)

View this table...

▶ from 2007

View this table...

[for other geographies \(state, county, place...\)](#)

- [Subject Definitions](#)
- [Quality Measures](#)



Congressional District 1, Alabama (110th Congress)

Selected Housing Characteristics: 2005-2007

Data Set: 2005-2007 American Community Survey 3-Year Estimates

Survey: American Community Survey

[Social](#) - Education, Marital Status, Relationships, Fertility, Grandparents...

[Economic](#) - Income, Employment, Occupation, Commuting to Work...

[Housing](#) - Occupancy and Structure, Housing Value and Costs, Utilities...

[Demographic](#) - Sex and Age, Race, Hispanic Origin, Housing Units...

[Narrative](#) - Text profile with graphs for easy analysis...

NOTE: Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the [official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties](#).

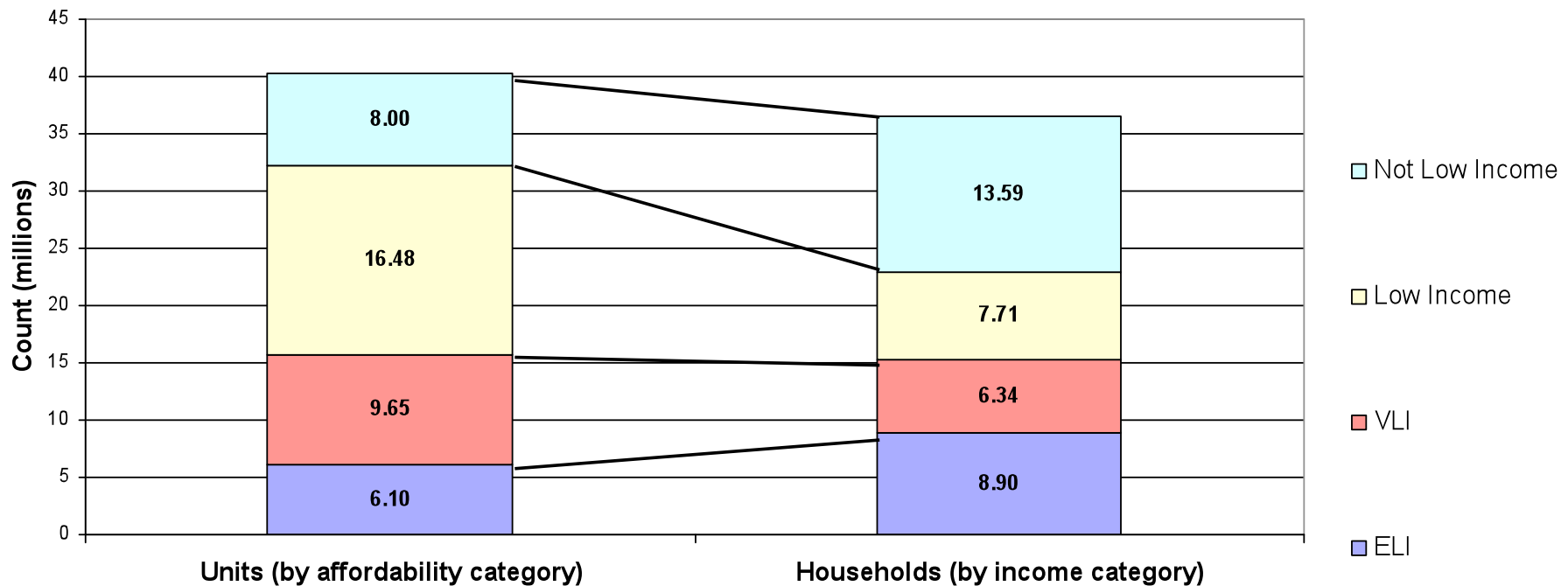
For more information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
HOUSING OCCUPANCY				
Total housing units	316,076	+/-571	100%	(X)
Occupied housing units	254,334	+/-2,464	80.5%	+/-0.8
Vacant housing units	61,742	+/-2,589	19.5%	+/-0.8
Homeowner vacancy rate	2.4	+/-0.5	(X)	(X)
Rental vacancy rate	15.0	+/-1.4	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	316,076	+/-571	100%	(X)
1-unit, detached	217,948	+/-2,319	69.0%	+/-0.7

