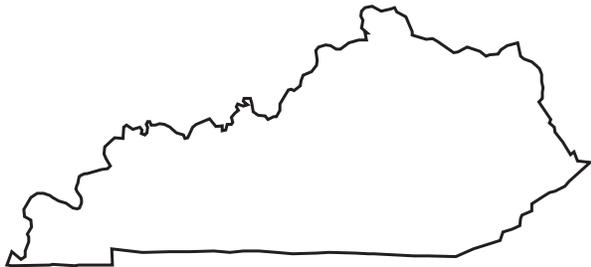

Kentucky Housing Needs Assessment

Phase I

Volume I: Report and Profiles



Kentucky Housing Corporation
University of Louisville

UofL



***Kentucky Housing Needs Assessment:
Phase I***

A Report to the Kentucky Housing Corporation

Volume I: Report and Profiles for the State
and Area Development Districts

Steven C. Bourassa
Eric Schneider
Angela Stallings Hagan
with assistance from
Songmei Li

Urban Studies Institute
University of Louisville
426 W. Bloom Street
Louisville, KY 40208

October 2001

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Executive Summary

Scope of the Study

This report describes Phase I of a two-part study intended to include roughly the period from 1980 until the present. In Phase I we review population and housing trends, using census and other data. Because the 2000 census data will not all be available until 2003, a thorough analysis of trends in the 1990s and circumstances in 2000 cannot be completed until Phase II; however, we have incorporated some 2000 census data that have already been released.

An innovative aspect of this study is the use of the census Public Use Microdata Samples (PUMS) to calculate cost burdens for low-income renters and owners in Kentucky. The PUMS data allowed us to estimate the numbers of low-income renters and owners who were experiencing high housing cost burdens of more than 30% of income and extreme cost burdens of more than 50% of income. We were able to produce these estimates for 14 study areas based on the state's Area Development Districts. (Two of the 15 ADDs were combined for the purposes of analysis.)

Although the 2000 PUMS data have not yet been released, we were able to produce some estimates of unmet needs in 2000 at the ADD and county level. This was accomplished with a forecasting model that uses poverty and wage data to estimate the low-income rate. The low-income rate is used to estimate the number of low-income renters, which is then compared with the number of assisted rental units in each ADD or county. This model offers a method for assessing housing needs periodically between the decennial censuses.

Population and Income Trends

Kentucky experienced renewed population growth of nearly 10% in the 1990s, following the relatively stagnant 1980s. Some counties grew at very fast rates, while 14 counties in Appalachia and western Kentucky lost population in the 1990s; the same 14 counties also lost population in the 1980s. In the 1990s, the fastest growing age cohort was the 45- to 54-year-old baby boom group. The 25-34 age group was the only one to decline for the state as a whole; this cohort lost population in all but three ADDs.

Minority populations grew at a faster rate than the white population, with blacks and "other" racial groups increasing by 12.6% and 104.3%, respectively. The Hispanic population grew dramatically by 172.6%, to nearly 60,000.

Average household size decreased from 2.82 in 1980 to 2.60 in 1990 and 2.47 in 2000. The number of households increased by 15.3% in the 1990s, while the population increased by less than 10%.

In real terms, median household incomes dropped between 1980 and 1990, while average wages rose for employed persons. Real wages dropped during the 1990s, as more individuals took on low-wage and part-time employment. Although household income data for 2000 have not yet been released, we expect that real median incomes rose with the expansion of employment and double-income households.

The number of low-income households increased from 411,000 in 1980 to 442,000 in 1990. "Low income" refers to households with less than 80% of area median family income. In both years low-income households represented 33% of all households. We expect that a similar percentage of households will be classified as low income in 2000 once the 2000 PUMS data are released. The percentages of elderly and black households that were low income declined during the 1980s, but remained higher than average in 1990 at 50.8% and 47.4%, respectively. The percentage of Hispanic households classified as low income in 1990 was below average at 24.7%.

