Volume 5, Issue 1
APRIL 2005

Center for Housing Policy

The Housing Landscape for America's Working Families 2005

NEW CENTURY HOUSING

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New Century Housing

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Center for Housing Policy

The Housing Landscape for America's Working Families 2005

by
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Research Director

Center for Housing Policy

Based on research provided by
Joseph M. Harkness and Sandra J. Newman
of Johns Hopkins University

Funding for this project was provided by Freddie Mac.

Report Design by Saunders Design.

This publication is dedicated to the memory of Cushing N. Dolbeare in recognition of her advocacy on behalf of the millions of families struggling to realize the American dream of "an affordable home in a decent neighborhood."

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The Center for Housing Policy

The Center for Housing Policy is the nonprofit research affiliate of the National Housing Conference (NHC) and combines state-of-the-art research with the insights and expertise of housing practitioners. The Center works to broaden understanding of America's affordable housing challenges and examines the impact of policies and programs developed to address these needs.

Acknowledgements

The Center for Housing Policy gratefully acknowledges the following organizations and individuals for their financial support of the continuing operations of the Center:

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Message from the Center Chairman, Ann B. Schnare

FIVE YEARS AGO, the Center for Housing Policy released a groundbreaking report documenting the critical housing needs of America's working families. This was followed a few years later with the first national housing study of the country's newest working families, immigrants. Together these reports shined a spotlight on a troubling trend. **Working a fulltime job does not guarantee a family a decent, affordable place to live.**

This new report combines and updates the findings of the Center's previous work. Now, with the perspective of more than half a decade, it is clear that when it comes to decent, affordable housing for working families, the landscape is changing, but not for the better. Back in 1997, roughly 3 million working families spent more than half of their incomes on housing or lived in physically dilapidated units. By 2003, this number increased to 5 million, a 67 percent increase in six years.

Contrary to conventional wisdom, housing problems are not confined to cities, renters, or the nation's coasts. Working families with critical needs are as likely to be found in the suburbs as in the central cities. Affordability problems affect homeowners and renters at nearly equal rates (although renters are more likely to live in dilapidated and crowded conditions). And, while housing needs continue to be highest in the West and Northeast, they are growing fastest in the Midwest.

This report updates the situation for immigrant working families from 2001 to 2003. Although our data on immigrants have not been available long enough to depict trends, some figures bear watching. More than 6 out of 10 immigrants with critical needs are Hispanic; in fact, one-third are from one country — Mexico. While their median income is about the same as that of native-born working families with critical housing needs ($25,000), immigrants tend to settle in more expensive markets. As a result, immigrants are more likely to have incomes below half of the local median and are more likely to pay higher housing prices. And, some immigrants who have been in the U.S. for decades still have not been able to resolve their housing problems.

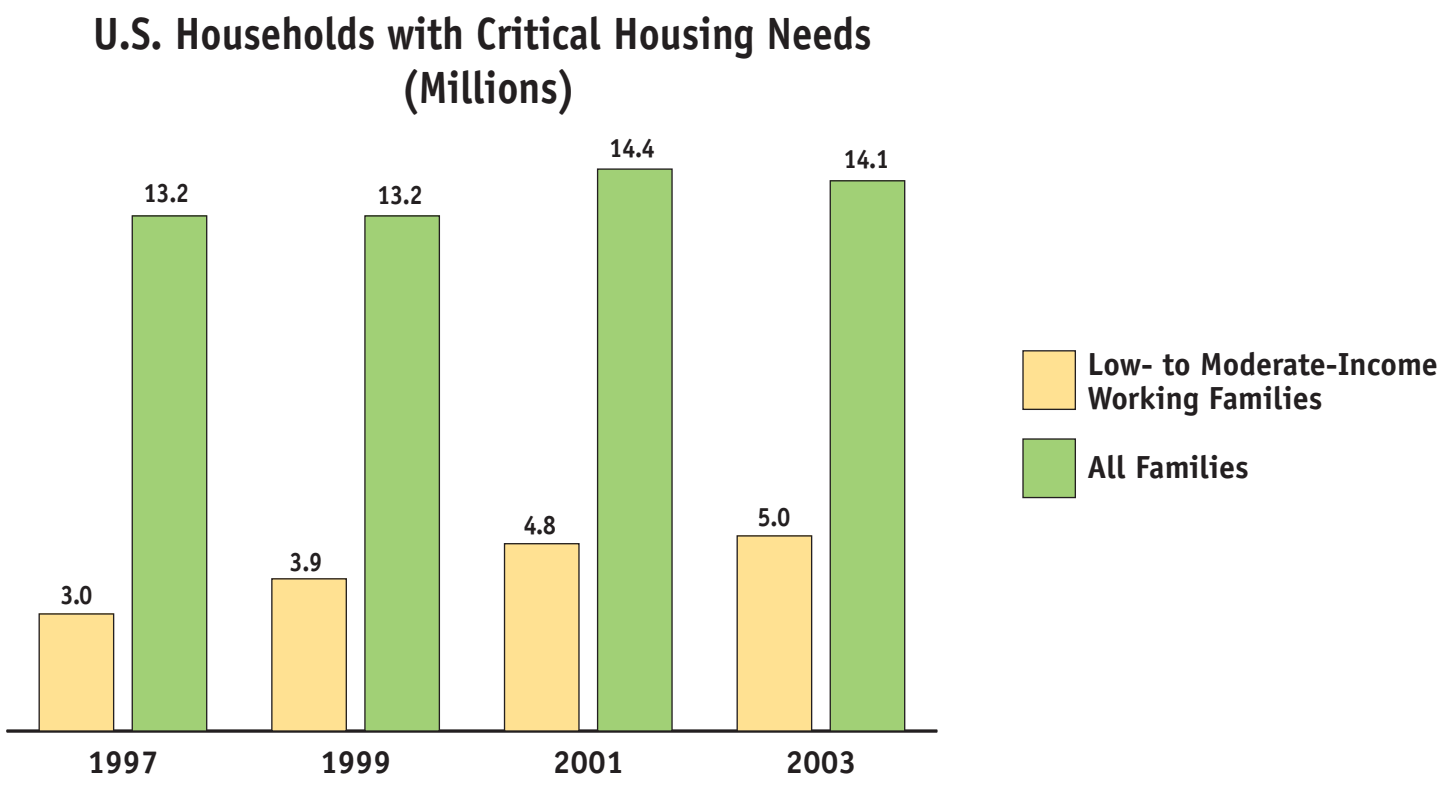
What the data in this report make clear is that critical housing needs are more pervasive and more persistent than some of us might have thought. Between 1997 and 2003, the country has moved from the boom years of the late 1990s, to the recession of a new decade, to the moderate growth of the past few years. And, the number of working families with critical housing needs has continued to increase through it all.

It is time for the issue of workforce housing to take center stage. The cost of housing, in particular, needs to be addressed in both rental and homeownership markets. For working families, affordable rental housing often is a stepping stone to homeownership. Both are important because they serve working families at various income levels and in different stages of their lives. Hopefully, this report will encourage citizens, employers, government-sponsored enterprises and policymakers at all levels of government to act in the interest of one of this country's greatest sources of strength — working families.

FRAGILE
2 PACK
00-04-05

Over More Than **Half** a Decade from 1997 to 2003, the Number of **Working Families** with Critical Housing Needs **Increased** 67 Percent to 5 Million.

HOUSEHOLDS THAT PAY more than half of household income for housing and/or live in severely dilapidated conditions have a "critical housing need." The total number of households with critical housing needs declined slightly between 2001 and 2003, to 14.1 million, or roughly 1 out of 8 American households. At the same time, the portion of this total that were low- to moderate-income working families continued to grow to 5 million. *Low- to moderate-income working families are defined as those who work the equivalent of a full-time job and earn from the minimum wage of $10,700 and up to 120 percent of the median income in their area.* As a proportion of all households with critical needs, working families now account for 35 percent, up from 23 percent in 1997. *(See Table 1 in Appendix A.)*

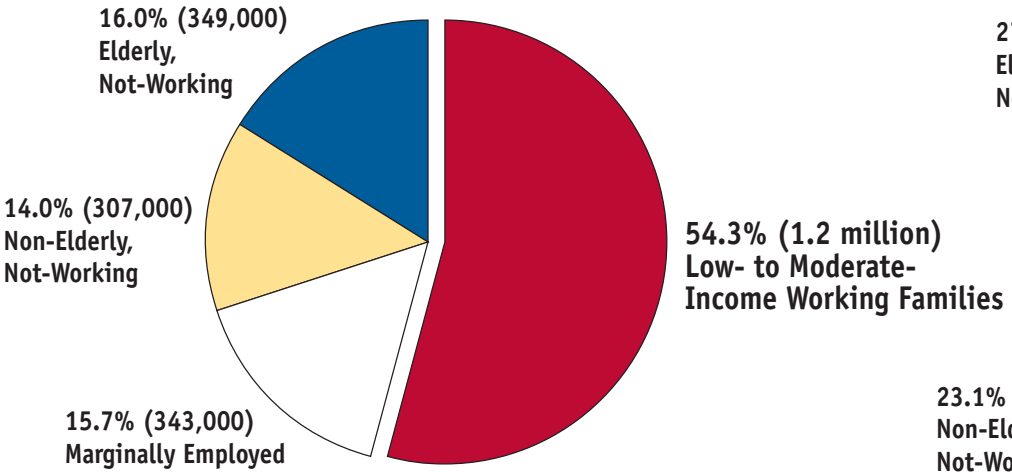


More Than Half of Immigrant and One-Third of Native-Born Families With Critical Housing Needs Worked the Equivalent of a Full-Time Job

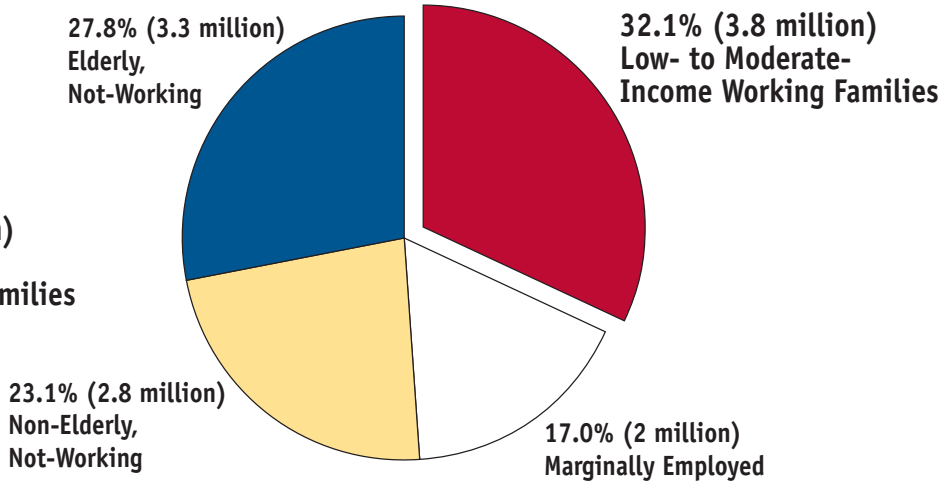
THIS CHART TAKES the 14.1 million American households with critical housing needs and divides them into Immigrant (2.2 million) and Native-Born households (11.9 million). Each group is comprised of four mutually exclusive types of households. Compared to Native-Born Americans, a much larger share of Immigrants with critical housing needs are low- to moderate-income working families (54 percent versus 32 percent). As noted earlier, low- to moderate-income working families are defined as those who work the equivalent of a full-time job and earn from the minimum wage of $10,700 and up to 120 percent of the median income in their area. Of the 5 million working families with critical housing needs, 1.2 million are Immigrants and 3.8 million are Native-Born. *(See Table 2 in Appendix A and Technical Notes in Appendix B.)*

2003

2.2 Million Immigrant Families with Critical Housing Needs



11.9 Million Native-Born Families with Critical Housing Needs



Change in the Number of Households with Critical Housing Needs

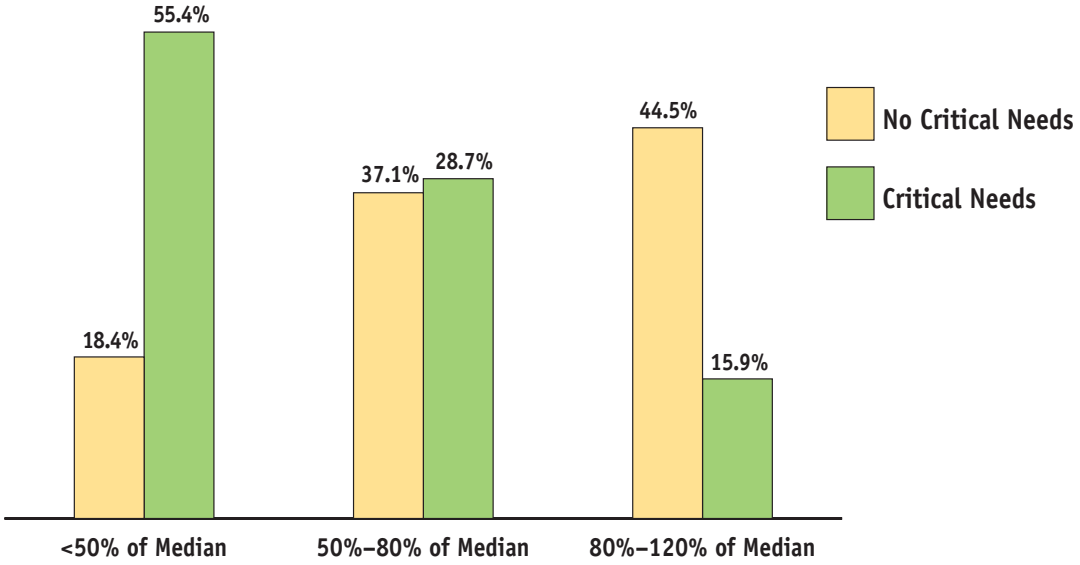
				1997–2003
+20,000 +0.5%	+382,000 +10.2%	-487,000 (-11.8%)	Elderly, Not-Working	-85,000 -2.3%
-419,000 (-12.1%)	-81,000 (-2.7%)	+105,000 +3.6%	Non-Elderly, Not-Working	-395,000 -11.5%
-424,000 (-14.4%)	-46,000 (-1.8%)	-100,000 (-4.1%)	Marginally Employed	-570,000 -19.4%
+852,000 +28.2%	+947,000 +24.4%	+188,000 +3.9%	Low- to Moderate- Income Working Families	+1,987,000 +65.8%

Critical Housing Needs Stubbornly Persist in Various Economic Conditions

OVER THE HALF DECADE from 1997 to 2003, almost 2 million working families joined the ranks of those with critical housing needs. Looking across 2-year intervals, clearly employment alone does not prevent critical housing needs, although lack of employment aggravates the problem. From 1997 to 1999, a period of unprecedented economic prosperity, the decline in the number of families with critical needs that were unemployed or marginally employed nearly equaled the additional growth (about 850,000) in the number of low- to moderate-income working families that experienced critical housing needs. Evidently, for some families employment alone was not enough to ensure affordable housing. From 1999 to 2001, as the economy weakened, nearly a million more working families faced critical housing needs. By 2001 to 2003, as the economy moved sideways, the rate of increase moderated, but the number of families with critical needs still grew among the unemployed (by 100,000) and working families (by nearly 200,000). *(See Table 1 in Appendix A.)*

How Working Families with Critical Housing

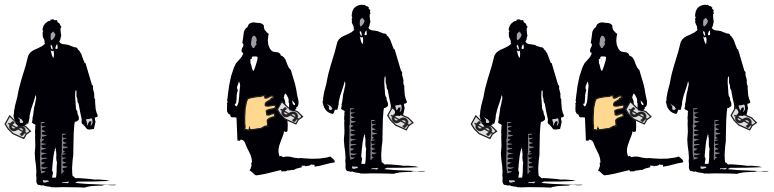
They are More Likely to Have Incomes Below 50 Percent of Area Median



They have Lower Median Incomes

	Median Income
No Critical Needs	$36,000
Critical Needs	$24,800

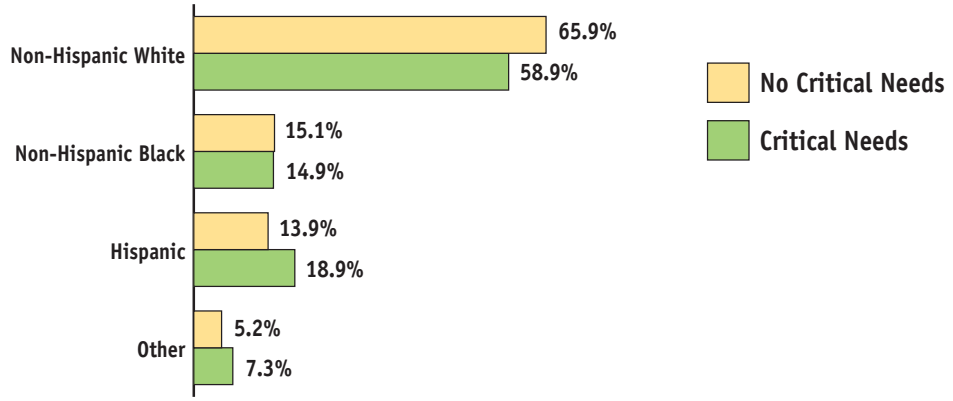
They are More Likely to Depend on More Than One Wage Earner



