

# CHAPTER 4: HOUSING OCCUPANCY AND TENURE

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

Housing Occupancy and Tenure	Total Number of Housing Units	Number of Occupied Housing Units	Percent of Total HUs		Percent of Occupied HUs	
			Occupied	Vacant	Owner-Occupied	Renter-Occupied
<b>United States</b>	<b>131,704,730</b>	<b>116,716,292</b>	<b>88.6</b>	<b>11.4</b>	<b>65.1</b>	<b>34.9</b>
<b>Appalachian Region</b>	<b>11,532,681</b>	<b>10,012,299</b>	<b>86.8</b>	<b>13.2</b>	<b>71.3</b>	<b>28.7</b>
<b>Subregions</b>						
Northern Appalachia	3,922,055	3,404,526	86.8	13.2	70.8	29.2
North Central Appalachia	1,116,988	973,185	87.1	12.9	72.6	27.4
Central Appalachia	883,348	765,191	86.6	13.4	73.8	26.2
South Central Appalachia	2,259,554	1,923,827	85.1	14.9	70.3	29.7
Southern Appalachia	3,350,736	2,945,570	87.9	12.1	71.3	28.7
<b>County Types</b>						
Large Metros (pop. 1 million +)	2,495,868	2,244,499	89.9	10.1	71.6	28.4
Small Metros (pop. <1 million)	4,572,289	4,078,144	89.2	10.8	69.3	30.7
Nonmetro, Adjacent to Large Metros	790,018	663,712	84.0	16.0	72.2	27.8
Nonmetro, Adjacent to Small Metros	2,436,790	2,011,433	82.5	17.5	73.4	26.6
Rural (nonmetro, not adj. to a metro)	1,237,716	1,014,511	82.0	18.0	73.7	26.3
<b>Alabama</b>	<b>2,171,853</b>	<b>1,883,791</b>	<b>86.7</b>	<b>13.3</b>	<b>69.7</b>	<b>30.3</b>
Appalachian Alabama	1,378,823	1,210,085	87.8	12.2	70.9	29.1
Non-Appalachian Alabama	793,030	673,706	85.0	15.0	67.6	32.4
<b>Georgia</b>	<b>4,088,801</b>	<b>3,585,584</b>	<b>87.7</b>	<b>12.3</b>	<b>65.7</b>	<b>34.3</b>
Appalachian Georgia	1,176,507	1,034,515	87.9	12.1	73.0	27.0
Non-Appalachian Georgia	2,912,294	2,551,069	87.6	12.4	62.7	37.3
<b>Kentucky</b>	<b>1,927,164</b>	<b>1,719,965</b>	<b>89.2</b>	<b>10.8</b>	<b>68.7</b>	<b>31.3</b>
Appalachian Kentucky	539,879	468,613	86.8	13.2	72.7	27.3
Non-Appalachian Kentucky	1,387,285	1,251,352	90.2	9.8	67.2	32.8
<b>Maryland</b>	<b>2,378,814</b>	<b>2,156,411</b>	<b>90.7</b>	<b>9.3</b>	<b>67.5</b>	<b>32.5</b>
Appalachian Maryland	112,979	96,921	85.8	14.2	68.0	32.0
Non-Appalachian Maryland	2,265,835	2,059,490	90.9	9.1	67.5	32.5
<b>Mississippi</b>	<b>1,274,719</b>	<b>1,115,768</b>	<b>87.5</b>	<b>12.5</b>	<b>69.6</b>	<b>30.4</b>
Appalachian Mississippi	278,538	243,941	87.6	12.4	70.4	29.6
Non-Appalachian Mississippi	996,181	871,827	87.5	12.5	69.4	30.6
<b>New York</b>	<b>8,108,103</b>	<b>7,317,755</b>	<b>90.3</b>	<b>9.7</b>	<b>53.3</b>	<b>46.7</b>
Appalachian New York	509,827	426,326	83.6	16.4	68.7	31.3
Non-Appalachian New York	7,598,276	6,891,429	90.7	9.3	52.3	47.7
<b>North Carolina</b>	<b>4,327,528</b>	<b>3,745,155</b>	<b>86.5</b>	<b>13.5</b>	<b>66.7</b>	<b>33.3</b>
Appalachian North Carolina	856,461	697,557	81.4	18.6	70.7	29.3
Non-Appalachian North Carolina	3,471,067	3,047,598	87.8	12.2	65.8	34.2
<b>Ohio</b>	<b>5,127,508</b>	<b>4,603,435</b>	<b>89.8</b>	<b>10.2</b>	<b>67.6</b>	<b>32.4</b>
Appalachian Ohio	905,588	803,533	88.7	11.3	72.0	28.0
Non-Appalachian Ohio	4,221,920	3,799,902	90.0	10.0	66.6	33.4
<b>Pennsylvania</b>	<b>5,567,315</b>	<b>5,018,904</b>	<b>90.1</b>	<b>9.9</b>	<b>69.6</b>	<b>30.4</b>
Appalachian Pennsylvania	2,720,638	2,368,053	87.0	13.0	71.0	29.0
Non-Appalachian Pennsylvania	2,846,677	2,650,851	93.1	6.9	68.3	31.7
<b>South Carolina</b>	<b>2,137,683</b>	<b>1,801,181</b>	<b>84.3</b>	<b>15.7</b>	<b>69.3</b>	<b>30.7</b>
Appalachian South Carolina	516,868	457,029	88.4	11.6	69.4	30.6
Non-Appalachian South Carolina	1,620,815	1,344,152	82.9	17.1	69.3	30.7
<b>Tennessee</b>	<b>2,812,133</b>	<b>2,493,552</b>	<b>88.7</b>	<b>11.3</b>	<b>68.2</b>	<b>31.8</b>
Appalachian Tennessee	1,289,316	1,125,621	87.3	12.7	70.7	29.3
Non-Appalachian Tennessee	1,522,817	1,367,931	89.8	10.2	66.1	33.9
<b>Virginia</b>	<b>3,364,939</b>	<b>3,056,058</b>	<b>90.8</b>	<b>9.2</b>	<b>67.2</b>	<b>32.8</b>
Appalachian Virginia	365,340	316,274	86.6	13.4	71.4	28.6
Non-Appalachian Virginia	2,999,599	2,739,784	91.3	8.7	66.8	33.2
<b>West Virginia (entire state)</b>	<b>881,917</b>	<b>763,831</b>	<b>86.6</b>	<b>13.4</b>	<b>73.4</b>	<b>26.6</b>