Select Findings from the 2006 ACS PUMS

Based on State Median Family Income

Comparison of Units' Costs with Households' Ability to Afford Them



Source: NLIHC Tabulations of 2006 ACS PUMS data



Select Findings from 2006 ACS PUMS

Based on State Median Family Income

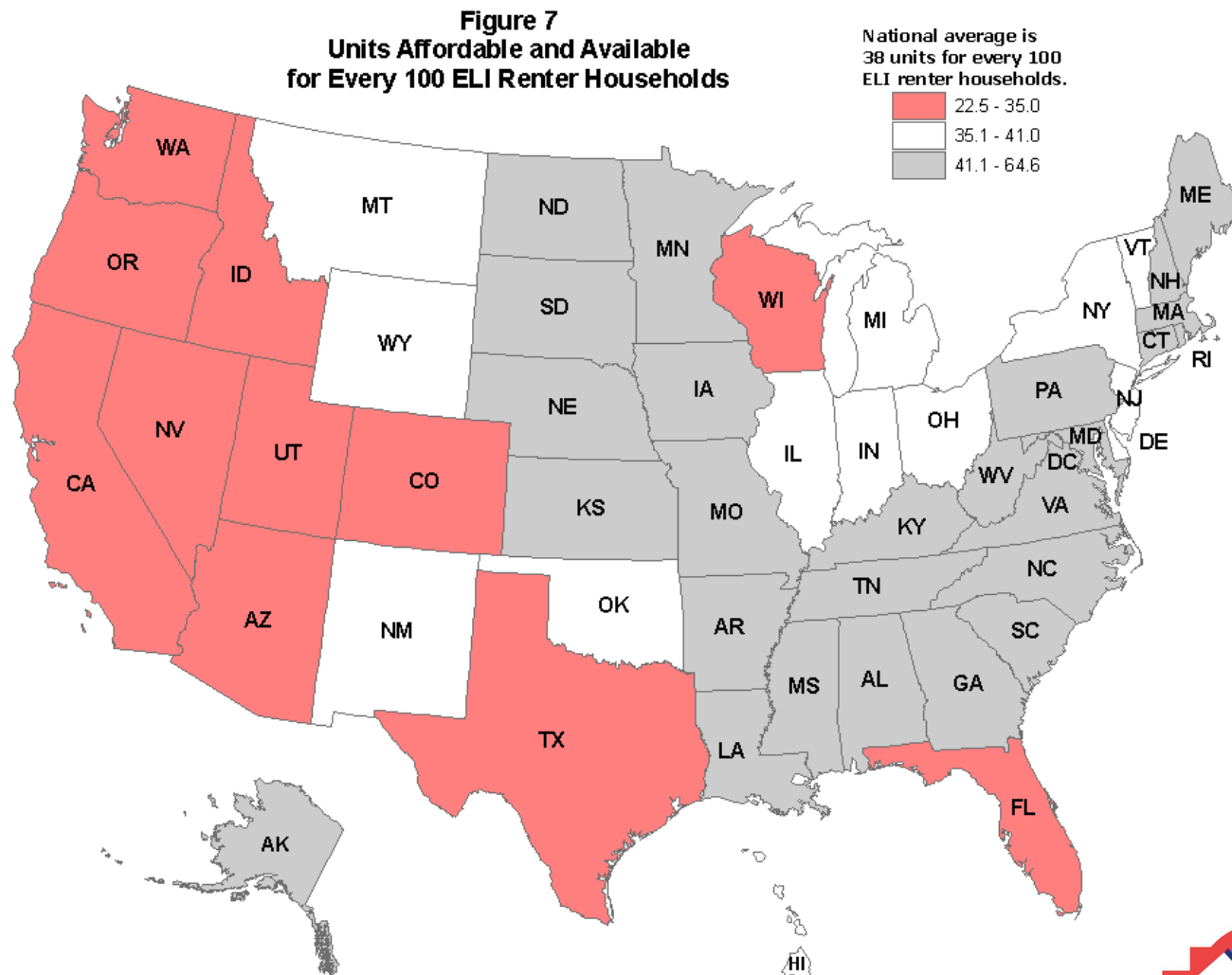
Level of Cost Burden by Tenure and Income Category in California