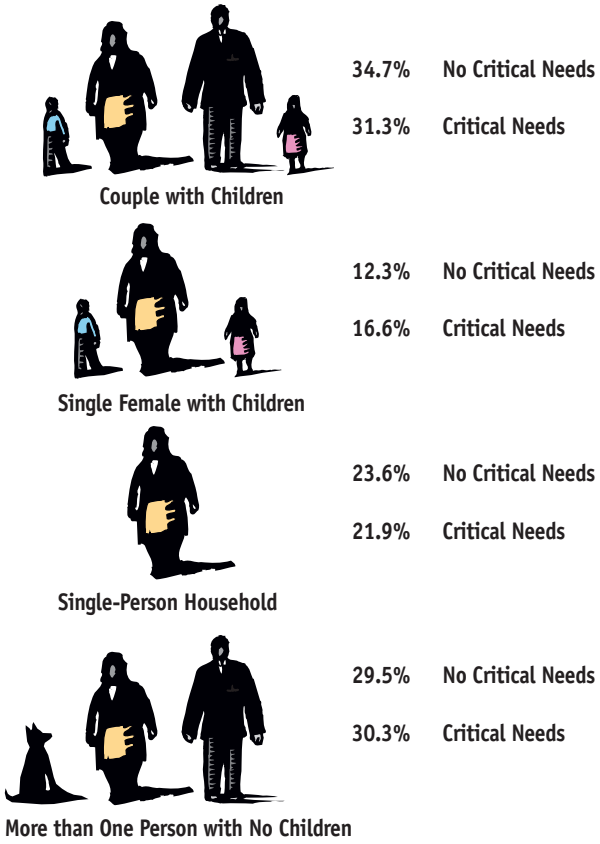
No Critical Needs	54.2%	37.6%	8.2%
Critical Needs	66.1%	27.3%	6.6%

Needs Differ from Working Families without Critical Housing Needs:

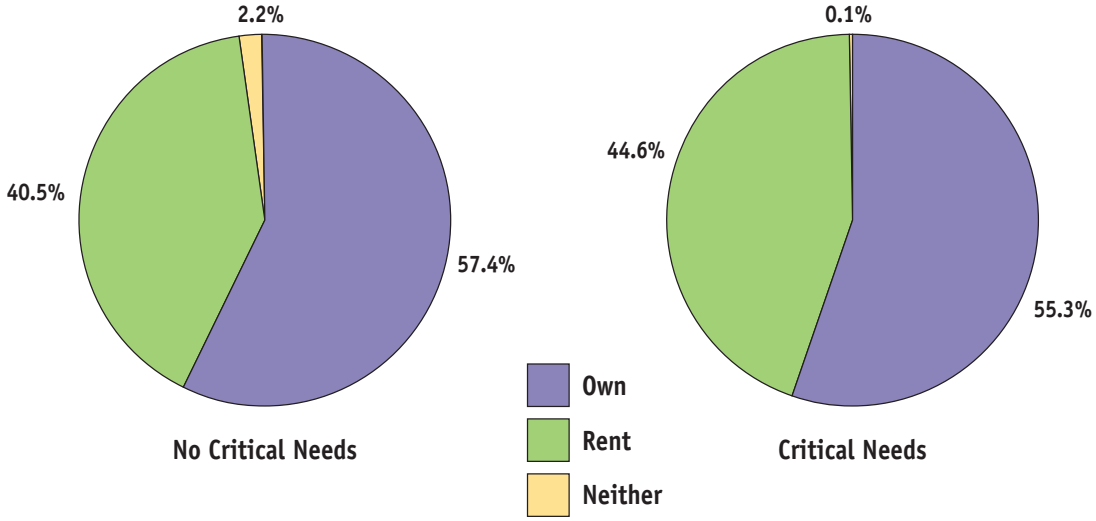
They are More Likely to Be Minority Households



They are More Likely to Be Female-Headed Households with Children



They are Slightly More Likely to Be Renters, Although Homeowners Still Outnumber Renters



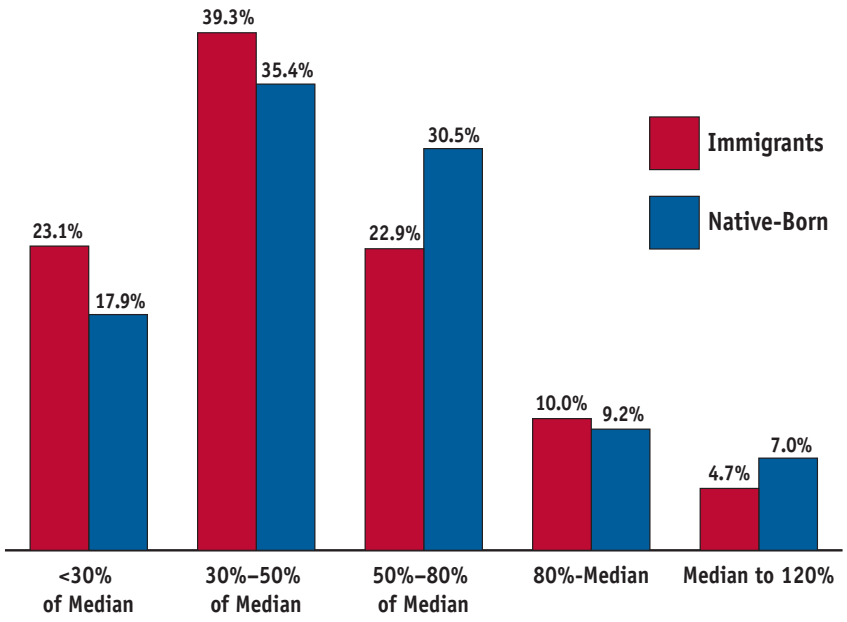
NOTE: See Table 4A in Appendix A.

How Immigrant Working Families with Critical Differ from Native-Born

They have Similar Incomes But. . .

	Median Annual Income
Immigrants	$25,000
Native-Born	$24,760

They are More Likely to have Incomes Below 50 Percent of Area Median

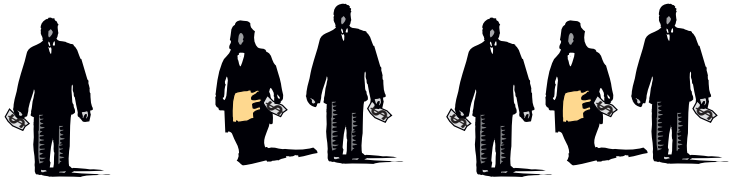


They are More Likely to Live in Expensive Areas

	Average Fair Market Rent	Median Fair Market Rent
Where Immigrants Live	$1,056	$967
Where Native-Born Live	$931	$918

NOTE: See explanation of Fair Market Rents in Table 4B in Appendix A.

They are More Likely to Depend on More Than One Wage Earner

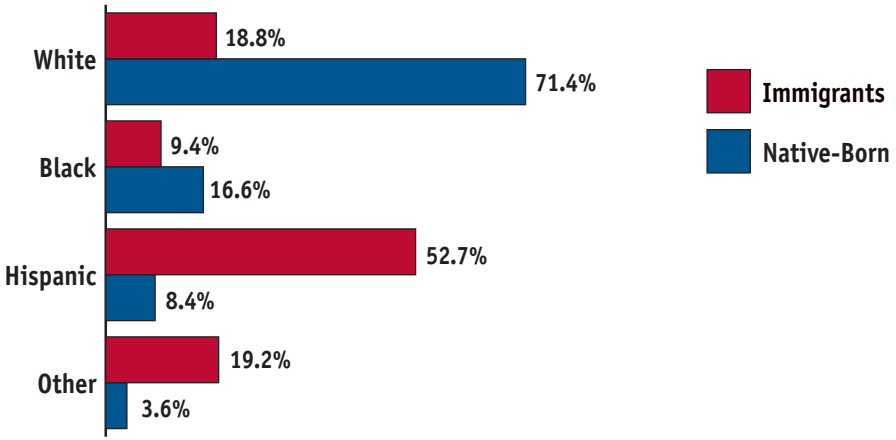


Immigrants	63.5%	28.9%	7.6%
Native-Born	66.9%	26.8%	6.3%

Housing Needs

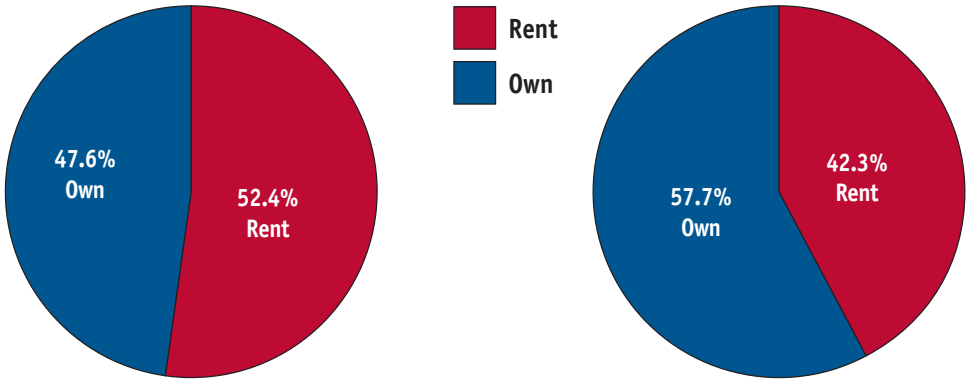
Working Families with Critical Housing Needs

They are More Likely to Be Minority Households



NOTE: Some Hispanics may classify themselves into other race categories.

They are Less Likely to Be Homeowners



Immigrants with Critical Needs

Native-Born with Critical Needs

They are More Likely to Be Households with Children

Couple with Children

48.3% Immigrants

26.0% Native-Born

Single Female with Children

11.5% Immigrants

18.2% Native-Born

Single-Person Household

11.1% Immigrants

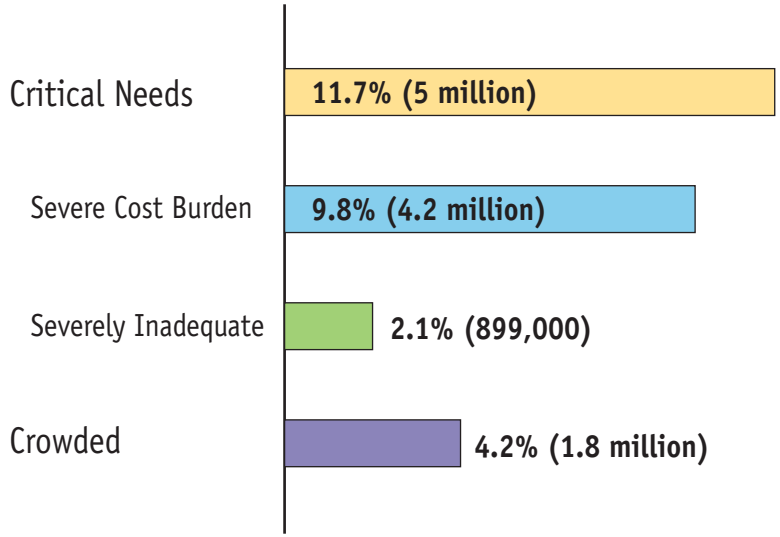
25.2% Native-Born

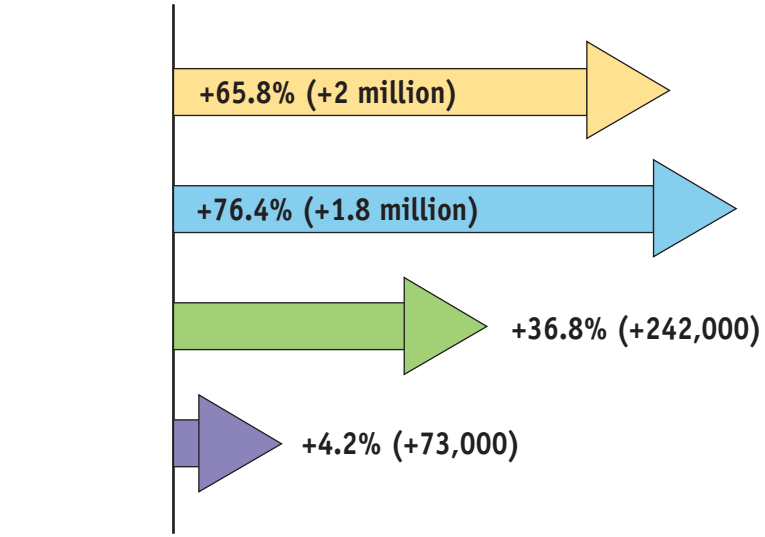
More than One Person with No Children

29.0% Immigrants

30.7% Native-Born

NOTE: See Table 4B in Appendix A.



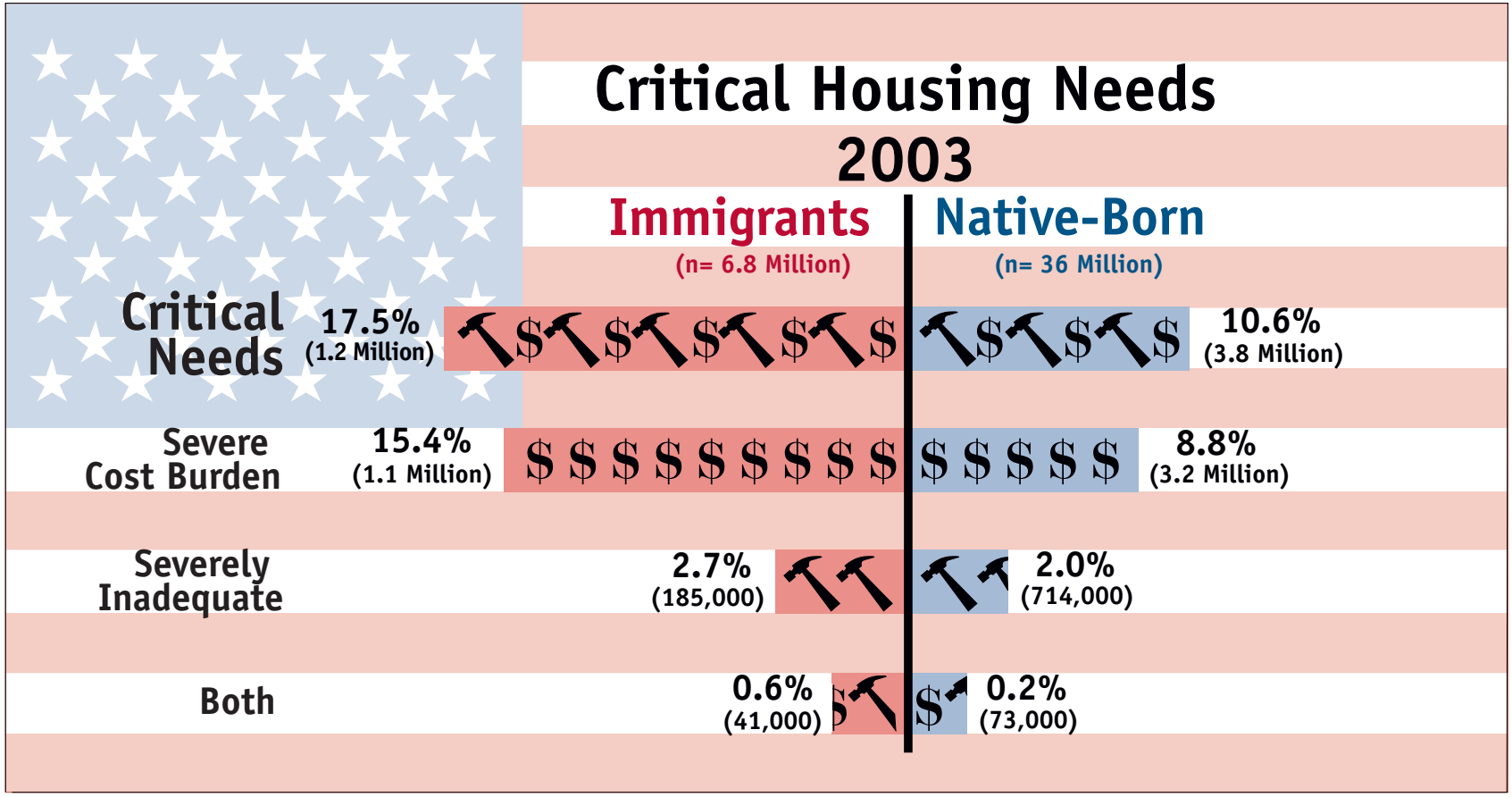


Working Families Spending More Than Half Their Income on Housing Have Increased Dramatically