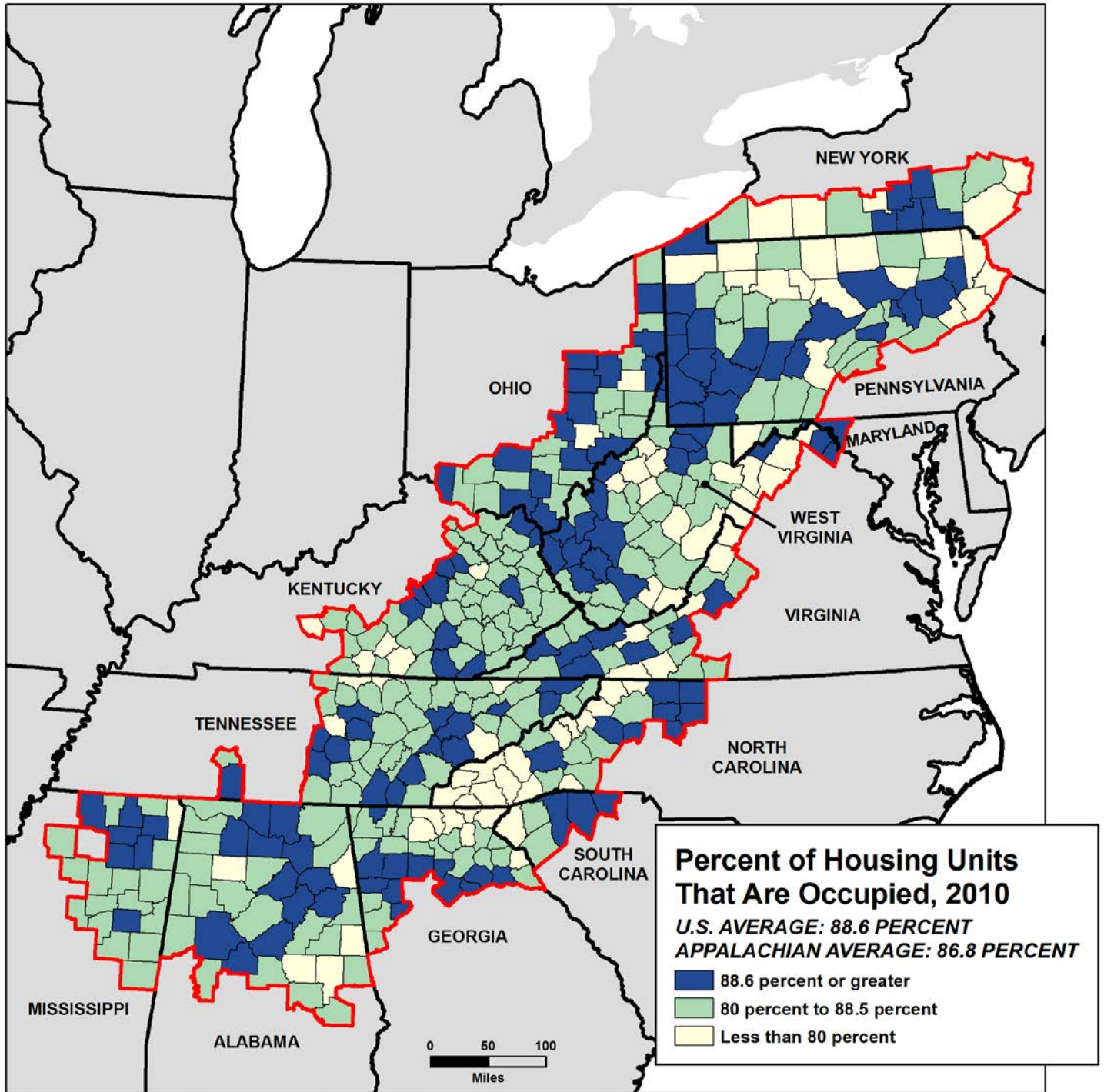
Data Source: U.S. Census Bureau, 2010 Decennial Census.