		Not burdened (0-30%)	Moderate burden (31-50%)	Severe burden (>50%)
Renter	Extremely Low Income (0-30% AMI)	11%	13%	77%
	Very Low Income (31-50% AMI)	17%	40%	43%
	Low Income (51-80% AMI)	40%	45%	14%
	Moderate Income (81-120% AMI)	70%	27%	3%
	Upper Income (>120%)	93%	7%	0%
Owner	Extremely Low Income (0-30% AMI)	15%	14%	71%
	Very Low Income (31-50% AMI)	36%	20%	44%
	Low Income (51-80% AMI)	41%	25%	34%
	Moderate Income (81-120% AMI)	48%	32%	20%
	Upper Income (>120%)	73%	22%	5%

Source: NLIHC tabulations of 2006 ACS PUMS



Select Findings from 2005 PUMS Housing File Based on State Median Family Income



Source: NLIHC tabulations of 2005 ACS PUMS



2009 NLIHC Congressional District Profiles

<i>Alabama's 1st District</i>					<i>Representative: Jo Bonner</i>	
	Total Renter Households	Severely Burdened Households	% with Severe Burden	Share of Severely Burdened	Deficit/Surplus of Rental Units Affordable & Available to ELI Households	ELI Extremely Low Income (Income at or below 30% of area median)
ELI Households	17,932	8,612	48%	77%		VLI Very Low Income (Income between 31% and 50% of area median)
VLI Households	10,773	2,012	19%	18%		LI Low Income (Income between 51% and 80% of area median)
Total Renter Households	64,446	11,209	17%	100%		Not Low Income Income greater than 80% of area median
Source: Special tabulation of Census 2000 (CHAS data)					-5,703	Severely Burdened Household spending >50% of income on housing costs

<i>Rents and Incomes in Constituent Areas</i>												
Fair Market Rent Area	Renter Hhlds (2000)	Two-BR Fair Market Rent	FMR Growth (2000-08)	Two-BR Housing Wage	Area Med. Income	30% of AMI	Rent Affordable at 30% of AMI	Minimum Wage	Hours at Minimum Wage	Renter Wage	Hours at Renter Wage	
Mobile MSA	46,777	\$628	27.1%	\$12.08	\$47,900	\$14,370	\$389	\$5.85	83	\$10.35	47	
Baldwin County	11,300	\$686	27.0%	\$13.19	\$54,900	\$16,470	\$412	\$5.85	90	\$9.59	55	
Escambia County	3,279	\$481	32.9%	\$9.25	\$44,500	\$13,350	\$334	\$5.85	63	\$8.79	42	
Clarke County	1,994	\$481	27.2%	\$9.25	\$42,700	\$12,810	\$320	\$5.85	63	\$8.67	38	
Nonroe County	1,835	\$481	36.6%	\$9.25	\$42,400	\$12,720	\$318	\$5.85	63	\$8.58	43	
Washington County	793	\$481	37.0%	\$9.25	\$46,300	\$13,890	\$347	\$5.85	63	\$13.54	27	

Source: Out of Reach, 2007-2008. This congressional district includes at least a small portion of the FMR area listed above. For FMR areas that span more than one state, the data reflect this state's geography.