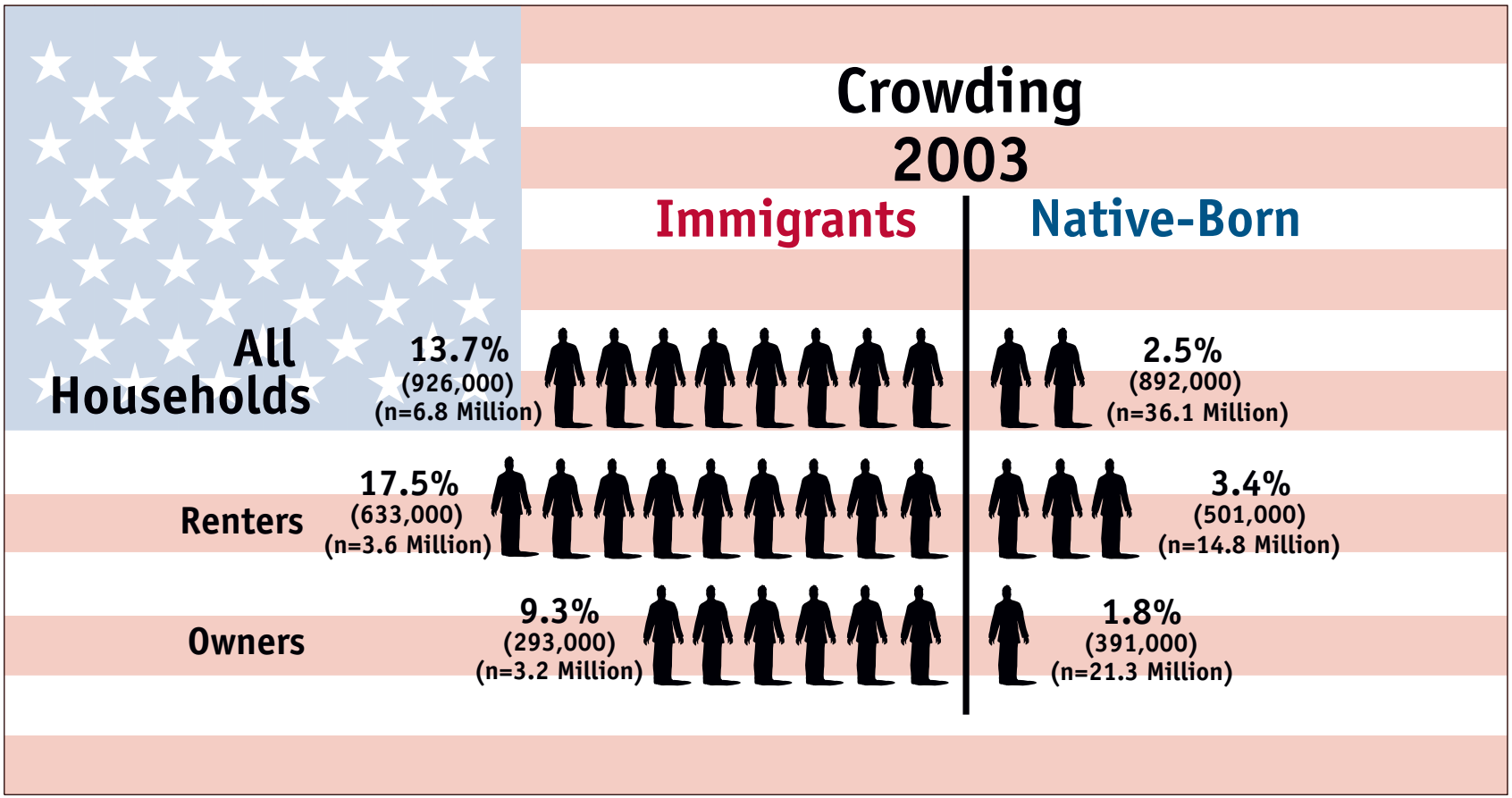
ALMOST 43 MILLION HOUSEHOLDS in America meet our definition of working families. About 5 million of these households experienced critical housing needs, or almost 12 percent. This compares to 1997, when about 3 million out of 33 million (or 9 percent) of working families had critical needs. The biggest change has been in the number of working families paying more than half of their income for housing. These households numbered 4.2 million in 2003, a more than 76 percent increase over the 2.4 million paying more than half of their income in 1997. (*See Table 5 in Appendix A.*)

Immigrants are 75 percent **More Likely** than Native-Born Working Families to Pay Half Their Income for Housing

LOW- TO MODERATE-INCOME working Immigrant families were more likely than their Native-Born counterparts to have a critical housing need (17.5 percent versus 10.6 percent). Of the two components of critical housing needs — paying more than half of income for housing and living in dilapidated conditions — most of this disparity was due to the greater proportion of Immigrant working families that faced the former (15.4 versus 8.8 percent). Immigrant working families were only slightly more likely than Native-Born working families to live in severely inadequate housing (2.7 versus 2.0 percent). (*See Table 6A in Appendix A.*)



NOTE: Total critical needs households are the sum of households with severe cost burden and severely inadequate housing minus the households with both problems.



NOTE: "n =" is the total number of households in each subgroup for which the percentage is calculated.

Almost
1 Million
Immigrant Families
Experience
Crowding

IMMIGRANTS WERE MUCH MORE LIKELY to be crowded than Native-Born working families, with rates of crowding almost five and one half times higher (13.7 versus 2.5 percent) in 2003. Moreover, while Immigrant working families accounted for about one-sixth of all working families, the absolute number of crowded families exceeded that of the Native-Born (926,000 versus 892,000). Almost 1 in 5 Immigrant working families who rent were overcrowded, while just under 1 in 10 Immigrant families who own also were crowded — rates considerably higher than those for Native-Born working families (3 and 2 percent, respectively). (*See Table 6A in Appendix A.*)

Rates of Critical Needs Among Immigrant Working Families Do Not Decrease By Length of Time in U.S.

RATES OF CRITICAL NEEDS DECLINE LITTLE, if at all, with the length of time Immigrant working families have lived in the U.S. For example, 14 percent of Immigrant working families arriving before 1980 had a critical housing need in 2003, a rate only slightly lower than the roughly 19 percent that prevails for those arriving in the 1980s and 1990s, and later.

Crowding rates are highest among those who came in the 1980s. Those who came in the early- to mid-1990s are as likely to be crowded as those arriving in 1997 or later. However, even among pre-1980 immigrants, rates of critical needs and crowding are still higher than those of Native-Born working families.

With the exception of families from Canada or Europe, critical needs occur at roughly similar rates (between 16 and 21 percent) among Immigrant groups regardless of their country of origin. However, crowding varies considerably. At just under 25 percent, Mexicans are much more likely to be crowded than other immigrant groups, followed at some distance by other Latin Americans, at less than 12 percent. *(See Tables 6B and 6C in Appendix A.)*

2003

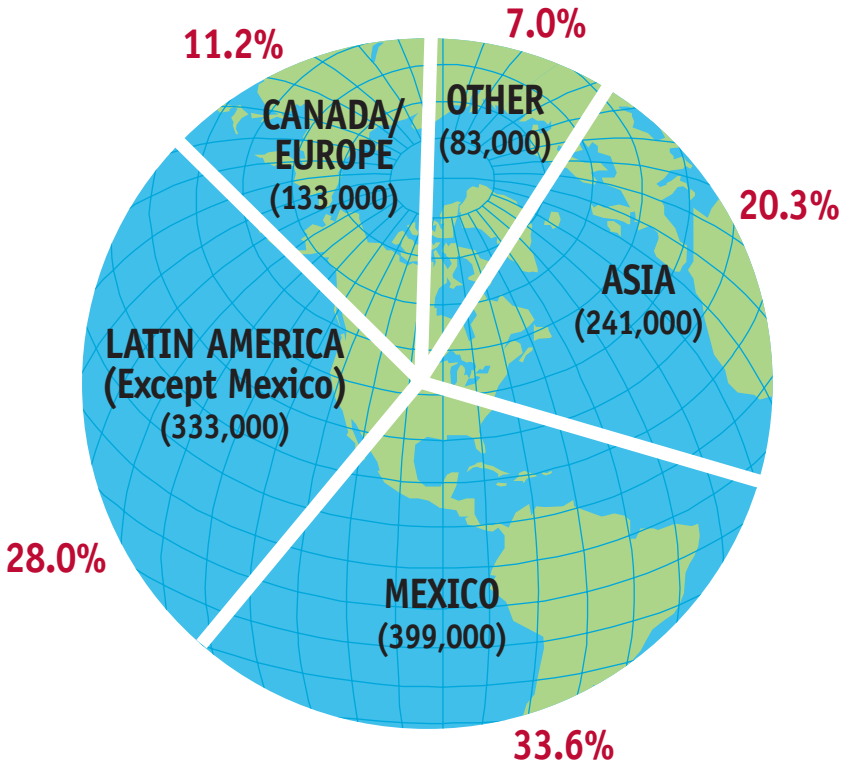
Rates of Critical Housing Needs and Crowding for Immigrant Working Families, by When They Arrived

Year of Entry	Percent in Group with Critical Needs	Percent in Group Crowded
Before 1980	14.3%	8.8%
1980–1989	19.0%	17.6%
1990–1996	18.0%	14.4%
1997–Later	18.8%	13.0%

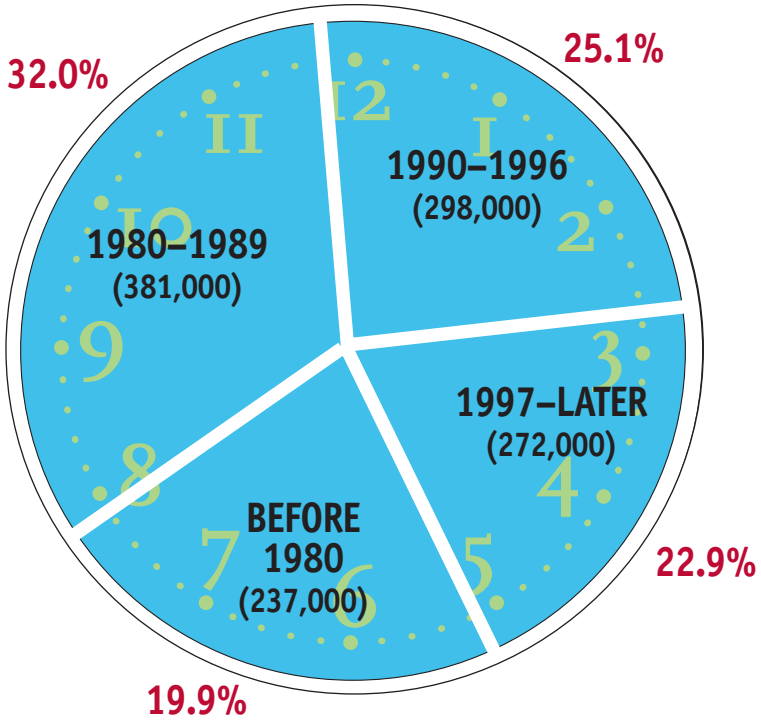
Rates of Critical Housing Needs and Crowding for Immigrant Working Families, by Origin

	Percent in Group with Critical Housing Needs	Percent in Group Crowded
Canada/Europe	14.2%	2.7%
Latin America (Except Mexico)	21.4%	11.6%
Mexico	16.0%	24.5%
Asia	18.8%	6.2%
Other	16.6%	5.7%

Where 1.2 Million Immigrant Working Families with Critical Housing Needs in 2003 Are From . . .



When 1.2 Million Immigrant Working Families with Critical Housing Needs in 2003 Arrived. . .



Hispanic Households Account for **Six** in **Ten** Working Immigrant Families with Critical Housing Needs

MORE THAN ONE-THIRD of working Immigrant families with critical housing needs come from Mexico, while another 28 percent come from elsewhere in Latin America. Together these Hispanic groups comprise almost 62 percent of all Immigrant working families with critical housing needs, up from just over 57 percent in 2001. Asian families account for another one in five. The remainder are families from Europe and Canada as well as "Other" countries of origin (primarily Africa and the Middle-East).

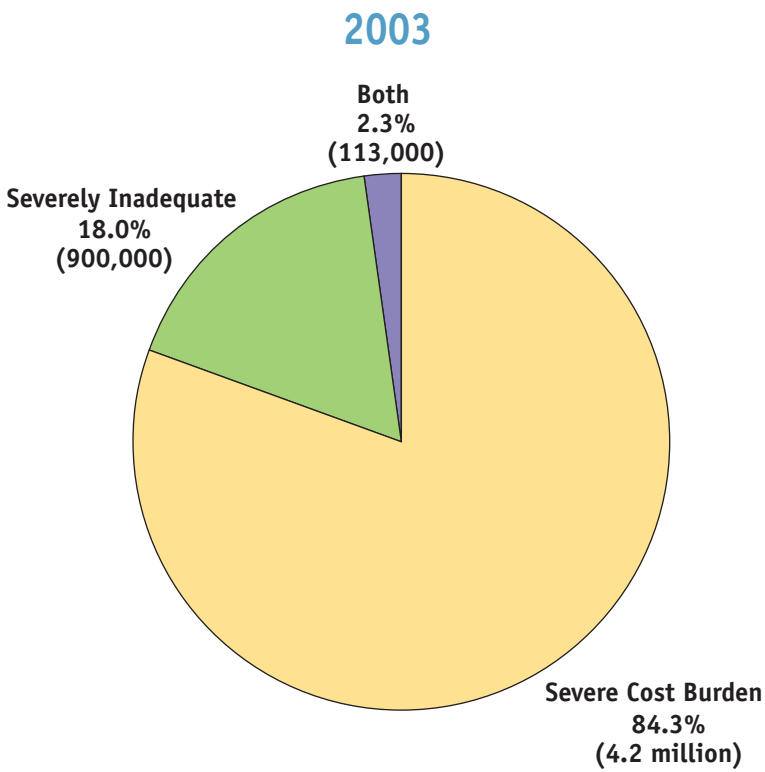
About one-third of the 1.2 million Immigrant Working Families with critical housing needs in 2003 arrived in the U.S. between 1980 and 1989. One-fifth arrived before 1980 and another 25 percent arrived between 1990 and 1996. One out of five were more recent arrivals. *(See Tables 6B and 6C in Appendix A.)*

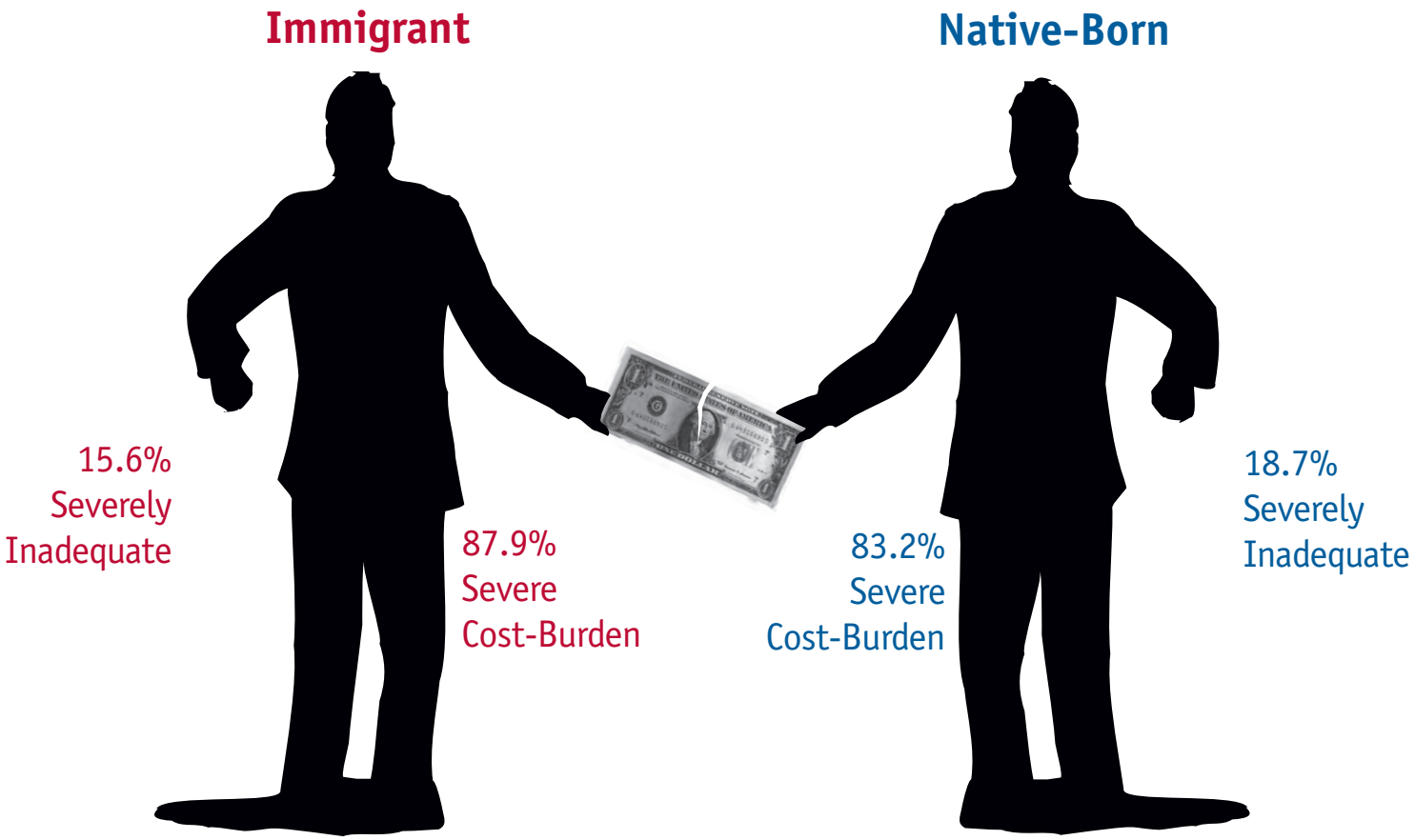
Paying More Than Half of Income for Housing is Why Most Working Families Have a Critical Housing Need

OF THE TWO COMPONENTS of critical housing needs — paying more than half of income for housing and/or living in dilapidated conditions — a severe cost burden is the reason why almost 85 percent of working families have a critical housing problem. It also has been an issue of growing concern, accounting for just under 80 percent back in 1997 and 1999, then rising to 83 percent in 2001. *(See Table 3 in Appendix A.)*

	1997	1999	2001	2003
Severe Cost Burden	79.3%	79.7%	83.4%	84.3%
Severely Inadequate	21.7%	22.2%	18.5%	18.0%
Both	<1.0%	1.9%	2.0%	2.3%

NOTE: Numbers do not add up to 100% due to some families reporting multiple problems and rounding.