**Table 4.2: Change in Occupancy and Tenure of Housing Units in the Appalachian Region, 2000-2010**

Change in Housing Occupancy and Tenure	Percent Change, 2000-2010				
	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units
<b>United States</b>	<b>13.6</b>	<b>10.7</b>	<b>43.8</b>	<b>8.8</b>	<b>14.2</b>
<b>Appalachian Region</b>	<b>10.5</b>	<b>7.7</b>	<b>32.4</b>	<b>4.5</b>	<b>16.7</b>
<b>Subregions</b>					
Northern Appalachia	3.7	1.9	17.1	-0.4	8.2
North Central Appalachia	6.8	5.6	15.4	3.0	13.3
Central Appalachia	4.6	2.5	20.5	-1.1	14.3
South Central Appalachia	15.4	10.6	53.8	6.5	21.6
Southern Appalachia	19.2	15.8	52.6	11.8	27.0
<b>County Types</b>					
Large Metros (pop. 1 million +)	14.4	11.9	42.9	9.5	18.4
Small Metros (pop. <1 million)	10.5	8.2	33.5	5.0	16.3
Nonmetro, Adjacent to Large Metros	9.4	6.2	30.2	2.7	16.6
Nonmetro, Adjacent to Small Metros	9.0	5.3	30.8	1.8	16.3
Rural (nonmetro, not adj. to a metro)	6.4	3.2	23.8	-0.8	16.1
<b>Alabama</b>	<b>10.6</b>	<b>8.4</b>	<b>27.1</b>	<b>4.3</b>	<b>19.4</b>
Appalachian Alabama	10.6	8.5	28.8	4.9	18.3
Non-Appalachian Alabama	10.6	8.4	24.8	3.2	21.1
<b>Georgia</b>	<b>24.6</b>	<b>19.3</b>	<b>82.7</b>	<b>16.0</b>	<b>26.0</b>
Appalachian Georgia	36.8	30.4	112.2	26.0	43.9
Non-Appalachian Georgia	20.3	15.3	73.3	11.8	21.6
<b>Kentucky</b>	<b>10.1</b>	<b>8.1</b>	<b>29.3</b>	<b>5.0</b>	<b>15.8</b>
Appalachian Kentucky	5.1	3.1	19.8	-0.8	15.4
Non-Appalachian Kentucky	12.1	10.1	34.9	7.5	15.9
<b>Maryland</b>	<b>10.9</b>	<b>8.9</b>	<b>35.3</b>	<b>8.5</b>	<b>9.6</b>
Appalachian Maryland	10.0	7.1	31.7	6.1	9.3
Non-Appalachian Maryland	10.9	8.9	35.5	8.6	9.6
<b>Mississippi</b>	<b>9.7</b>	<b>6.6</b>	<b>37.6</b>	<b>2.7</b>	<b>17.0</b>
Appalachian Mississippi	7.4	4.4	34.3	-1.3	21.1
Non-Appalachian Mississippi	10.4	7.3	38.5	3.8	16.0
<b>New York</b>	<b>5.6</b>	<b>3.7</b>	<b>27.0</b>	<b>4.2</b>	<b>3.1</b>
Appalachian New York	4.4	2.6	14.6	1.6	4.8
Non-Appalachian New York	5.7	3.8	28.6	4.5	3.0
<b>North Carolina</b>	<b>22.8</b>	<b>19.6</b>	<b>48.6</b>	<b>15.0</b>	<b>30.0</b>
Appalachian North Carolina	19.0	12.5	59.5	7.3	27.1
Non-Appalachian North Carolina	23.8	21.3	44.9	17.0	30.5
<b>Ohio</b>	<b>7.2</b>	<b>3.5</b>	<b>55.4</b>	<b>1.3</b>	<b>8.7</b>
Appalachian Ohio	4.9	2.1	34.2	-1.0	10.8
Non-Appalachian Ohio	7.7	3.9	61.5	1.8	8.3
<b>Pennsylvania</b>	<b>6.0</b>	<b>5.1</b>	<b>16.0</b>	<b>2.5</b>	<b>11.4</b>
Appalachian Pennsylvania	3.7	2.3	14.1	-0.2	8.9
Non-Appalachian Pennsylvania	8.4	7.7	19.6	5.2	13.5
<b>South Carolina</b>	<b>21.9</b>	<b>17.4</b>	<b>53.1</b>	<b>12.7</b>	<b>29.6</b>
Appalachian South Carolina	16.5	13.7	43.3	9.7	23.9
Non-Appalachian South Carolina	23.7	18.8	55.4	13.8	31.6
<b>Tennessee</b>	<b>15.3</b>	<b>11.7</b>	<b>54.2</b>	<b>8.9</b>	<b>18.1</b>
Appalachian Tennessee	14.0	10.2	50.3	6.7	19.5
Non-Appalachian Tennessee	16.3	12.9	58.7	10.9	17.1
<b>Virginia</b>	<b>15.9</b>	<b>13.2</b>	<b>50.7</b>	<b>11.8</b>	<b>16.2</b>
Appalachian Virginia	6.6	3.3	33.2	-0.6	14.6
Non-Appalachian Virginia	17.1	14.5	54.5	13.6	16.4
<b>West Virginia (entire state)</b>	<b>4.4</b>	<b>3.7</b>	<b>9.2</b>	<b>1.3</b>	<b>11.0</b>

Data Sources: U.S. Census Bureau, 2000 and 2010 Decennial Censuses.