<i>State-Level Renter Statistics</i>					<i>There is a Real Deficit of Affordable and Available Rental Units</i>			
	Total Renter Households	Severely Burdened Households	Share of Severely Burdened	Median Housing Cost to Income Ratio	Deficit/Surplus of Affordable Rental Units	Deficit/Surplus of Affordable and Available Rental Units	Affordable and Available Rental Units Per 100 Households	
ELI Households	146,890	100,111	76%	71				
VLI Households	102,704	24,071	18%	37				
LI Households	101,051	6,085	6%	25				
Not Low Income	179,944	1,192	1%	15				
Total	530,589	131,459	100%	28				
Source: NLIHC tabulations of 2007 American Community Survey PUMS					Extremely Low Income	-4,913	-72,117	51
					Very Low Income	69,710	-41,268	83
					Source: NLIHC tabulations of 2007 American Community Survey PUMS			

Congressional District Profiles were produced in December 2008 by the research staff at the National Low Income Housing Coalition. Please visit www.nlihc.org or call (202) 682-1530 to request additional information.



http://www.nlihc.org/detail/article.cfm?article_id=3810&id=61

Related Surveys: The Housing Vacancy Survey

(Current Population Survey)

Data Collection and Sample Size

- Supplement to the CPS
- About 71,000 addresses per month. A unit is in sample for 4 consecutive months, out for 8 months, back in sample for 4 months, and then retired from the sample.
 - Lowest geography is 75 largest metros.

Subjects covered

- Housing tenure, vacancy status, for sale or for rent status, basic householder characteristics

Data Products

- Press release, historical tables, (CPS microdata)

Release Schedule

- Quarterly and annual statistics



Related Surveys: The American Housing Survey

Data Collection and Sample Size

- 55,000 housing units are surveyed as a panel
 - Lowest geography is census region and select metros and “zones”
- National conducted biennially, metros every six years

Subjects covered

- The AHS asks hundreds of questions about the housing units it samples, including neighborhood and household characteristics.

Data Products

- A paper report
- SAS Microdata with file flattener (Why no flat file?)
- Housing Affordability Data System (HADS)

Release Schedule

- Every two years with a year lag from collection



Census and Housing Policy

Examples of where Census data are used

- Local planning requirements
 - Consolidated Plan
 - PHA Plan
 - Qualified Action Plan
 - Etc.
- Fair Market Rents
 - Threshold rent level for Section 8 and other federal housing programs
- Income limits
 - Median income based thresholds used to determine program eligibility and in some cases rents.

How the ACS is Improving Housing Policy

- ACS should provide more recent local data
 - HUD planning to release more regular “CHAS” data
 - HUD already integrating more recent rent updates from more local areas available in the ACS
 - (Previously changes in national and regional inflation were used along with more frequent random digit dialing surveys)
- ACS provides continuous information
 - In the past there have been large disruptions and plenty of angst when a new Census corrects past estimates
 - In many areas, Low Income Housing Credit projects have not see an increase in rents for the past seven years due to 2000 Census adjustments to income and rent levels.



More Improvements are Possible

- Continue to improve accuracy of administrative data
 - NLHC would like to see smaller areas for determining FMRs and incomes - This is now possible with the ACS.
- Tracking progress
 - For the first time we have annual updates of basic demographic information to track progress.
 - We will be able to see how households' situations change in relation to foreclosure and stimulus programs.
 - In 2005, ACS data gave us the first comprehensive look at Katrina's impact.

Conclusion

- The Census is vital to housing policy
- The ACS is extremely welcome, providing timely and useful basic housing information, from a large national sample
 - It contains similar data to recent decennial censuses
 - It is much more timely than the decennial census
- The ACS will help keep track of changing local patterns and trends in basic housing variables better than any existing data set
 - It has a larger sample than any other survey except the decennial census
- Other surveys continue to be important –the ACS complements and does not replace these other sources of data, e.g.
 - ACS is not as timely as the Housing Vacancy Survey,
 - The ACS does not provide the richness of data of the American Housing Survey