NOTE: Percentages slightly exceed 100% due to rounding and a small number of families reporting both problems.

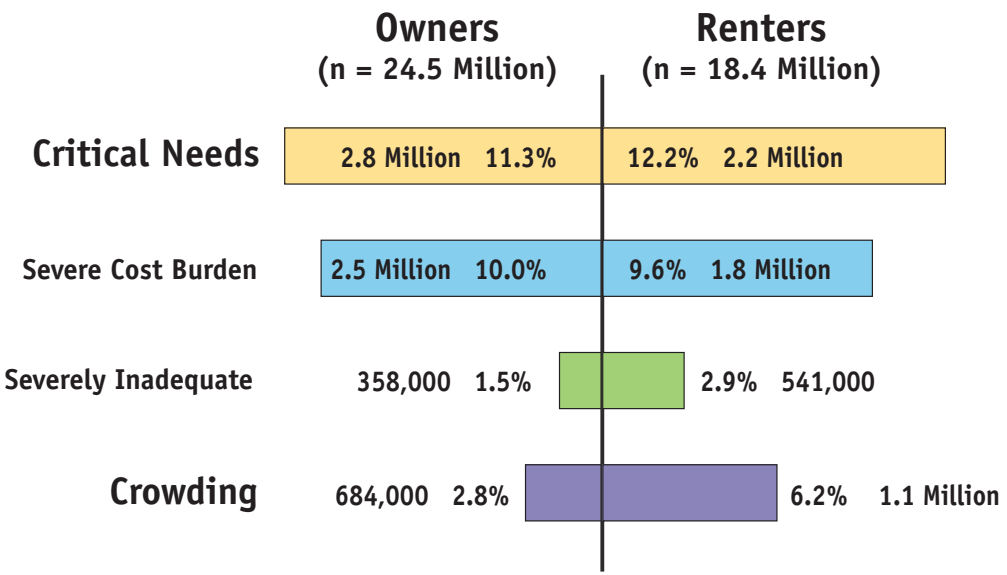
The Most Common Critical Need Among Both Immigrant and Native-Born Working Families is Severe Cost Burden

FOR MOST LOW- TO MODERATE-INCOME working families with critical housing needs — both Immigrant and Native-Born — cost is the primary culprit, with more than 8 out of 10 of these families paying over half of their household income for housing. About 1 out of 5 Native-Born and 15 percent of Immigrant working families live in dilapidated conditions, while a small number of families experience both problems. *(See Table 6A in Appendix A.)*

More Homeowners have Critical Housing Needs, but Renters Suffer Some Housing Problems Disproportionately

IN THE LATE 1990s, working families with critical housing needs were split roughly 50-50 between owners and renters. In 2001 the share of owners grew to 53 percent and in 2003 it increased to more than 55 percent. Moreover, the number of homeowners with critical needs increased by 1.2 million, or 78 percent, between 1997 and 2003. In the same period, the number of renter families with critical needs increased by 773,000, or 53 percent. However, as a group, renters had a slightly higher rate of critical housing needs than homeowners (12 versus 11 percent in 2003, respectively). Renters also had higher rates of crowding and living in inadequate conditions compared to homeowners. *(See Table 5 in Appendix A.)*

Overall Rates of Housing Problems, 2003

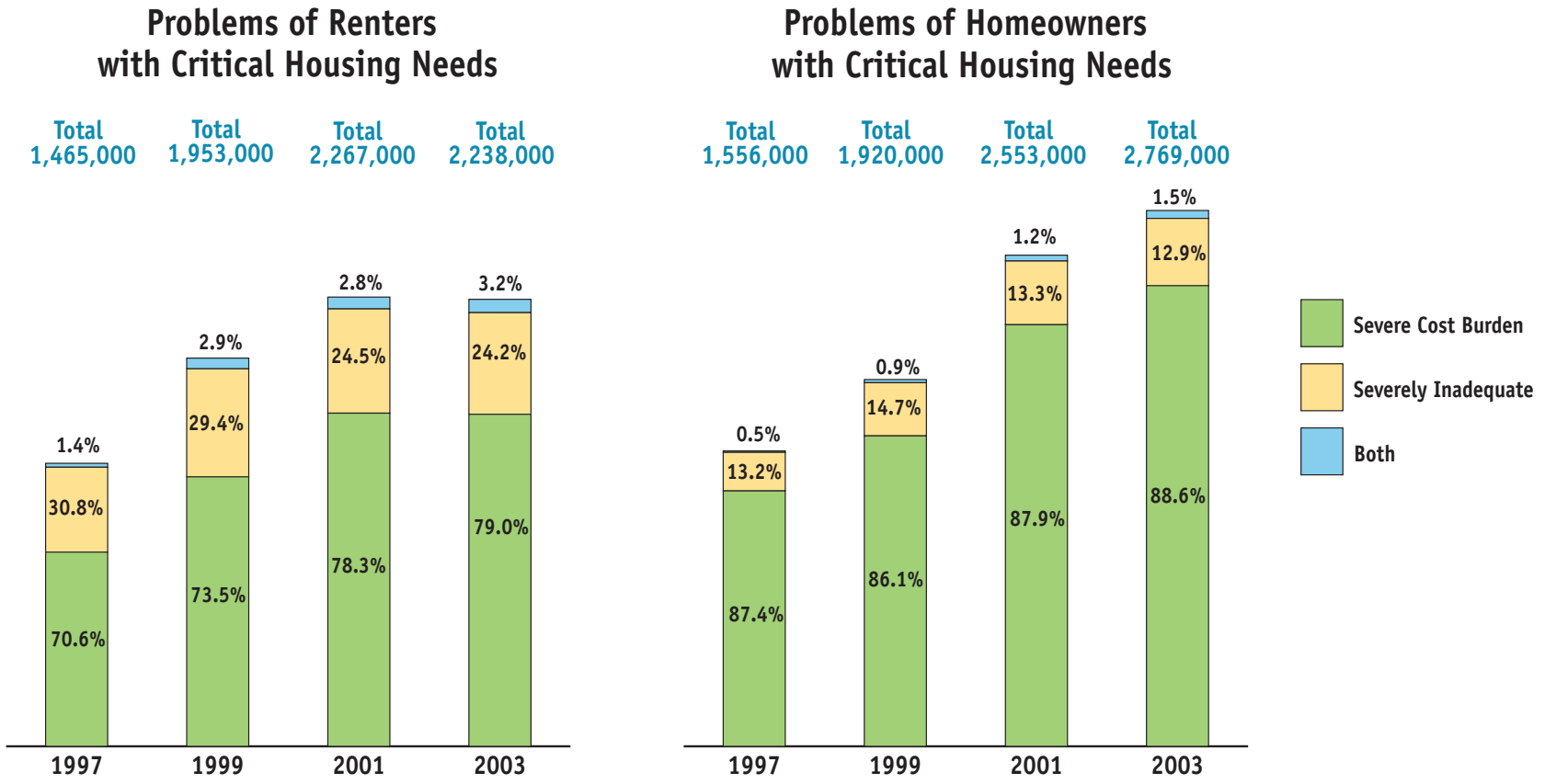


Breakdown of Working Families with Critical Housing Needs by Owners versus Renters

	1997	1999	2001	2003
Homeowners	51.5%	49.6%	53.0%	55.3%
Renters	48.5%	50.4%	47.0%	44.7%

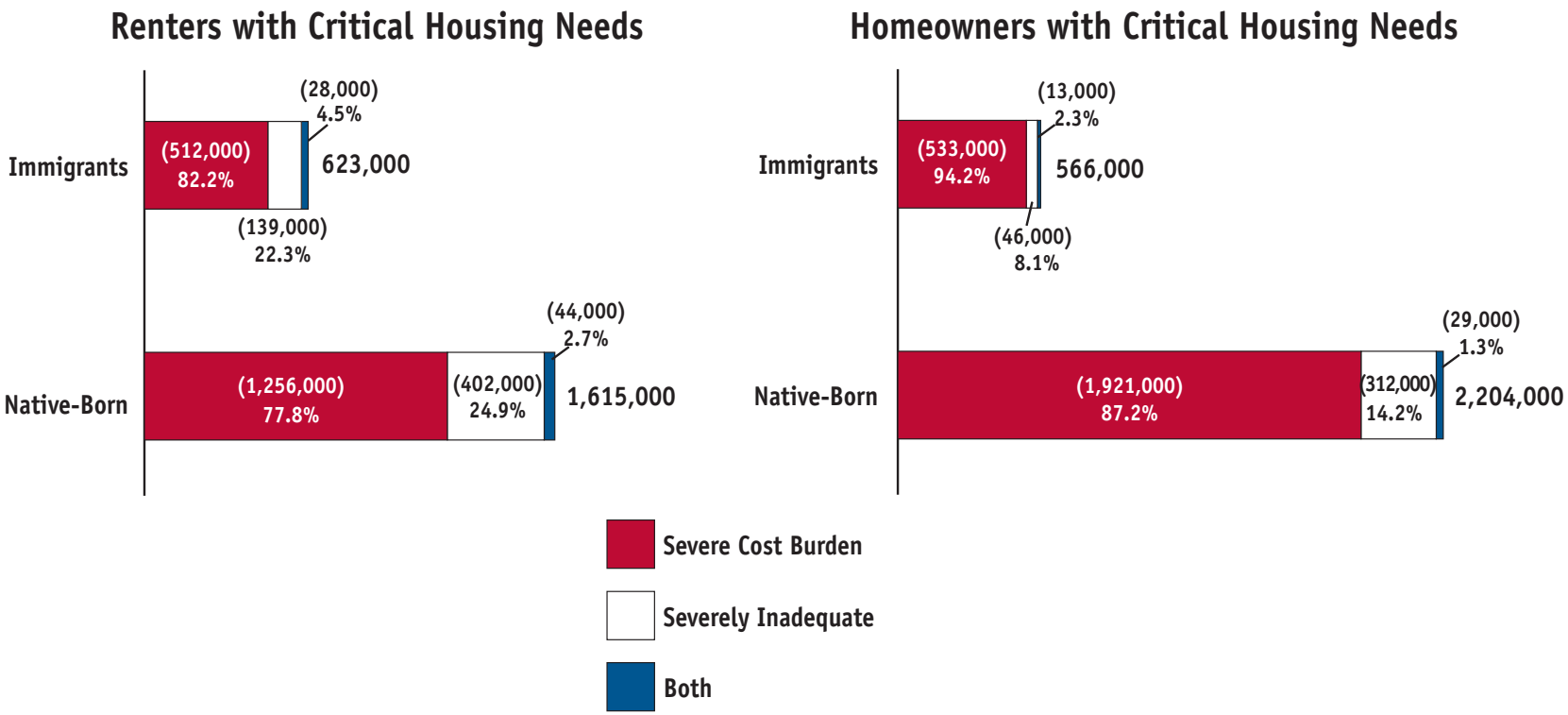
Affordability is the Main Problem for Most Owners and Renters with Critical Housing Needs, but Renters are More Likely to Live in Inadequate Housing

WHILE THE PROBLEM for most working families with critical housing needs—both homeowner and renter—is that of paying more than half of their income for housing, homeowners were more likely to face this problem than renters (almost 9 out of 10 versus 8 out of 10). While this figure has been roughly constant among homeowners, clearly affordability accounts for a growing share of critical needs among renters. In 1997, this was the problem for just under 71 percent of renters with critical needs, and it has grown steadily to 79 percent in 2003. Still, renters with critical needs were more than twice as likely as homeowners to live in inadequate housing (nearly 25 percent versus 13 percent). *(See Table 3 in Appendix A.)*



Numbers do not add up to 100% due to some families reporting multiple problems.

2003



NOTE: Percentages slightly exceed 100% due to rounding and a small number of families reporting multiple problems.

Renters with Critical Needs — Both Immigrant and Native-Born — are More Likely Than Owners to Live in Inadequate Housing

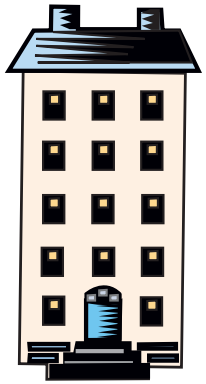
WHILE THE VAST MAJORITY of both Immigrant and Native-Born homeowner and renter families with critical housing needs paid at least half their income for housing, dilapidated conditions were a problem for 139,000 Immigrant renters (versus 46,000 Immigrant homeowners) and 402,000 Native-Born renters (versus 313,000 Native-Born homeowners).

Among renters, almost one-quarter of both Immigrant and Native-Born working families with critical needs live in inadequate housing. This is considerably higher than the 14 percent share of Native-Born homeowners and only 8 percent share of Immigrant homeowners with critical needs living in dilapidated conditions. *(See Table 6A in Appendix A.)*

Where Working Families with Critical Housing Needs Reside

2003

Central City



38.5%
(1.9 Million)

Suburbs

42.0%
(2.1 Million)

Non-Metropolitan

19.5%
(975,000)

	1997	1999	2001	2003
Central City	40.1%	43.1%	39.5%	38.5%
Suburbs	42.3%	40.0%	42.5%	42.0%
Non-Metropolitan	17.5%	16.9%	18.0%	19.5%

Critical Housing Needs Are Not Only a "City" Problem

A POPULAR MYTH DISPELLED by these data is that critical housing needs are found primarily in cities. In fact, in 2003, while about 39 percent, or about 1.9 million, working families with critical needs lived in central cities, an even greater number, 2.1 million or 42 percent, lived in the suburbs. Moreover, another 1 out of 5 lived in non-metropolitan locations. This pattern has prevailed over the 1997 to 2003 period.

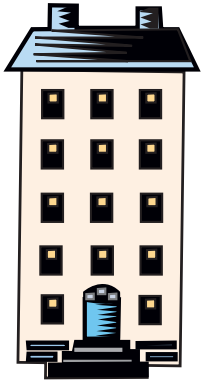
Not surprisingly, as Table 7 in Appendix A shows, most homeowners with critical needs lived in the suburbs or non-metropolitan areas. Still, more than 1 out of 4 resided in central cities. As for renters with critical housing needs, slightly more than half resided in central cities. Four out of 10 lived in suburban areas, and less than 1 out of 10 lived in non-metropolitan localities.

Half of Immigrants with Critical Housing Needs Live in the Suburbs

TO SAY THAT CRITICAL HOUSING NEEDS are a "city" problem is only half right in the case of Immigrant working families. Just under 45 percent of Immigrant working families with critical housing needs do reside in central cities — a rate considerably higher than that of the 37 percent of Native-Born working families with critical needs. But, the data indicate that the critical housing needs of Immigrants are not confined to the nation's cities. Half of Immigrants with critical needs in 2003 lived in the suburbs, a proportion even higher than that of the Native-Born (40 percent). However, only a small proportion of Immigrants with critical needs live in non-metropolitan areas, where Native-Born with critical needs are four times as likely to be found.

As for *homeowners* and *renters*, Table 8 in Appendix A shows that the suburbs are home to a greater proportion of Immigrant homeowners with critical needs. About 54 percent of Immigrant homeowners and 41 percent of Native-Born homeowners with critical needs were in suburban locations. Meanwhile, about 52 percent of both Immigrant and Native-Born renters with critical needs resided in central cities.

Where Immigrants and Native-Born with Critical Housing Needs Reside, 2003



	Immigrant	Native-Born
Central City	44.5%	36.6%
Suburbs	49.6%	39.7%
Non-Metropolitan	5.9%	23.7%

An Increasing Share of Working Families with Critical Housing Needs have Extremely Low Incomes

A MAJORITY OF ALL WORKING FAMILIES with critical housing needs have incomes below half of the area median income, and this figure has remained fairly stable since 1997 at about 55 percent. However, a growing share of these families are falling into the "extremely low" income category, with incomes of less than 30 percent of the area median. These families accounted for 14 percent of all working families with critical needs in 1997, rising to more than 19 percent in 2003.