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

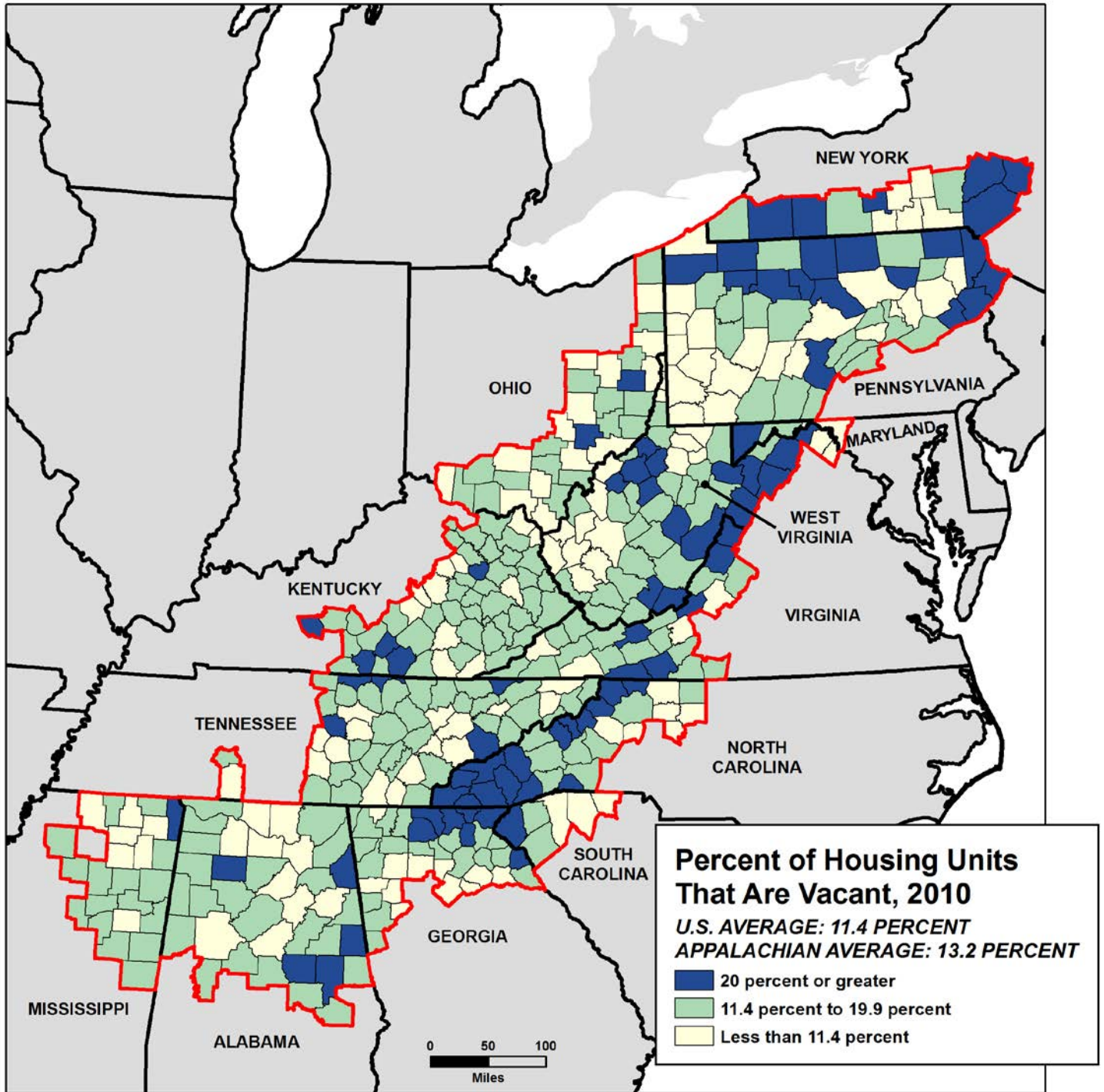


Map Title: Percent of Housing Units in the Appalachian Region That Are Occupied, 2010

Data Source: U.S. Census Bureau, 2010 Decennial Census.

Although the home occupancy rate is slightly lower in Appalachia than in the United States as a whole, rates vary within the region. On one hand, 120 of the 420 Appalachian counties have occupancy rates that are at or above the national average. And while these counties are scattered through all parts of Appalachia, most are in metropolitan areas. Conversely, less than 80 percent of housing units are occupied in 83 Appalachian counties—all but nine of which lie outside metropolitan areas.

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

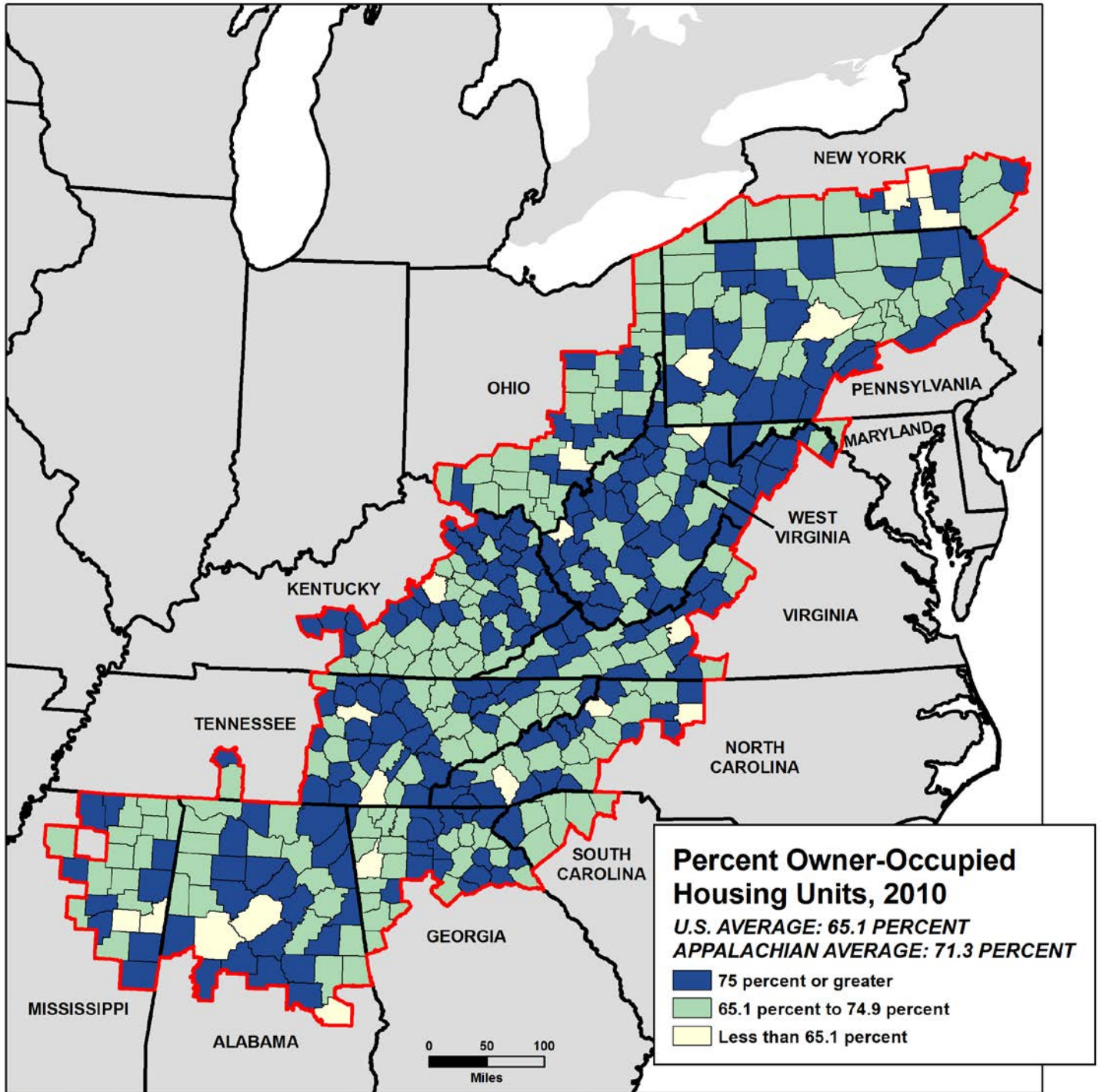


Map Title: Percent of Housing Units in the Appalachian Region That Are Vacant, 2010

Data Source: U.S. Census Bureau, 2010 Decennial Census.