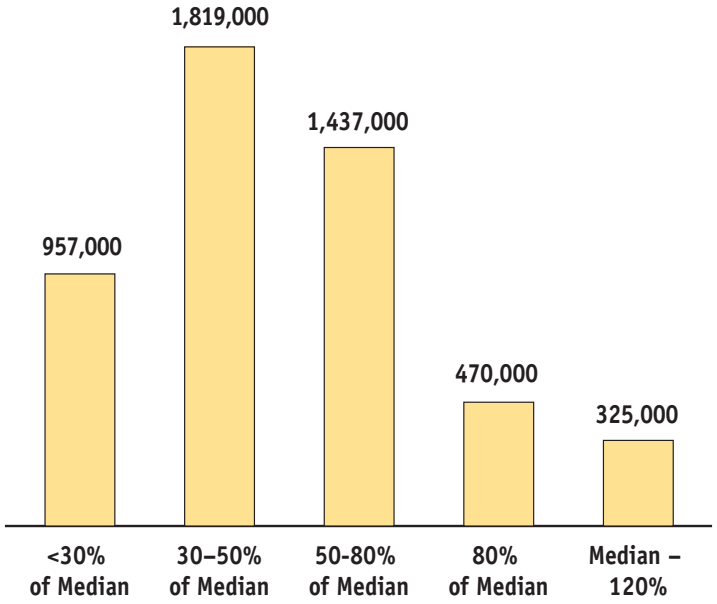
The greatest increases between 1997 and 2003 in the number of working families with critical needs have occurred at the lowest and highest income categories. The number with incomes less than 30 percent of median more than doubled to just under 1 million in 2003, while those with incomes above the median almost doubled to 325,000. The other income categories experienced increases of between 50 and 70 percent. (These rates were derived from Table 9 in Appendix A.)

Income Distribution of Working Families with Critical Housing Needs

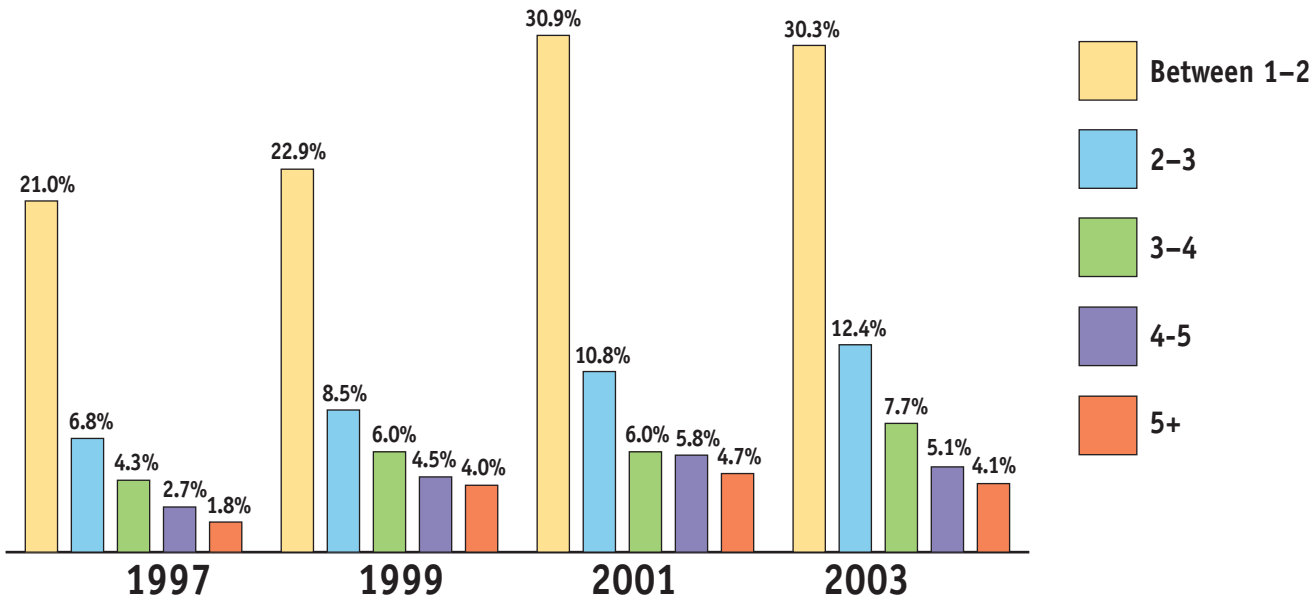
	1997	1999	2001	2003
Below 30% of Median	14.2%	16.5%	18.1%	19.1%
30 to 50% of Median	40.8%	36.8%	38.8%	36.3%
50 to 80% of Median	30.2%	28.8%	27.0%	28.7%
80 to 100% of Median	9.3%	10.6%	10.0%	9.4%
100 to 120% of Median	5.5%	7.3%	6.0%	6.5%

NOTE: See income breakdown for Immigrants with Critical Needs versus Native-Born on page 12.

The 5 Million Working Families with Critical Housing Needs by Income, 2003



Income as a Multiple of Minimum Wage



NOTE: Each stated range includes the lower limit but not the upper. Thus, between 1–2 really means income greater than or equal to 1 minimum wage and income less than 2 minimum wages.

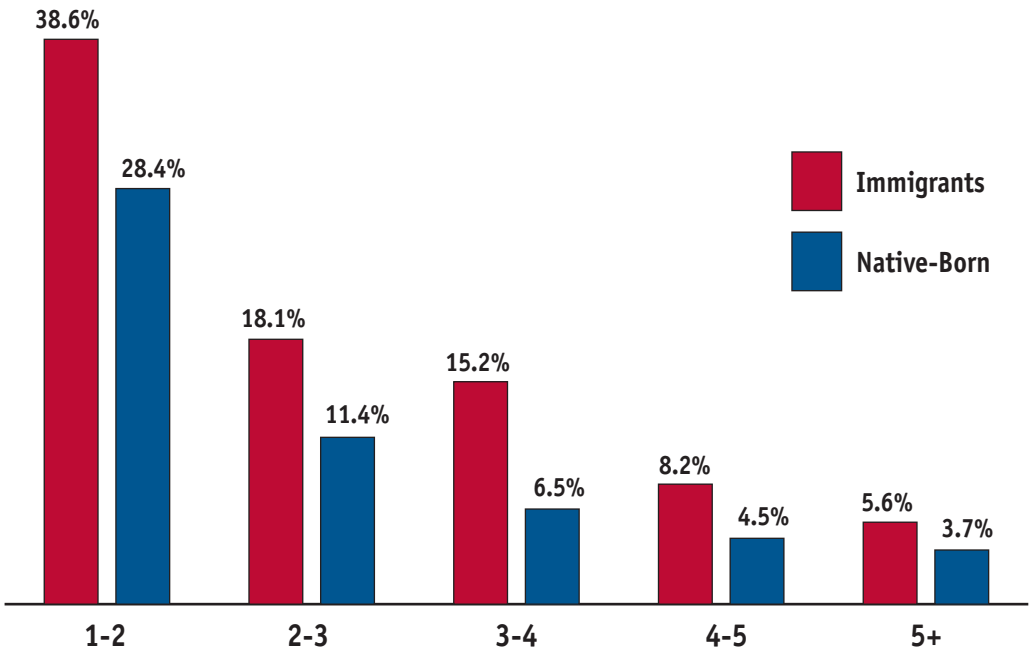
Critical Housing Needs Are Highest Among Working Families in the Lower-Income Brackets.

NOT SURPRISINGLY, poorer working families have a higher incidence of critical housing needs. In 2003, for example, about 30 percent of families who earned less than the equivalent of two minimum wage jobs — 2.1 million households — had critical housing needs as compared to only 4 percent in the group with incomes of more than five times minimum wage. Also notable is the fact that, for most income groups, the rate of critical housing needs has increased sharply since 1997. Moreover, the median income of the two lowest income groups has remained virtually unchanged since 1997 at $17,000 and $27,000, respectively. *(See Table 10 in Appendix A.)*

Immigrants of **All Income** Levels are **More Likely** Than Native-Born Americans to Have **Critical** Housing Needs

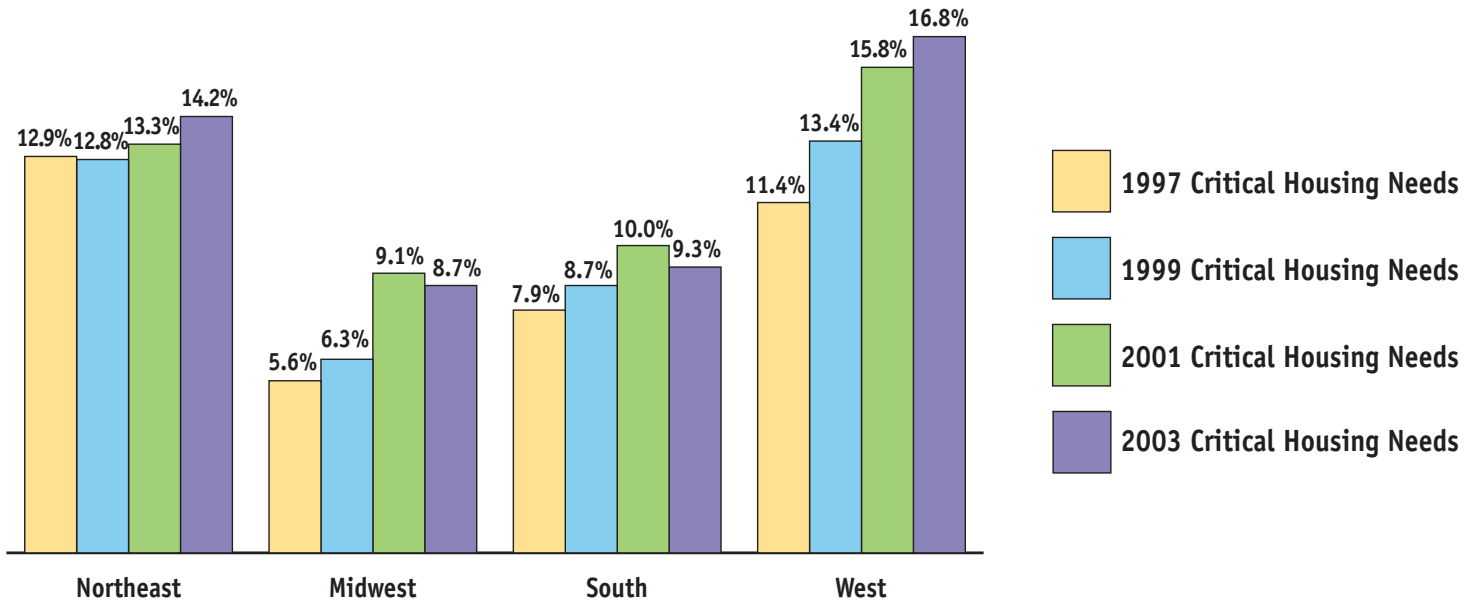
THE INCIDENCE OF CRITICAL HOUSING NEEDS among both Immigrant and Native-Born low- to moderate-income working families is greatest among those working families at the bottom rung of the economic ladder. In 2003, almost 40 percent of Immigrant working families that earned less than the equivalent of two minimum wage jobs had critical housing needs. This compares to 28 percent of Native-Born working families in the same income range. In fact, Immigrants at all income levels are hit harder. *(See Table 11 in Appendix A.)*

Income as a Multiple of Minimum Wage, 2003



NOTE: For example, 1-2 means income greater than or equal to 1 minimum wage but less than 2 minimum wages.

Critical Housing Needs by Region 1997–2003



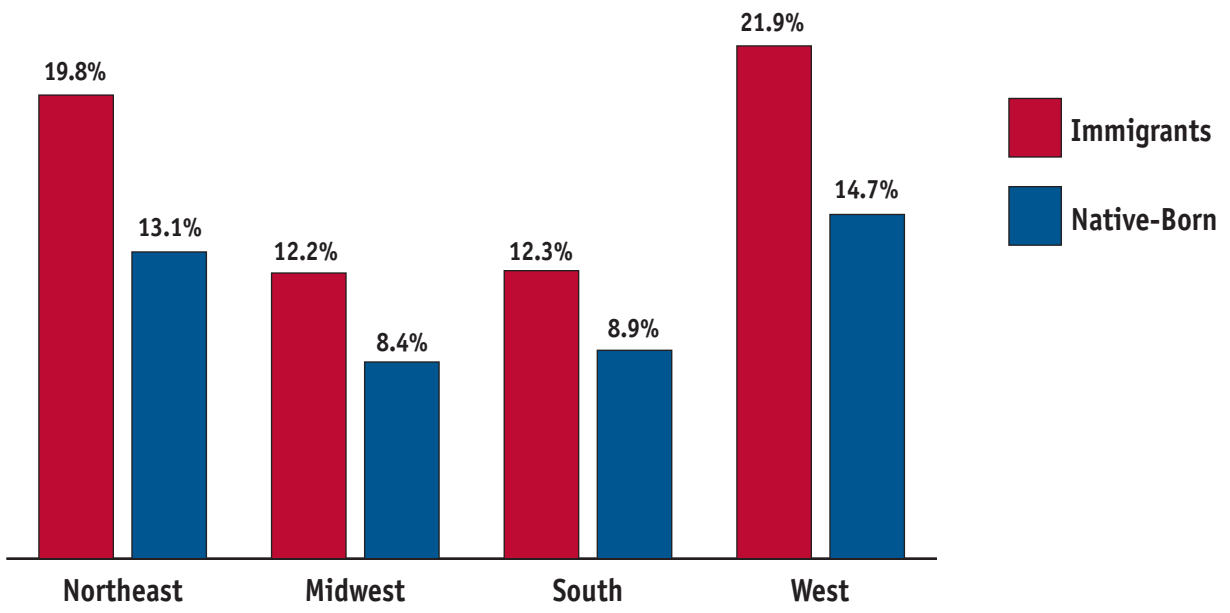
Over 1997–2003, Critical Housing Needs have been **Highest** in the West and Northeast, but **Growing Fastest** in the Midwest

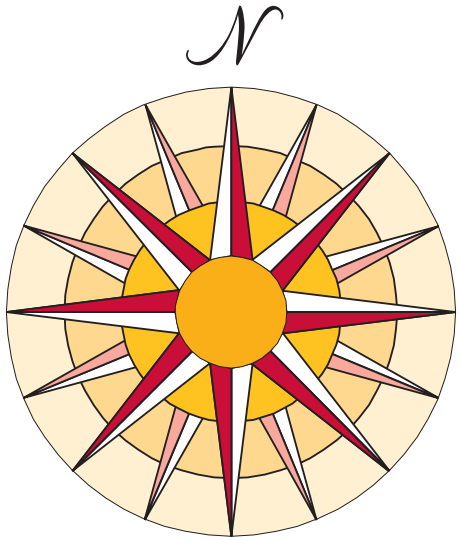
HOUSING MARKETS ARE LOCAL MARKETS, and while the national data used in this study are not extensive enough to develop profiles of local areas, regional breakdowns do highlight some of the differences that exist around the country. As has been the case since 1997, the highest incidences of critical housing needs are found in the West and Northeast. However, despite slight declines between 2001 and 2003 in the South and Midwest, all four regions have seen substantial growth in critical needs since 1997. Although the Midwest continues to have the lowest incidence of housing problems (less than 9 percent), it is the region with the fastest growth in critical needs (55 percent) over the 6-year period. *(See Table 12 in Appendix A.)*

Rates of Critical Housing Needs of Immigrant Working Families are Greater Than Those of Native-Born in All Regions

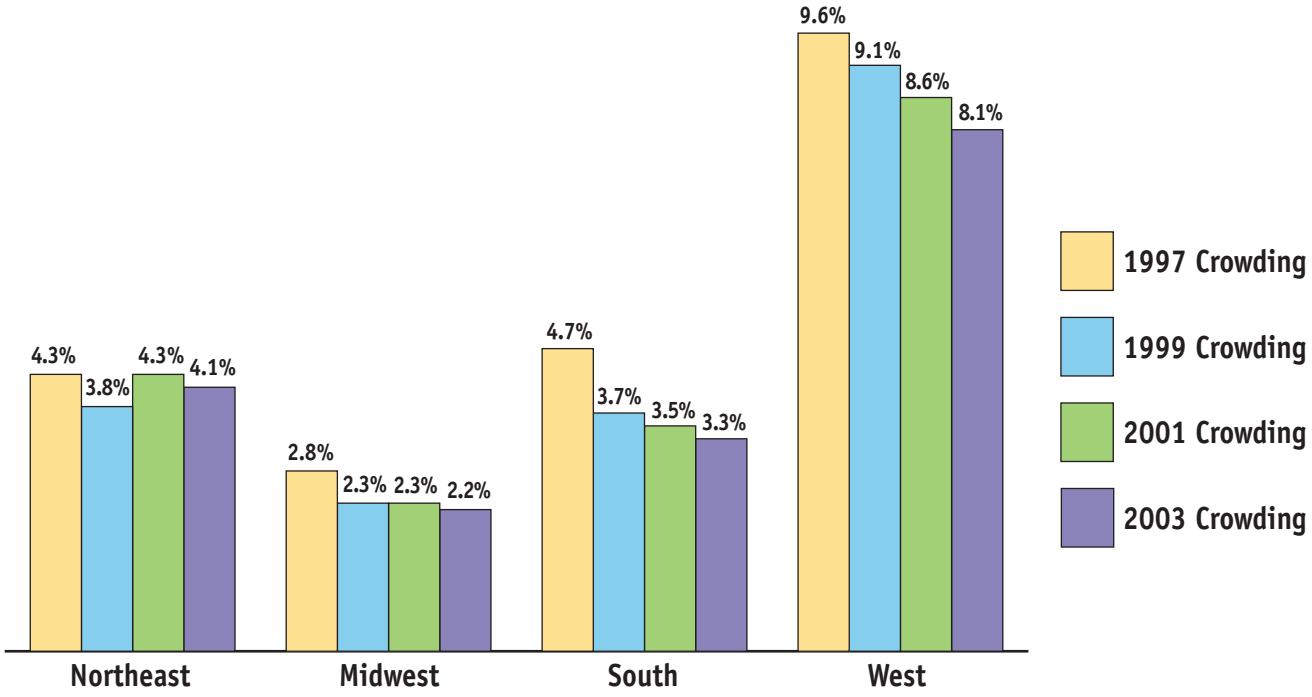
REGIONAL TRENDS IN THE INCIDENCE of critical housing needs shed light on differences between Immigrant and Native-Born working families. Critical housing needs are greater for Immigrants than for Native-Born in all regions. The disparity is especially large in the Northeast, where Immigrants have almost one and one-half times the rate of critical housing needs than Native-Born (20 versus 13 percent). This pattern holds for both owners and renters. *(See Table 13 in Appendix A.)*

Critical Housing Needs by Region, 2003





Working Families' Rates of Crowding by Region, 1997–2003



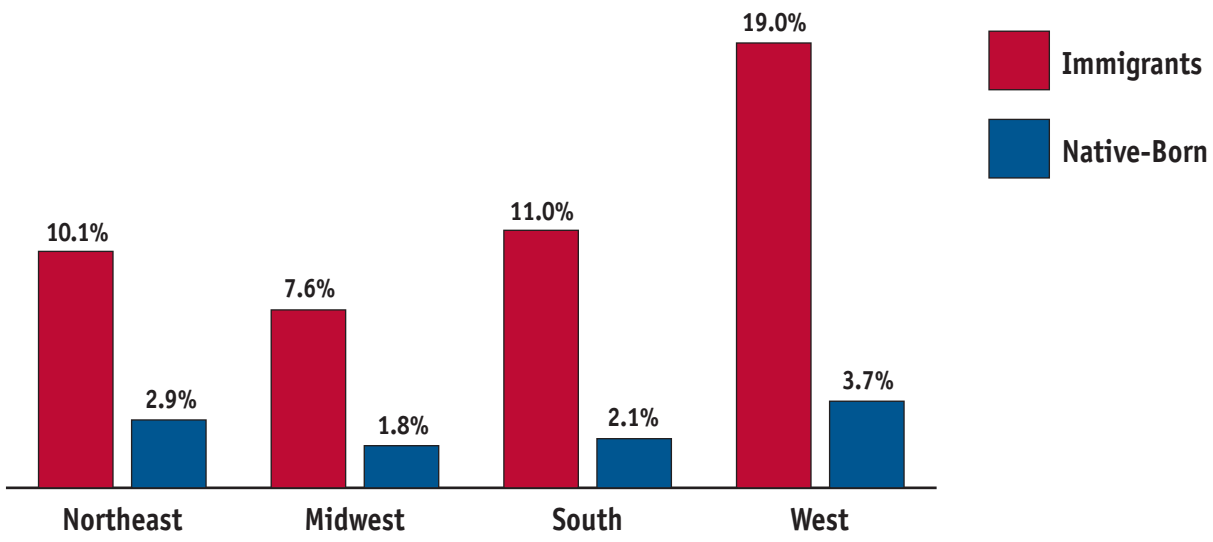
Crowding Rates are **Highest** in the West

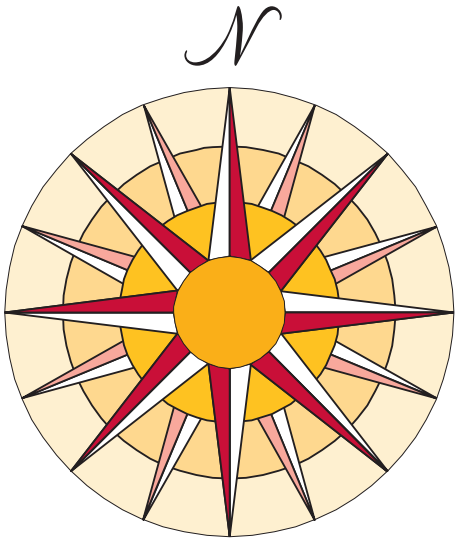
NATIONALLY, THE RATE OF CROWDING has remained relatively stable since 1997 at roughly 4 percent of all low- to moderate-income working families. However, the problem is a serious one in some areas of the country. Crowding is highest in the West where in 2003 working families were two to three and one-half times more likely as working families in other regions to live in housing with more than one person per room. Still, at just over 8 percent, this represents a decline from 9.6 percent in 1997. *(See Table 12 in Appendix A.)*

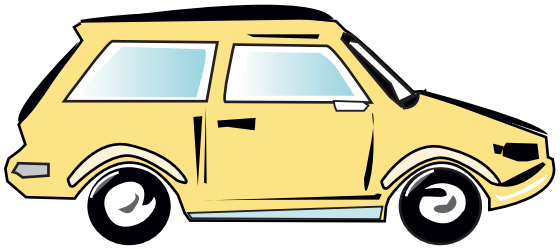
1 in 5 Immigrants in the West are Crowded — More Than 5 Times the Rate for Native-Born Families

CROWDING IS A TYPICAL LIVING ARRANGEMENT for many Immigrant families. Crowding is highest in the West where 1 in 5 Immigrant working families are affected. This is five and one-half times the crowding rate for Native-Born in the West, and also almost twice as high as crowding for other Immigrants in each of the other three regions. The greatest disparities occur in the South and West where the crowding rate for Immigrants is more than five times that for Native-Born families (11 versus 2 percent and 19 versus 4 percent, respectively). *(See Table 13 in Appendix A.)*

Crowding by Region, 2003







2.7 Million

2003

1.6 Million

	Long Commutes	Crowded	Long Commutes and Crowded
Without Critical Needs	2,687,000	1,568,000	207,000

4.3 Million Working Families WITHOUT Critical Housing Needs Endure Long Commutes and Crowding

IN ADDITION TO THE 5 MILLION WORKING FAMILIES with critical housing needs, 4.3 million other working families while not having "critical housing needs" as we have defined them, are nevertheless profoundly affected by the cost and conditions of housing in their communities. This includes 1.6 million families living in crowded conditions and another 2.7 million families with one-way commutes of 45 minutes or longer. More than 200,000 of these families both live in crowded conditions and endure long commutes. *(See Table 14 in Appendix A.)*

APPENDIX A

Tables

TABLE 1

Working Status of All Immigrant & Native-Born Households with Critical Housing Needs, U.S. (000s), 1997 – 2003

	1997		1999		2001		2003	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Elderly, Not-Working[1]	3,736	28.3%	3,756	28.5%	4,138	28.8%	3,651	25.9%
Non-elderly, Not Working[1]	3,449	26.5%	3,030	23.0%	2,949	20.5%	3,054	21.7%
Marginally Employed[2]	2,939	22.3%	2,515	19.1%	2,469	17.2%	2,369	16.8%
Low- to Moderate-Income Working Families[3]	3,021	22.9%	3,873	29.4%	4,820	33.5%	5,008	35.6%
Total	13,195	100.0%	13,174	100.0%	14,376	100.0%	14,081	100.0%
Percent of All U.S. Households	14.0%		13.7%		14.5%		14.0%	

Source: American Housing Survey, 1997, 1999, 2001, 2003, and the authors' calculations.

NOTES: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data. This table does not cover all U.S. households with critical needs. Generally, the largest excluded group consists of those with incomes greater than 120 percent of the area median (roughly 392,000 households in 1997, 541,000 in 1999, 616,000 in 2001, and 661,000 in 2003). But the "Percent of all U.S. Households" row does refer to all households; it is the percent of households (excluding a small number having indeterminable critical needs status) that have critical needs regardless of working status.

1. The "Not Working" categories comprise households with less than $2,678 in salary and wage income.
2. "Marginally Employed" is defined as households with at least $2,678, but less than $10,712 in salary and wage income.
3. "Low- to Moderate-Income Working Families" are those with at least $10,712 in salary and wage income as well as total income, total income below 120 percent of the area median, and salary and wage income accounting for at least half of total income.

TABLE 2

Working Status of All Immigrant & Native-Born Households with Critical Housing Needs, U.S. (000s), 2001 & 2003

	2001 Immigrants		2001 Native-Born		2003 Immigrants		2003 Native-Born	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Elderly, Not-Working[1]	458	20.7%	3,658	30.3%	349	16.0%	3,301	27.8%
Non-Elderly, Not-Working[1]	265	12.0%	2,630	21.8%	307	14.0%	2,746	23.1%
Marginally Employed[2]	329	14.9%	2,140	17.7%	343	15.7%	2,026	17.0%
Low- to Moderate-Income Working Families[3]	1,164	52.5%	3,656	30.3%	1,189	54.3%	3,819	32.1%
Total	2,215	100.0%	12,083	100.0%	2,188	100.0%	11,892	100.0%
Percent Critical Needs Among All Households Immigrant Versus Native-Born	18.6%		13.9%		18.1%		13.4%	

Source: American Housing Survey, 2003, and the authors' calculations.

NOTES: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data. This table does not cover all U.S. households with critical needs. Generally, the largest excluded group consists of those with incomes greater than 120 percent of the area median (roughly 97,000 Immigrant households and 565,000 Native-Born households in 2003).

1. The "Not Working" categories comprise households with less than $2,678 in salary and wage income.
2. "Marginally Employed" is defined as households with at least $2,678, but less than $10,712 in salary and wage income.
3. "Low- to Moderate-Income Working Families" are those with at least $10,712 in salary and wage income as well as total income, total income below 120 percent of the area median, and salary and wage income accounting for at least half of total income.

TABLE 3

Critical Housing Needs of Low- to Moderate-Income Working Families, U.S. (000s), 1997 – 2003

	Number				Percent			
	1997	1999	2001	2003	1997	1999	2001	2003
All Renters								
Severe Cost Burden	1,034	1,435	1,774	1,768	70.6%	73.5%	78.3%	79.0%
Severely Inadequate	452	575	555	541	30.8%	29.4%	24.5%	24.2%
Both	21	57	63	71	1.4%	2.9%	2.8%	3.2%
Homeowners								
Severe Cost Burden	1,360	1,653	2,245	2,453	87.4%	86.1%	87.9%	88.6%
Severely Inadequate	205	283	339	358	13.2%	14.7%	13.3%	12.9%
Both	8	17	31	42	0.5%	0.9%	1.2%	1.5%
Total with at Least One Critical Need[1]	3,021	3,873	4,820	5,008				

Source: American Housing Survey, 1997, 1999, 2001, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

1. Total critical needs households are the sum of households with severe cost burden and severely inadequate housing minus the households with both problems.

TABLE 4A

Comparison of Characteristics of Families With and Without Critical Housing Needs, U.S., 2003

	Elderly, Not Working		Non-Elderly, Not Working		Marginally Employed		Low- to Moderate-Income Working Families	
	No Critical Needs	With Critical Needs	No Critical Needs	With Critical Needs	No Critical Needs	With Critical Needs	No Critical Needs	With Critical Needs
Sample Size	5,368	1,775	1,264	1,364	1,277	1,067	16,575	2,384
Estimated Households	11,992	3,651	2,970	3,054	2,958	2,369	37,874	5,008
Income Classification								
<50% of Median	49.4%	89.3%	57.4%	96.3%	62.0%	95.7%	18.4%	55.4%
50-80% of Median	24.7%	7.7%	16.4%	2.5%	21.1%	3.4%	37.1%	28.7%
>=80% of Median	25.9%	3.0%	26.3%	1.3%	16.9%	1.0%	44.5%	15.9%
Median Income	$21,000	$9,000	$17,200	$5,000	$17,195	$8,500	$36,000	$24,786
Mean Income	$36,663	$10,977	$45,972	$6,843	$28,548	$9,895	$38,673	$27,479
Number of Earners								
0 Earners	95.8%	94.7%	89.3%	72.0%	0.0%	0.0%	0.0%	0.0%
1 Earner	3.7%	4.7%	9.5%	25.3%	87.1%	85.4%	54.2%	66.1%
2 Earners	0.5%	0.5%	1.1%	2.3%	11.7%	12.7%	37.6%	27.3%
3 Earners	0.0%	0.1%	0.1%	0.3%	1.0%	1.7%	6.4%	5.2%
4+ Earners	0.0%	0.0%	0.0%	0.2%	0.3%	0.2%	1.8%	1.4%
Race								
Non-Hispanic White	87.5%	77.3%	70.1%	56.4%	70.5%	56.6%	65.9%	58.9%
Non-Hispanic Black	7.4%	14.4%	19.8%	25.9%	17.0%	22.6%	15.1%	14.9%
Hispanic	3.8%	6.1%	7.2%	12.2%	9.2%	14.5%	13.9%	18.9%
Other	1.3%	2.3%	2.9%	5.4%	3.3%	6.2%	5.2%	7.3%
Household Type								
Couple or Single Male, with Children	0.0%	0.0%	16.1%	13.9%	10.4%	14.3%	34.7%	31.3%
Single Female with Children	0.0%	0.0%	19.4%	28.6%	16.0%	23.0%	12.3%	16.6%
No Children[1]	100.0%	100.0%	64.5%	57.5%	73.6%	62.7%	53.0%	52.2%
All Households								
Less than 3 Children	100.0%	100.0%	92.1%	86.7%	94.1%	91.3%	89.3%	87.6%
3 or More Children	0.0%	0.0%	7.9%	13.3%	5.9%	8.7%	10.7%	12.5%
Of Households with Children								
Less than 3 Children	-NA-	-NA-	77.8%	68.7%	77.6%	76.7%	77.1%	74.0%
3 or More Children	-NA-	-NA-	22.2%	31.3%	22.4%	23.3%	22.9%	26.0%
Tenure								
Own	85.1%	63.6%	58.8%	38.0%	61.5%	34.1%	57.4%	55.3%
Rent	12.4%	35.4%	37.1%	60.6%	33.7%	65.4%	40.5%	44.6%
Neither	2.4%	1.0%	4.1%	1.4%	4.8%	0.5%	2.2%	0.1%

Source: American Housing Survey, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.
1. The "No Children" category for Low- to Moderate-Income Working consists of 23.6 percent "Single Person Households" and 29.5 percent "Households with More than One Person and No Children" for those without critical needs; and 21.9 percent "Single Person Households" and 30.3 percent "Households with More than One Person and No Children" for those with critical needs.

TABLE 4B

Characteristics of Low- to Moderate-Income Immigrant and Native-Born Households
With and Without Critical Housing Needs, U.S. (000s), 2001 & 2003