In Appalachia, 13.2 percent of housing units are vacant, which is nearly two percentage points above the national average of 11.4 percent. The vacancy rate varies within the region, however. While one-fifth of Appalachian counties (nearly all in nonmetropolitan areas) have a vacancy rate exceeding 20 percent, another one-fourth of counties have vacancy rates below the national average. It is important to note that in some counties, many (if not most) of the vacant units are 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, 2010

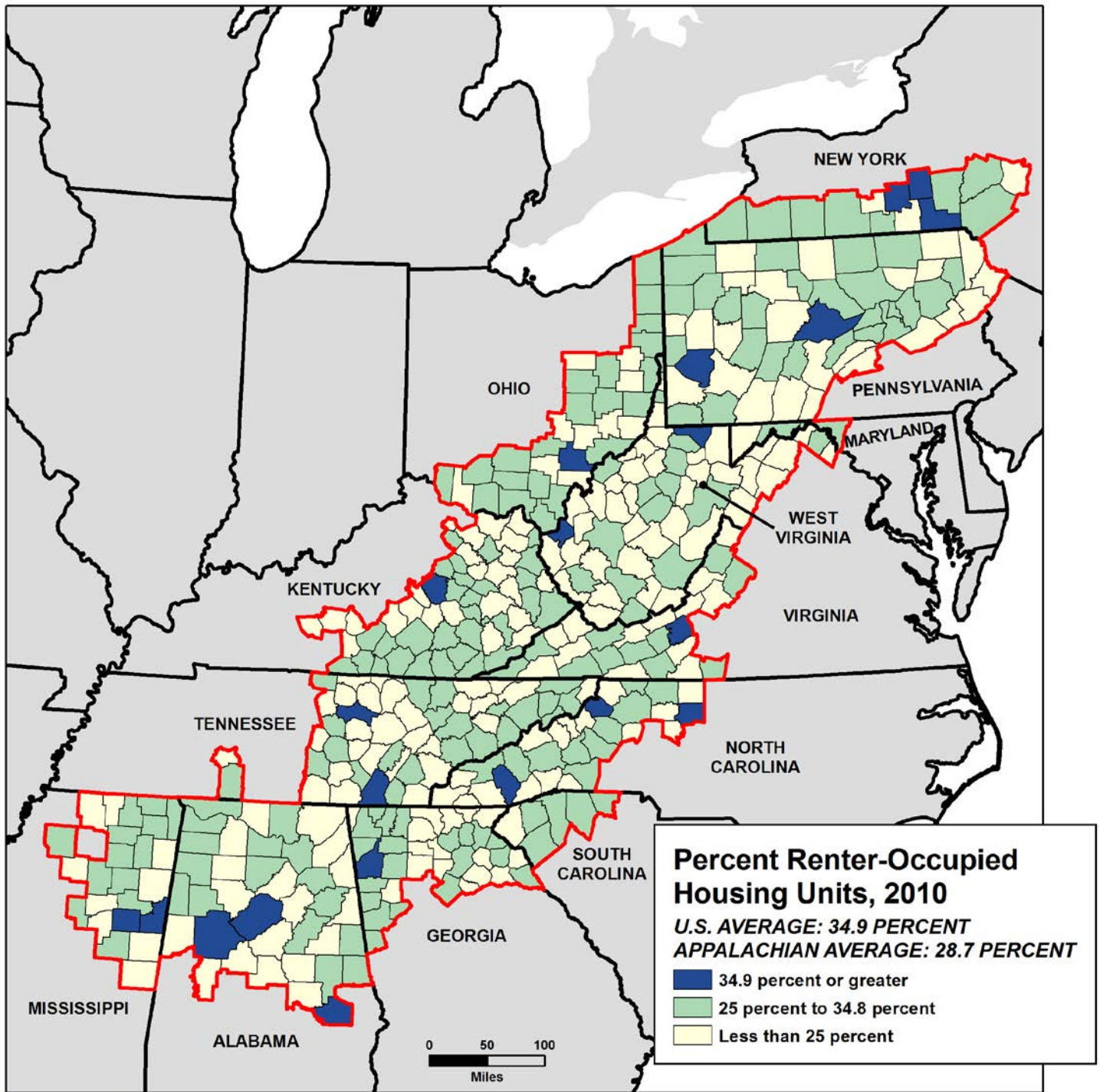


Map Title: Percent Owner-Occupied Housing Units in the Appalachian Region, 2010

Data Source: U.S. Census Bureau, 2010 Decennial Census.

Homeownership is more common in the Appalachian region than in the rest of the country. In 399 of the 420 counties, the share of owner-occupied housing units exceeds the national average. Indeed, in more than 200 counties, the homeownership rate is at least 75 percent. 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 increase 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, 2010