	2001 Immigrants			2001 Native-Born			2003 Immigrants			2003 Native-Born		
	Without Critical Needs	With Critical Needs	Overall	Without Critical Needs	With Critical Needs	Overall	Without Critical Needs	With Critical Needs	Overall	Without Critical Needs	With Critical Needs	Overall
Sample Size	2,267	475	2,742	11,952	1,432	13,384	2,780	641	3,421	13,795	1,743	15,538
Estimated Households	5,587	1,164	6,751	30,581	3,656	34,237	5,586	1,189	6,775	32,289	3,819	36,107
Income												
Mean	$39,832	$27,537	$37,712	$36,714	$25,959	$35,565	$40,244	$28,634	$38,206	$38,401	$27,119	$37,208
Median	$37,500	$22,000	$35,000	$35,000	$22,000	$33,396	$37,000	$25,000	$35,000	$36,000	$24,756	$35,000
Income Relative to Area Median[1]												
<30% of Median	3.7%	26.9%	7.7%	1.7%	15.3%	3.2%	4.7%	23.1%	7.9%	1.8%	17.9%	3.5%
30-50% of Median	20.8%	38.0%	23.8%	14.1%	39.1%	16.8%	22.8%	39.3%	25.7%	15.0%	35.4%	17.1%
50-80% of Median	38.1%	21.5%	35.2%	36.2%	28.8%	35.4%	37.0%	22.9%	34.5%	37.1%	30.5%	36.4%
80-120% of Median	37.5%	13.7%	33.4%	48.0%	16.8%	44.7%	35.5%	14.7%	31.8%	46.1%	16.2%	43.0%
Income Relative to Minimum Wage												
1 to <2 min	14.4%	48.3%	20.2%	14.4%	48.3%	18.1%	14.5%	42.8%	19.5%	12.8%	42.7%	15.9%
2 to <3 min	24.0%	24.4%	24.1%	29.8%	26.9%	29.5%	24.7%	25.6%	24.8%	27.3%	29.7%	27.5%
3 to <4 min	23.6%	11.5%	21.5%	25.2%	12.1%	23.8%	21.7%	18.2%	21.1%	25.6%	15.1%	24.5%
4 to <5 min	17.6%	8.3%	16.0%	17.3%	8.0%	16.3%	17.8%	7.5%	16.0%	17.8%	7.1%	16.6%
Higher	20.5%	7.6%	18.2%	13.4%	4.7%	12.4%	21.4%	6.0%	18.7%	16.6%	5.4%	15.4%
Area Median Income												
Mean	$59,377	$61,228	$59,697	$54,895	$56,965	$55,116	$61,498	$63,393	$61,831	$58,087	$60,458	$58,338
25th Percentile	$53,919	$57,531	$54,564	$48,501	$49,976	$49,095	$51,155	$51,000	$51,155	$50,793	$51,700	$50,793
Median	$58,434	$58,622	$58,434	$55,338	$57,010	$55,597	$59,100	$59,412	$59,100	$58,121	$58,495	$58,121
75th Percentile	$62,473	$66,174	$62,691	$60,844	$61,132	$60,844	$68,700	$70,000	$68,700	$63,900	$66,947	$64,000
Racial/Ethnic Composition[2]												
Non-Hispanic White	21.4%	18.9%	21.0%	74.3%	69.9%	73.8%	22.8%	18.8%	22.1%	73.3%	71.4%	73.1%
Non-Hispanic Black	7.7%	8.8%	7.9%	16.6%	18.8%	16.8%	8.3%	9.4%	8.5%	16.3%	16.6%	16.3%
Hispanic	49.9%	48.0%	49.5%	6.9%	7.8%	7.0%	52.3%	52.7%	52.4%	7.2%	8.4%	7.3%
Other	21.1%	24.3%	21.6%	2.2%	3.5%	2.4%	16.7%	19.2%	17.1%	3.2%	3.6%	3.2%
Family Type												
Couple or Single Male, with Children	52.0%	49.3%	51.6%	31.7%	25.4%	31.1%	53.0%	48.3%	52.2%	31.6%	26.0%	31.0%
Single Female with Children	8.2%	13.2%	9.1%	13.8%	18.0%	14.3%	8.1%	11.5%	8.7%	13.0%	18.2%	13.5%
No Children	39.7%	37.6%	39.4%	54.5%	56.7%	54.7%	38.9%	40.1%	39.1%	55.5%	55.9%	55.5%
Family Type, Separating Out the Singles												
Single	10.3%	12.1%	10.6%	25.4%	25.6%	25.4%	9.8%	11.1%	10.0%	25.9%	25.2%	25.9%
Couple or Single Male, with Children	52.0%	49.3%	51.6%	31.7%	25.4%	31.1%	53.0%	48.3%	52.2%	31.6%	26.0%	31.0%
Single Female with Children	8.2%	13.2%	9.1%	13.8%	18.0%	14.3%	8.1%	11.5%	8.7%	13.0%	18.2%	13.5%
Two or More Persons, but No Children	29.5%	25.5%	28.8%	29.1%	31.1%	29.3%	29.1%	29.0%	29.1%	29.5%	30.7%	29.7%
Number of Children												
None	39.7%	37.6%	39.4%	54.5%	56.7%	54.7%	38.9%	40.1%	39.1%	55.5%	55.9%	55.5%
One	21.0%	20.5%	20.9%	18.3%	17.5%	18.3%	22.0%	20.1%	21.7%	18.2%	17.3%	18.1%
Two	22.3%	21.5%	22.2%	17.1%	16.0%	17.0%	23.4%	22.6%	23.3%	16.5%	15.8%	16.4%
Three or More	17.0%	20.4%	17.6%	10.1%	9.8%	10.1%	15.7%	17.1%	16.0%	9.9%	11.0%	10.0%
Number of Children, Families with Children												
One	34.9%	32.8%	34.5%	40.3%	40.4%	40.3.%	36.0%	33.6%	35.6%	40.8%	39.3%	40.7%
Two	37.0%	34.5%	36.5%	37.6%	37.0%	37.5%	38.2%	37.8%	38.7%	37.0%	35.8%	36.9%
Three or More	28.2%	32.7%	29.0%	22.2%	22.7%	22.2%	25.7%	28.6%	26.2%	22.2%	24.9%	22.5%
Sample Size	1,386	301	1,687	5,391	617	6,008	1,701	395	2,096	6,047	763	6,810

TABLE 4B

Characteristics of Low- to Moderate-Income Immigrant and Native-Born Households
With and Without Critical Housing Needs, U.S. (000s), 2001 & 2003

	2001 Immigrants			2001 Native-Born			2003 Immigrants			2003 Native-Born		
	Without Critical Needs	With Critical Needs	Overall	Without Critical Needs	With Critical Needs	Overall	Without Critical Needs	With Critical Needs	Overall	Without Critical Needs	With Critical Needs	Overall
Tenure												
Owner	44.2%	45.4%	44.4%	57.5%	55.4%	57.3%	46.3%	47.6%	46.5%	59.3%	57.7%	59.1%
Renter	54.5%	54.6%	54.5%	40.1%	44.1%	40.5%	52.1%	52.4%	52.1%	38.5%	42.2%	38.9%
Neither Own nor Rent	1.4%	0.0%	1.2%	2.4%	0.5%	2.2%	1.7%	0.0%	1.4%	2.2%	0.1%	2.0%
Number of Earners												
One	38.6%	57.1%	41.8%	55.5%	65.8%	56.6%	42.8%	63.5%	46.5%	56.2%	66.9%	57.3%
Two	43.6%	33.8%	41.9%	37.0%	27.5%	36.0%	42.5%	28.9%	40.1%	36.7%	26.8%	35.7%
Three	12.7%	6.9%	11.7%	6.0%	5.1%	5.9%	10.2%	5.3%	9.3%	5.8%	5.2%	5.7%
Four or More	5.0%	2.3%	4.6%	1.6%	1.7%	1.6%	4.5%	2.3%	4.1%	1.4%	1.2%	1.4%
Mean	1.9	1.5	1.8	1.5	1.4	1.5	1.8	1.5	1.7	1.5	1.4	1.5
Age of Reference Person												
<21	1.6%	2.1%	1.7%	2.8%	6.4%	3.2%	1.8%	1.1%	1.7%	2.3%	4.0%	2.5%
21-35	36.0%	33.3%	35.6%	34.4%	33.5%	34.3%	37.3%	39.6%	37.7%	33.8%	32.1%	33.6%
36-50	41.1%	44.1%	41.6%	38.3%	36.5%	38.1%	40.2%	39.6%	40.1%	37.1%	37.2%	37.1%
51-65	17.0%	16.7%	16.9%	19.0%	18.2%	18.9%	16.2%	17.0%	16.3%	20.8%	21.4%	20.9%
>65	4.3%	3.9%	4.2%	5.5%	5.4%	5.5%	4.6%	2.8%	4.3%	6.0%	5.4%	5.9%
Fair Market Rent[3]												
Mean	$816	$870	$826	$724	$771	$730	$955	$1,056	$975	$843	$931	$854
25th Percentile	$718	$782	$722	$606	$638	$608	$798	$918	$806	$671	$745	$674
Median	$782	$809	$782	$666	$755	$694	$928	$967	$949	$806	$918	$817
75th Percentile	$934	$949	$949	$795	$863	$795	$1,031	$1,095	$1,081	$928	$1,031	$949
Metropolitan Location												
Central City	48.1%	50.0%	48.4%	31.1%	36.2%	31.6%	45.1%	44.5%	45.0%	30.0%	36.6%	30.7%
Suburb	43.3%	44.9%	43.6%	40.0%	41.8%	40.2%	45.6%	49.6%	46.3%	40.4%	39.7%	40.3%
Non-Metro	8.6%	5.5%	8.1%	29.0%	22.0%	28.2%	9.3%	5.9%	8.7%	29.7%	23.7%	29.0%
Region												
Northeast	21.3%	28.2%	22.5%	17.5%	18.5%	17.6%	18.1%	21.0%	18.6%	17.6%	22.4%	18.1%
Midwest	10.4%	6.3%	9.7%	27.1%	22.3%	26.5%	12.0%	7.8%	11.3%	27.1%	20.9%	26.4%
South	27.5%	18.7%	25.9%	36.5%	32.7%	36.1%	31.6%	20.8%	29.7%	37.7%	30.9%	37.0%
West	40.9%	46.9%	41.9%	18.9%	26.4%	19.7%	38.3%	50.4%	40.4%	17.7%	25.7%	18.6%

Source: American Housing Survey, 2003, and the authors' calculations.

NOTES: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

1. Income relative to area median refers to the area median adjusted for family size according to HUD's family size adjustment formula. But summary measures on the area median income are based on the area median income without any family-size adjustment.

2. Race and ethnicity: some Hispanics may classify themselves into other race categories.

3. The U.S. Department of Housing and Urban Development generally sets the Fair Market Rents (FMR) at the 40th percentile of prevailing rents, based on a survey of recently occupied units. For more expensive areas, the FMR is set at the median. Thus, the distribution of FMRs presented here indicates monthly housing costs where working families live, not actual monthly rents paid by households.

TABLE 5

Housing Problems of Low- to Moderate-Income Working Families, by Tenure, U.S. (000s), 1997 – 2003

	1997		1999		2001		2003	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
All Households	33,238	100.0%	38,886	100.0%	40,988	100.0%	42,882	100.0%
Severe Cost Burden	2,394	7.2%	3,088	7.9%	4,019	9.8%	4,222	9.8%
Severe or Moderately Inadequate	2,766	8.3%	3,141	8.1%	2,975	7.3%	2,955	6.9%
Crowded	1,745	5.3%	1,794	4.6%	1,866	4.6%	1,818	4.2%
Critical Needs	3,021	9.1%	3,873	10.0%	4,820	11.8%	5,008	11.7%
All Renters[1]	15,884	100.0%	18,048	100.0%	18,384	100.0%	18,386	100.0%
Severe Cost Burden	1,034	6.5%	1,435	8.0%	1,774	9.7%	1,768	9.6%
Severe or Moderately Inadequate	1,808	11.4%	2,042	11.3%	1,873	10.2%	1,847	10.0%
Crowded	1,197	7.5%	1,185	6.6%	1,195	6.5%	1,134	6.2%
Critical Needs	1,465	9.2%	1,953	10.8%	2,267	12.3%	2,238	12.2%
All Owners	17,354	100.0%	20,838	100.0%	22,604	100.0%	24,496	100.0%
Severe Cost Burden	1,360	7.8%	1,653	7.9%	2,245	9.9%	2,453	10.0%
Severe or Moderately Inadequate	957	5.5%	1,100	5.3%	1,103	4.9%	1,108	4.5%
Crowded	548	3.2%	609	2.9%	671	3.0%	684	2.8%
Critical Needs	1,556	9.0%	1,920	9.2%	2,553	11.3%	2,769	11.3%

Source: American Housing Survey, 1997, 1999, 2001, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

1. Renter households include those who neither own nor rent.

TABLE 6A

Housing Problems of Low- to Moderate-Income Working Immigrant and Native-Born Families, by Tenure, U.S. (000s), 2001 & 2003

	2001 Immigrants		2001 Native-Born		2003 Immigrants		2003 Native-Born	
	Number	Percent	Number	Percent [1]	Number	Percent	Number	Percent[1]
All Households	6,751	100.0%	34,237	100.0%	6,775	100.0%	36,107	100.0%
Critical Needs[2]	1,164	17.2%	3,656	10.7%*	1,189	17.5%	3,819	10.6%*
Severe Cost Burden	994	14.7%	3,026	8.8%*	1,045	15.4%	3,177	8.8%*
Severely Inadequate Housing	197	2.9%	698	2.0%*	185	2.7%	714	2.0%*
Both Severe Cost & Severely Inadequate	27	0.4%	67	0.2%	41	0.6%	73	0.2%
Crowded	1,028	15.2%	838	2.4%*	926	13.7%	892	2.5%
All Renters	3,756	100.0%	14,629	100.0%	3,623	100.0%	14,763	100.0%
Critical Needs[2]	636	16.9%	1,631	11.2%*	623	17.2%	1,615	10.9%*
Severe Cost Burden	503	13.4%	1,271	8.7%*	512	14.1%	1,256	8.5%*
Severely Inadequate Housing	150	4.0%	405	2.8%*	139	3.8%	402	2.7%*
Both Severe Cost & Severely Inadequate	18	0.5%	45	0.3%	28	0.8%	44	0.3%*
Crowded	711	18.9%	484	3.3%*	633	17.5%	501	3.4%*
All Owners	2,995	100.0%	19,609	100.0%	3,152	100.0%	21,344	100.0%
Critical Needs[2]	528	17.6%	2,025	10.3%*	566	17.9%	2,204	10.3%*
Severe Cost Burden	490	16.4%	1,755	8.9%*	533	16.9%	1,921	9.0%*
Severely Inadequate Housing	47	1.6%	292	1.5%	46	1.5%	312	1.5%
Both Severe Cost & Severely Inadequate	8	0.3%	23	0.1%	13	0.4%	29	0.1%
Crowded	317	10.6%	354	1.8%*	293	9.3%	391	1.8%*

Source: American Housing Survey, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

1. * indicates that differences between the Immigrant and Native-Born percents are statistically significant at the .05 level.

2. Total critical needs households are the sum of households with severe cost burden and severely inadequate housing minus the households with both problems.

TABLE 6B

Housing Problems of Low- to Moderate-Income Working Immigrant Families, by Tenure and Place of Origin, U.S. (000s), 2003

	Immigrants from Canada/Europe[1]		Immigrants from Latin America[2]		Immigrants from Mexico		Immigrants from Asia		Immigrants from All Other Areas	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
All Households	936	100.0%	1,553	100.0%	2,499	100.0%	1,284	100.0%	503	100.0%
Critical Needs[3]	133	14.2%	333	21.4%	399	16.0%	241	18.8%	83	16.6%
Severe Cost Burden	118	12.6%	289	18.6%	346	13.9%	228	17.8%	63	12.6%
Severely Inadequate Housing	18	1.9%	64	4.1%	63	2.5%	19	1.5%	20	4.0%
Both Severe Cost & Severely Inadequate	3	0.3%	21	1.4%	10	0.4%	7	0.5%	0	0.0%
Crowded	25	2.7%	181	11.6%	612	24.5%	80	6.2%	29	5.7%
All Renters	385	100.0%	909	100.0%	1,424	100.0%	626	100.0%	278	100.0%
Critical Needs[3]	57	14.8%	184	20.3%	234	16.4%	101	16.2%	47	16.7%
Severe Cost Burden	49	12.6%	149	16.4%	190	13.4%	90	14.4%	33	12.0%
Severely Inadequate Housing	11	2.9%	50	5.5%	50	3.5%	15	2.3%	13	4.7%
Both Severe Cost & Severely Inadequate	3	0.7%	15	1.7%	6	0.4%	4	0.6%	0	0.0%
Crowded	23	6.0%	123	13.5%	409	28.7%	55	8.8%	24	8.5%
All Owners	550	100.0%	644	100.0%	1,075	100.0%	657	100.0%	225	100.0%
Critical Needs[3]	75	13.7%	149	23.1%	165	15.4%	139	21.2%	37	16.4%
Severe Cost Burden	69	12.6%	140	21.7%	156	14.5%	138	21.0%	30	13.3%
Severely Inadequate Housing	6	1.1%	14	2.2%	13	1.2%	5	0.7%	7	3.1%
Both Severe Cost & Severely Inadequate	0	0.0%	6	0.9%	4	0.4%	3	0.5%	0	0.0%
Crowded	2	0.4%	58	9.0%	203	18.9%	25	3.7%	5	2.3%

Source: American Housing Survey, 2003, and the authors' calculations.

NOTES: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

1. "Canada/Europe" excludes Australia and Oceania.
2. "Latin America" excludes Mexico.
3. Total critical needs households are the sum of households with severe cost burden and severely inadequate housing minus the households with both problems.

TABLE 6C

Housing Problems of Low- to Moderate-Income Working Immigrant Families, by Tenure and Year of Entry, U.S. (000s)

	Immigrants Entering 1980		Immigrants Entering 1980–1989		Immigrants Entering 1990–1996		Immigrants Entering 1997 and Later	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
All Households	1,658	100.0%	2,009	100.0%	1,657	100.0%	1,451	100.0%
Critical Needs[1]	237	14.3%	381	19.0%	298	18.0%	272	18.8%
Severe Cost Burden	205	12.3%	339	16.9%	269	16.2%	233	16.1%
Severely Inadequate Housing	38	2.3%	53	2.7%	42	2.5%	51	3.5%
Both Severe Cost & Severely Inadequate	6	0.4%	11	0.5%	12	0.7%	12	0.8%
Crowded	145	8.8%	354	17.6%	238	14.4%	188	13.0%
All Renters	513	100.0%	927	100.0%	999	100.0%	1,184	100.0%
Critical Needs[1]	78	15.2%	158	17.0%	176	17.6%	212	17.9%
Severe Cost Burden	57	11.1%	124	13.4%	153	15.3%	178	15.0%
Severely Inadequate Housing	23	4.5%	38	4.1%	32	3.2%	46	3.9%
Both Severe Cost & Severely Inadequate	2	0.5%	5	0.5%	9	0.9%	12	1.0%
Crowded	70	13.7%	196	21.2%	195	19.5%	172	14.5%
All Owners	1,145	100.0%	1,081	100.0%	658	100.0%	267	100.0%
Critical Needs[1]	159	13.9%	224	20.7%	122	18.6%	60	22.5%
Severe Cost Burden	147	12.9%	214	19.8%	116	17.6%	55	20.7%
Severely Inadequate Housing	15	1.3%	16	1.4%	10	1.6%	5	1.9%
Both Severe Cost & Severely Inadequate	3	0.3%	6	0.6%	4	0.6%	0	0.0%
Crowded	75	6.6%	158	14.6%	43	6.6%	17	6.3%

Source: American Housing Survey, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

1. Total critical needs households are the sum of households with severe cost burden and severely inadequate housing minus the households with both problems.

TABLE 7

Metropolitan Location of Working Families with Critical Needs, By Tenure, U.S. (000s), 1997 – 2003

1997	All Families		Renters		Owners	
	Number	Percent	Number	Percent	Number	Percent
Central City	1,213	40.1%	762	52.0%	451	29.0%
Suburbs	1,279	42.3%	590	40.3%	689	44.3%
Non-Metropolitan	529	17.5%	113	7.8%	417	26.8%
Total	3,021	100.0%	1,465	100.0%	1,556	100.0%

1999	All Families		Renters		Owners	
	Number	Percent	Number	Percent	Number	Percent
Central City	1,668	43.1%	1,082	55.4%	585	30.5%
Suburbs	1,549	40.0%	703	36.0%	846	44.1%
Non-Metropolitan	656	16.9%	167	8.6%	488	25.4%
Total	3,873	100.0%	1,953	100.0%	1,920	100.0%

2001	All Families		Renters		Owners	
	Number	Percent	Number	Percent	Number	Percent
Central City	1,902	39.5%	1,155	50.9%	747	29.3%
Suburbs	2,050	42.5%	927	40.9%	1,122	44.0%
Non-Metropolitan	869	18.0%	185	8.2%	684	26.8%
Total	4,820	100.0%	2,267	100.0%	2,553	100.0%

2003	All Families		Renters		Owners	
	Number	Percent	Number	Percent	Number	Percent
Central City	1,927	38.5%	1,159	51.8%	768	27.7%
Suburbs	2,106	42.0%	892	39.8%	1,214	43.8%
Non-Metropolitan	975	19.5%	188	8.4%	787	28.4%
Total	5,008	100.0%	2,238	100.0%	2,769	100.0%

Source: American Housing Survey, 1997, 1999, 2001, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

TABLE 8

Metropolitan Location of Immigrant and Native-Born Working Families with Critical Housing Needs, By Tenure, U.S. (000s), 2003

	2003 Immigrants						2003 Native-Born					
	All Families		Renters		Owners		All Families		Renters		Owners	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Central City	530	44.5%	322	51.7%	207	36.7%	1,398	36.6%	837	51.8%	561	25.5%
Suburbs	590	49.6%	282	45.2%	308	54.4%	1,516	39.7%	610	37.8%	906	41.1%
Non-Metropolitan	70	5.9%	19	3.1%	50	8.9%	905	23.7%	168	10.4%	737	33.4%
Total	**1,189**	**100.0%**	**623**	**100.0%**	**566**	**100.0%**	**3,819**	**100.0%**	**1,615**	**100.0%**	**2,204**	**100.0%**

Source: American Housing Survey, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

TABLE 9

Incomes of Low- to Moderate-Income Working Families with Critical Housing Needs, U.S. (000s), 1997 – 2003

	1997			1999			2001			2003		
	Number	Percent Share	Percent of All Working Families[1]	Number	Percent Share	Percent of All Working Families[1]	Number	Percent Share	Percent of All Working Families[1]	Number	Percent Share	Percent of All Working Families[1]
Family Income												
Below 30% of Median	428	14.2%	54.2%	637	16.5%	47.7%	871	18.1%	54.6%	957	19.1%	52.7%
30 to 50% of Median	1,234	40.8%	23.2%	1,427	36.8%	21.1%	1,870	38.8%	25.4%	1,819	36.3%	23.0%
50 to 80% of Median	911	30.2%	7.9%	1,117	28.8%	8.0%	1,303	27.0%	9.0%	1,437	28.7%	9.3%
80 to 100% of Median	280	9.3%	3.5%	409	10.6%	4.6%	484	10.0%	5.1%	470	9.4%	5.0%
100 to 120% of Median	167	5.5%	2.3%	282	7.3%	3.6%	291	6.0%	3.6%	325	6.5%	3.9%
Up to 120% of Median	3,021	100.0%	9.1%	3,873	100.0%	10.0%	4,820	100.0%	11.8%	5,008	100.0%	11.7%

Source: American Housing Survey, 1997, 1999, 2001, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.
1. The "Percent of all working families" columns refer to low- to moderate-income families in each income range. There are additional working households with critical needs who have incomes greater than 120% of area median — roughly 392,000 in 1997; 541,000 in 1999; 616,000 in 2001; and 661,000 in 2003.

TABLE 10

Critical Housing Problems of Minimum Wage Working Households, U.S., 1997 – 2003

	1997				1999				2001				2003			
Income Relative to Minimum Wage	Number in Income Range (000s)	Median Income ($)	Critical Needs	Percent with Critical Needs	Number in Income Range (000s)	Median Income ($)	Critical Needs	Percent with Critical Needs	Number in Income Range (000s)	Median Income ($)	Critical Needs	Percent with Critical Needs	Number in Income Range (000s)	Median Income ($)	Critical Needs	Percent with Critical Needs
Between 1–2	8,532	$16,800	1,794	21.0%	8,205	$17,000	1,875	22.9%	7,545	$17,000	2,329	30.9%	7,067	$17,000	2,140	30.3%
Between 2–3	10,990	$26,900	746	6.8%	12,151	$27,000	1,036	8.5%	11,709	$27,011	1,269	10.8%	11,612	$27,011	1,436	12.4%
Between 3–4	7,926	$37,000	339	4.3%	9,673	$37,000	580	6.0%	9,588	$37,200	574	6.0%	10,280	$37,000	794	7.7%
Between 4–5	4,031	$47,000	109	2.7%	5,518	$47,200	249	4.5%	6,661	$47,800	388	5.8%	7,090	$48,000	360	5.1%
5 or higher	1,759	$59,400	32	1.8%	3,339	$60,000	132	4.0%	5,485	$61,000	260	4.7%	6,832	$62,000	278	4.1%

Source: American Housing Survey, 2003, and the authors' calculations.

NOTE: The "5 or higher" category is included for completeness; it did not appear in the report for 1999. Each stated range includes the lower limit but not the upper. Thus, "Between 2–3" really means that income > = 2 minimum wages, and income < 3 minimum.

TABLE 11

Critical Housing Needs of Minimum Wage Low- to Moderate-Income Working Immigrant & Native-Born Households, U.S., 2003
Income Classified in Terms of Minimum Wage

	2003 Immigrants				2003 Native-Born			
Income Relative to Minimum Wage[1]	Number in Income Range (000s)	Median Income ($)	Critical Needs (000s)	Percent With Critical Needs	Number in Income Range (000s)	Median Income ($)	Critical Needs (000s)	Percent With Critical Needs
Between 1-2	1,318	$17,280	509	38.6%	5,749	$17,000	1,631	28.4%
Between 2-3	1,682	$27,000	304	18.1%	9,930	$27,000	1,132	11.4%
Between 3-4	1,426	$37,000	216	15.2%	8,854	$37,000	578	6.5%
Between 4-5	1,083	$48,000	89	8.2%	6,007	$48,000	271	4.5%
5 or Higher	1,266	$64,000	71	5.6%	5,566	$62,000	207	3.7%

Source: American Housing Survey, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.
1. Each stated range includes the lower limit but not the upper limit. Thus, "Between 2–3" really means income > 2 minimum wages, and income < 3 minimum.

TABLE 12

Housing Problems of Low- to Moderate-Income Working Families, by Race, Ethnicity, Tenure and Region (Percent), U.S., 1997 – 2003

	Northeast				Midwest				South				West			
	1997	1999	2001	2003	1997	1999	2001	2003	1997	1999	2001	2003	1997	1999	2001	2003
NON-HISPANIC WHITE																
Renters[1]																
Critical Needs	10.1%	12.2%	10.7%	12.6%	5.1%	6.0%	7.2%	7.8%	7.2%	8.5%	8.7%	8.7%	9.7%	10.9%	15.0%	13.7%
Crowded	2.3%	2.1%	3.1%	2.7%	2.5%	2.0%	1.3%	1.6%	2.7%	1.6%	1.8%	2.0%	3.2%	3.9%	2.9%	2.7%
Homeowners																
Critical Needs	11.0%	10.3%	10.6%	12.8%	5.4%	5.6%	8.7%	8.3%	6.5%	7.6%	10.2%	9.0%	9.3%	13.3%	14.0%	16.2%
Crowded	1.4%	1.6%	1.0%	1.2%	1.4%	1.6%	1.3%	1.4%	1.6%	1.4%	1.4%	1.5%	2.1%	1.7%	1.5%	1.4%
NON-HISPANIC BLACK																
Renters[1]																
Critical Needs	12.6%	14.9%	18.8%	16.1%	6.1%	6.9%	11.8%	8.6%	9.5%	12.0%	11.9%	11.4%	13.0%	13.2%	19.4%	16.5%
Crowded	9.2%	7.0%	10.4%	7.8%	5.9%	2.4%	1.6%	2.0%	4.9%	4.4%	3.5%	3.9%	8.0%	6.9%	6.3%	3.2%
Homeowners[2]																
Critical Needs	15.4%	13.3%	13.2%	19.8%	6.9%	6.8%	10.2%	13.8%	10.3%	5.8%	8.2%	6.8%	7.3%	15.7%	24.8%	17.5%
Crowded	2.7%	2.4%	3.7%	5.5%	1.9%	2.8%	4.6%	4.3%	3.7%	4.9%	1.6%	1.2%	0.0%	0.6%	1.8%	1.4%
HISPANIC																
Renters[1, 2]																
Critical Needs	21.7%	19.1%	19.0%	17.3%	5.3%	10.0%	7.9%	10.8%	8.1%	9.9%	11.6%	12.7%	12.9%	15.3%	15.1%	20.0%
Crowded	15.3%	13.7%	12.9%	14.6%	15.6%	14.2%	20.8%	13.3%	22.1%	13.5%	14.6%	13.0%	30.7%	31.0%	26.3%	26.5%
Homeowners[2]																
Critical Needs	30.9%	20.1%	15.5%	25.0%	10.5%	9.1%	17.5%	9.7%	9.8%	10.7%	10.5%	9.5%	18.6%	16.5%	19.2%	16.5%
Crowded	9.4%	3.2%	6.6%	5.5%	9.6%	7.5%	8.6%	7.7%	13.6%	13.4%	12.0%	10.7%	17.9%	13.9%	18.1%	15.4%
ALL WORKING FAMILIES																
Critical Needs	12.9%	12.8%	13.3%	14.2%	5.6%	6.3%	9.1%	8.7%	7.9%	8.7%	10.0%	9.3%	11.4%	13.4%	15.8%	16.8%
Crowded	4.3%	3.8%	4.3%	4.1%	2.8%	2.3%	2.3%	2.2%	4.7%	3.7%	3.5%	3.3%	9.6%	9.1%	8.6%	8.1%

Source: American Housing Survey, 1997, 1999, 2001, 2003, and the authors' calculations.

NOTES: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

1. Renter households include those who neither own nor rent.
2. Potentially unreliable because some case counts are less than 100.

TABLE 13

Housing Problems of Low- to Moderate-Income Working Immigrant & Native-Born Families by Tenure and Region, U.S., 2003

	2003 Percent Immigrants				2003 Percent Native-Born			
	Northeast	Midwest	South	West	Northeast	Midwest	South	West
Renters[1]								
Critical Needs	18.8%	11.0%	13.3%	20.7%	13.1%	8.1%	9.6%	14.3%
Crowded	15.2%	8.6%	13.6%	23.5%	4.5%	2.0%	2.8%	4.9%
Owners								
Critical Needs	21.2%	13.6%	11.4%	23.2%	13.1%	8.5%	8.3%	15.0%
Crowded	2.8%	6.4%	8.5%	13.5%	1.8%	1.7%	1.6%	2.6%
All Households								
Critical Needs	19.8%	12.2%	12.3%	21.9%	13.1%	8.4%	8.9%	14.7%
Crowded	10.0%	7.6%	11.0%	19.0%	2.9%	1.8%	2.1%	3.7%

Source: American Housing Survey, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.
1. Renters households include those who neither own nor rent.

TABLE 14

Long Commutes and Crowding, Low- to Moderate-Income Working Families, 2001 & 2003

	2001			2003		
	Long Commutes	Crowded	Long Commutes and Crowded	Long Commutes	Crowded	Long Commutes and Crowded
With Critical Needs	385,460	251,127	38,123	380,232	250,803	23,231
Without Critical Needs	2,723,150	1,614,847	188,129	2,686,949	1,567,591	207,409

Source: American Housing Survey, 1997, 1999, 2001, 2003, and the authors' calculations.

NOTE: All 2003 data are weighted by an alternative weight developed by the Joint Center for Housing Studies to correct for an undercount of households as compared to census data.

APPENDIX B

Technical Definitions

Technical Definitions Used to Estimate Housing Needs for Working Families from the 2003 American Housing Survey (AHS) Data

INCOME — Income in AHS is based on the respondent's reply to questions about income during the 12 months prior to the interview. It includes amounts reported for wage and salary income, net self-employment income, Social Security or railroad retirement income, public assistance or welfare payments, and all other money income, prior to deductions for taxes or any other purpose.

HOUSEHOLD INCOME — Reported income from all sources for all household members.

WAGE INCOME — Reported income from wages and salary only for all household members.

HOUSING COSTS — Housing costs are defined in the AHS and include, where applicable, rent, mortgage, utilities (such as electricity, gas, fuel oil and other fuels, water, sewer, and trash), property and homeowners insurance, condo fees, and other common household expenses.

OVERCROWDING — The condition of having more than one person per room per residence. Rooms in a residence include kitchens, offices/business rooms, and other finished rooms, and exclude baths, half baths, laundry/utility rooms, storage rooms/pantries, and unfinished space.

SEVERE COST BURDEN — Housing costs exceeding 50 percent of reported income.

SEVERELY INADEQUATE HOUSING — Housing with severe physical problems (such as lack of reliable plumbing or heating, or faulty wiring) as defined in the AHS since 1984.

LOW- TO MODERATE-INCOME WORKING FAMILY — A household with: (1) total earnings from wages and salaries of at least the full-time minimum wage equivalent of $10,712; (2) wages and salaries representing at least half of household's income; and (3) total household income less than or equal to 120 percent of HUD-adjusted area median family income.

ELDERLY, NOT-WORKING — Household income of less than $2,678 in salary and wage income and head of household or spouse 62 or older, and no children present in the household.

NON-ELDERLY, NOT-WORKING — Household income of less than $2,678 in salary and wage income and head of household or spouse younger than 62 (although older households with children are included here).

MARGINALLY EMPLOYED — Households with at least $2,678 but less than $10,712 in salary and wage income.

IMMIGRANT STATUS — For this study, we generated citizenship and nativity data at the household level as described below. First it should be noted that we consider a person to be an immigrant if his/her nativity is either of these categories: (1) Non-U.S. Citizen, or (2) Naturalized U.S. Citizen.

This omits three remaining categories; which are classified as non-immigrants: (1) Native-born U.S. Citizens, (2) those born in Puerto Rico or Outlying Areas, and (3) those born abroad to U.S.-citizen parents. The last category consists of persons who are not natives of the U.S., yet we consider them as non-immigrants. Thus, our concept of "immigrant" is not precisely the same as foreign-born. (This class consists of only 0.55% of the households, based on reference person. Persons from Puerto Rico and the Outlying Areas comprise only 2.12% of the households, based on reference person.)

For ease of understanding, and because the number of exceptions is relatively small, we employ the terms "Immigrants" and "Native-Born" in this study.

Using the definitions outlined above, we identify the immigrant status, citizenship, nativity, and year of entry of the reference person and the spouse, if present. If the reference person or spouse is an immigrant, then the household is considered an immigrant household, and that person's citizenship, nativity, and year of entry are taken as representing the household. Preference is given to the reference person, if both are immigrants.

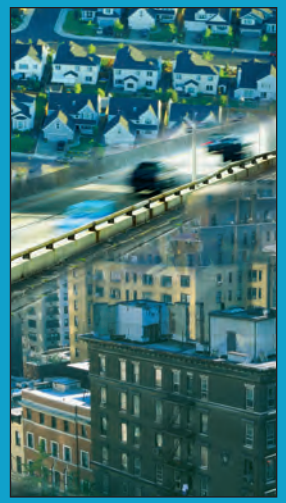
This yields 6,609 immigrant households, of which 3,421 are low- to moderate-income working households.

NATIVITY CLASSES — There are over 60 possible countries of origin (nativities) provided in the AHS data. For analysis purposes, we consolidated these into several major groups, based on the literature and advice from Jeff Passel of the Urban Institute:

NATIVITY	N
Canada & Europe	332
Latin America	356
Mexico	1,330
Asia	552
Other	119

Note that "Latin America" excludes Mexico, which is a separate category. Also, Middle-Eastern countries, most of which are part of Asia, are counted as "Other." (Egypt, which is in Africa, is also counted as "Other.") In preliminary work, the "Other" category was further broken down as follows, but it was subsequently condensed due to few cases:

NATIVITY	N
Middle-East	55
Africa	18
Elsewhere	46



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