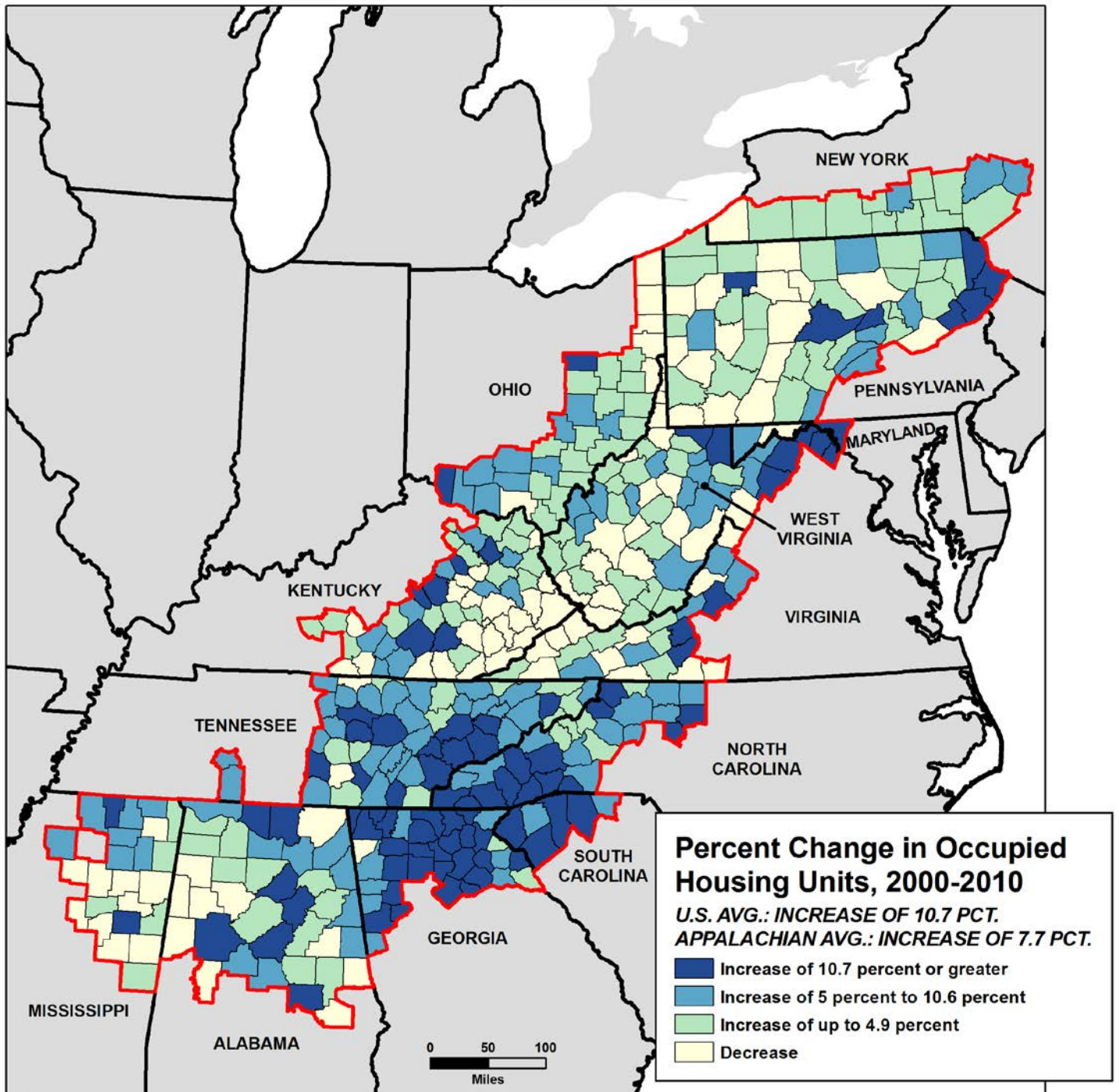


Map Title: Percent Renter-Occupied Housing Units in the Appalachian Region, 2010

Data Source: U.S. Census Bureau, 2010 Decennial Census.

The share of renter-occupied housing units is well below the national average throughout Appalachia; in fact, it is less than 25 percent in nearly half of the region's counties. Among the 21 Appalachian counties where the share of renter-occupied units matches or exceeds the national average, most are either in a large urban area (e.g., Pittsburgh, Birmingham) or home to a college or university where students make up a fairly sizeable share of the population.

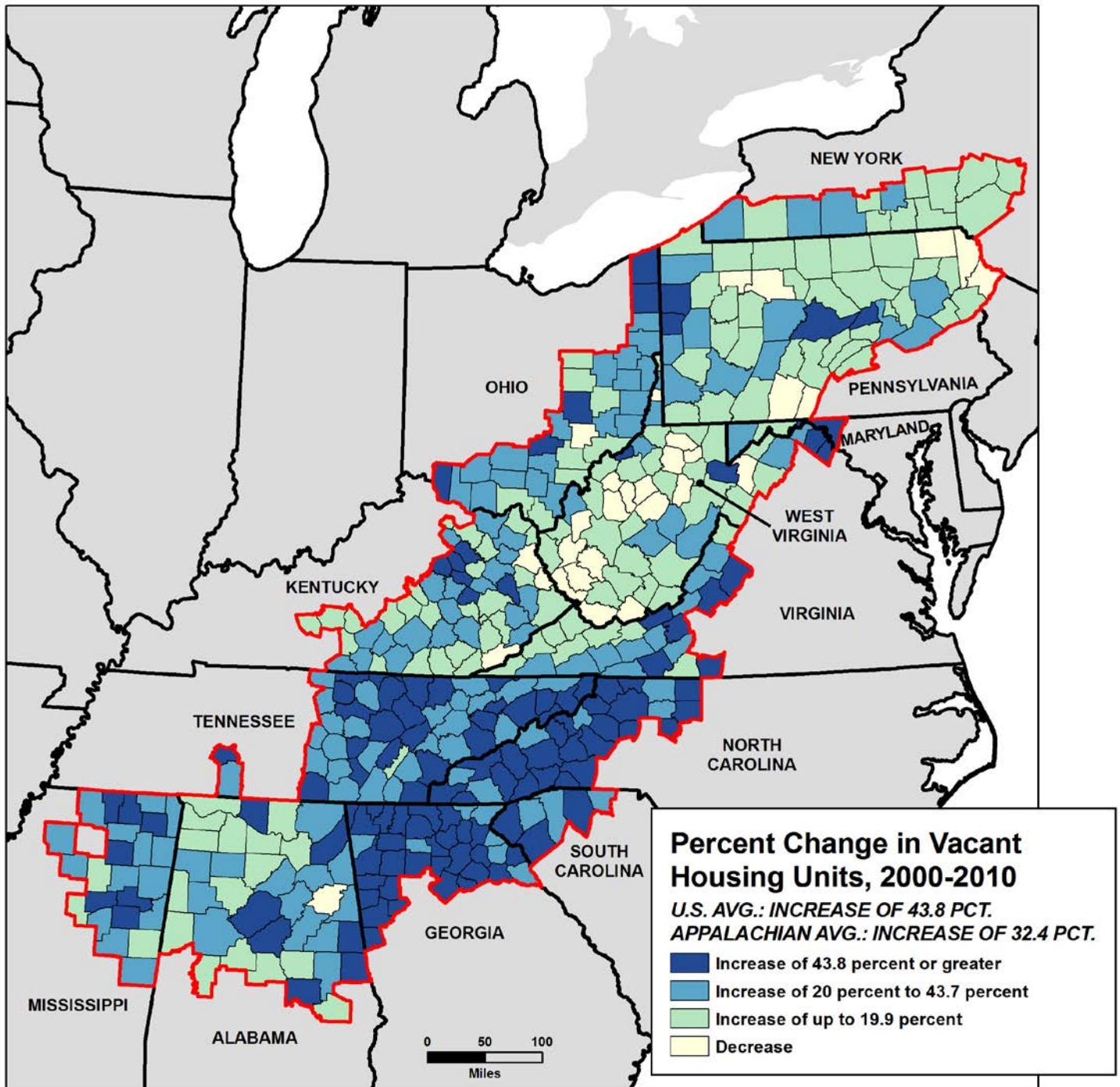
Figure 4.5: Percent Change in Occupied Housing Units in the Appalachian Region, 2000-2010



Map Title: Percent Change in Occupied Housing Units in the Appalachian Region, 2000-2010  
 Data Sources: U.S. Census Bureau, 2000 and 2010 Decennial Censuses.

The increase in the number of occupied housing units in Appalachia during the last decade was noticeably below the national average of nearly 11 percent. In 91 Appalachian counties, however, the increase in occupied units matched or exceeded the national average. Of these 91 counties, most were in southern and south central Appalachia; the Appalachian section of Georgia alone saw a 30 percent increase in occupied housing units between 2000 and 2010. And there seems to be a correspondence between the growth in occupied units and population growth: 84 of these 91 counties also experienced population growth above the national average. Similarly, 88 of the 96 Appalachian counties that experienced a decrease in occupied housing units also lost population over the decade.

Figure 4.6: Percent Change in Vacant Housing Units in the Appalachian Region, 2000-2010

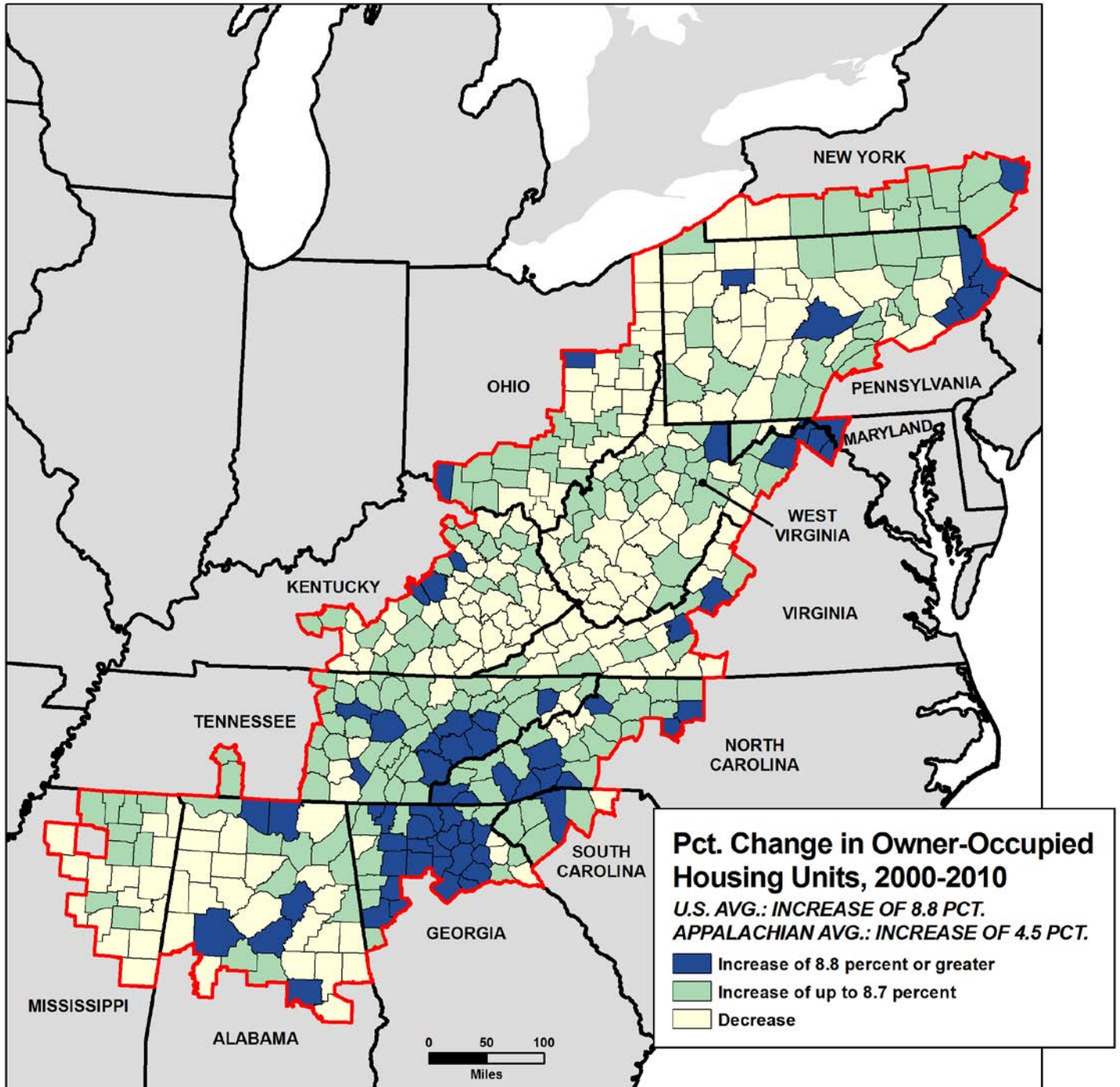


Map Title: Percent Change in Vacant Housing Units in the Appalachian Region, 2000-2010  
 Data Sources: U.S. Census Bureau, 2000 and 2010 Decennial Censuses.

The number of vacant housing units in Appalachia increased 32 percent between 2000 and 2010—well below the national average. Yet in 122 of the region’s counties, the increase in vacant housing units exceeded the national rate. The vast majority of these were in southern or south central Appalachia—particularly Georgia, North Carolina, and Tennessee. And just 15 of these 122 counties lost population during the 2000s, while in 61 others, the population actually grew faster than the national average. These patterns suggest an increase in the overall housing stock, and possibly some effects of the recession of the late 2000s. At the other end of the spectrum, the number of vacant units fell in 30 counties—mostly in northern and central Appalachia.



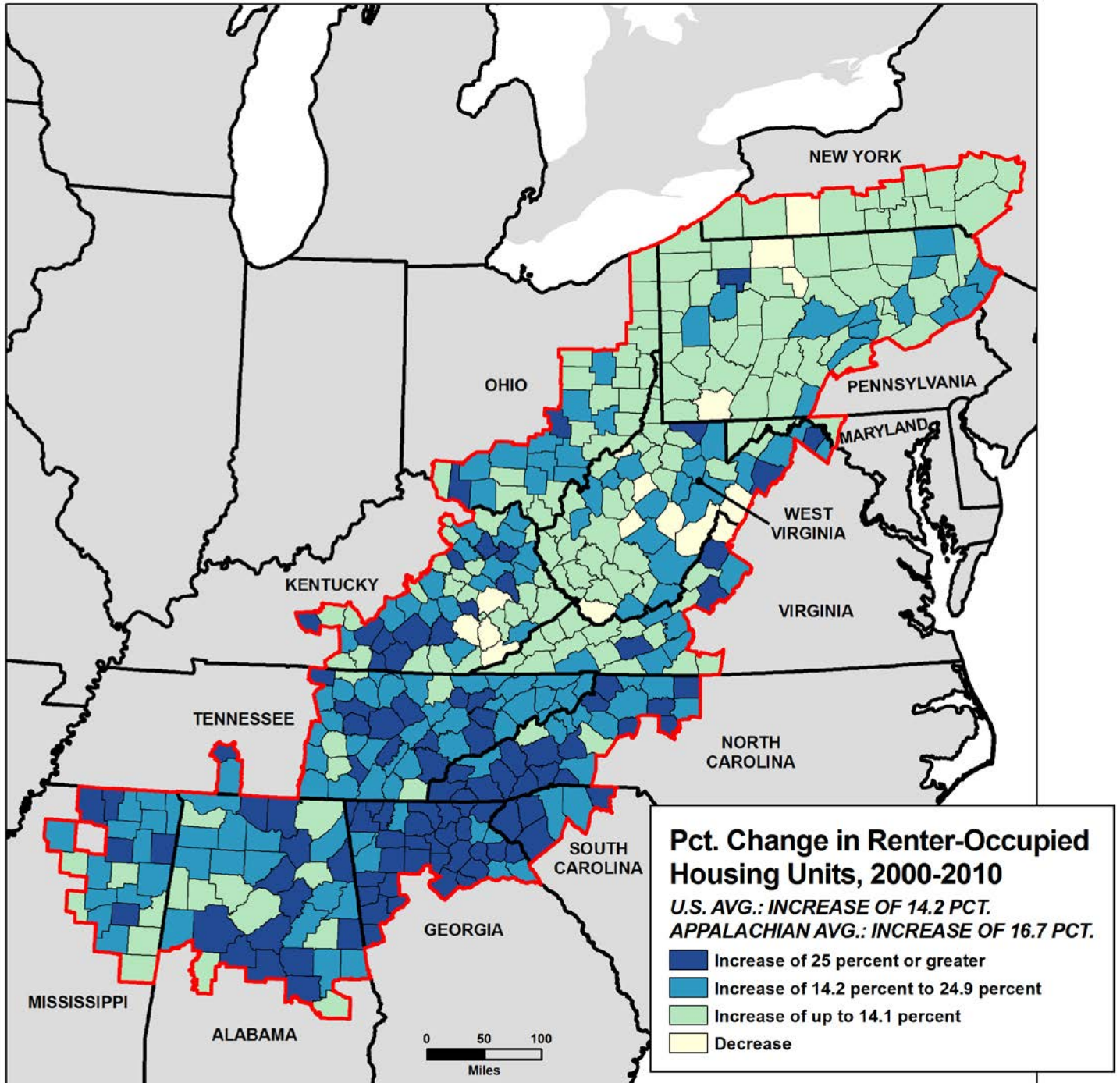
Figure 4.7: Percent Change in Owner-Occupied Housing Units in the Appalachian Region, 2000-2010



Map Title: Percent Change in Owner-Occupied Housing Units in the Appalachian Region, 2000-2010  
 Data Sources: U.S. Census Bureau, 2000 and 2010 Decennial Censuses.

The number of owner-occupied housing units in Appalachia grew at about half the national average of 8.8 percent between 2000 and 2010. Yet in 69 of the region’s counties—mainly in southern and south central Appalachia—owner-occupied units grew at or above the national rate. And nearly all of these counties had population growth that surpassed the national average. Similarly, more than two-thirds of the 184 Appalachian counties where the number of owner-occupied units declined over the decade also lost population.

**Figure 4.8: Percent Change in Renter-Occupied Housing Units in the Appalachian Region, 2000-2010**



Map Title: Percent Change in Renter-Occupied Housing Units in the Appalachian Region, 2000-2010  
 Data Sources: U.S. Census Bureau, 2000 and 2010 Decennial Censuses.

Within Appalachia, the pattern of change in renter-occupied housing units during the 2000s varied across geographic subregions. In the northern and north central counties, the increase was generally below the national rate, while in the southern and south central counties, the increase tended to be above the national average. In 104 Appalachian counties (82 of which were in southern or south central Appalachia), the number of renter-occupied units grew by at least 25 percent.