The highest incidence of low-income households in 1990 occurred in Appalachian ADDS: Cumberland Valley (57.5% of all households), Kentucky River (56.6%), Lake Cumberland (52.3%), and Big Sandy (52.1%). In contrast, the lowest rates were in the metropolitan ADDS: Bluegrass (25.8%), Green River (25.6%), KIPDA (21.0%), and Northern Kentucky (18.6%). In terms of absolute numbers, however, KIPDA and Bluegrass were at the top of the list due to their relatively large populations.

Although educational levels improved dramatically during the 1980s, over one-third of adults aged 25 and older had not completed high school in 1990. This compares to about one-quarter for the United States as a whole. Given the close links between educational levels, incomes, and housing outcomes, education policy must be viewed as an important component of housing policy.

Internet usage has increased dramatically in Kentucky in recent years, although the Kentucky Long-Term Policy Research Center has concluded that there is a "digital divide," with better-educated, higher-income, younger, and white individuals located in urban areas being much more likely to use computers than individuals without those characteristics.

Housing Trends

During the 1980s, the number of mobile homes increased by 64%, while the total housing stock increased by only 10.1%. Consistent

with the increase in the number of households and increases in the number of seasonal homes and vacant homes, the housing stock increased by another 16.2% during the 1990s and we estimate that the mobile home stock continued to increase at a faster rate. In 1990, some 12.3% of the stock consisted of mobile homes, compared with 68.8% for single-family homes and 18.9% for units in multi-family buildings.

The numbers and average real values of newly constructed single-family units increased fairly steadily through the 1980s and 1990s, while the numbers and average values of new multi-family units fluctuated. Construction costs declined in real terms for all types of housing throughout the state during the 1980s, and rose for single-family houses during the 1990s. Real construction costs for multi-family buildings rose in some locations during the 1990s, but continued to fall for construction using brick, concrete, or steel (but not wood) in the largest urban centers.

The 1980s saw significant improvements in the adequacy of plumbing and kitchen facilities as well as in lessening crowding. Likewise, a small decrease was noted in the number of households lacking telephones, although the percentage remained fairly high at 9.3% in 1990. Some 19.8% of renters in the state lacked telephone service at that time, as did 14.8% of non-metropolitan households. Statistics for water supply and sewage disposal showed small improvements in the numbers connected to public or private systems during the 1980s.

Kentucky's homeownership rate remained fairly constant during the 1980s and 1990s, with 70.8% of households owning or purchasing their homes in 2000. In real terms, the median value of single-family homes dropped by 4.5% during the 1980s; we expect that real values grew during the 1990s. Monthly homeownership costs also dropped in real terms during the 1980s, in part due to a significant decline in mortgage interest rates. Interest rates remained low in the 1990s.

Past-due and foreclosure rates declined in Kentucky during the early 1990s, but rose in the latter half of the decade. In particular, foreclosure rates increased sharply, possibly due to relaxed lending criteria that attracted borrowers who were not fully prepared for the risks and responsibilities of homeownership. Employment losses in smaller communities without diversified job markets also contributed to the rise in foreclosure rates.

In contrast to ownership costs, which fell in real terms during the 1980s, rental costs increased slightly (by 3% on average). The most expensive rental markets in 1990 were Northern Kentucky, Bluegrass, and KIPDA, in that order, while the least expensive market was Kentucky River.

Housing Assistance

We estimate the total number of assisted rental units in 2000 to have been about 108,400. This compares to about 77,400 subsidized units in 1989. The figure for 2000 includes

- € over 52,900 units funded by the US Department of Housing and Urban Development's (HUD's) Office of Public and Indian Housing, which includes Public Housing and tenant-based Section 8 Programs;
- € about 40,100 units subsidized by HUD's Office of Housing (also known as the Federal Housing Administration, or FHA), which includes Sections 202, 221, 236, and 811, and other financing programs and all project-based Section 8 rental assistance;
- € some 12,300 units funded by the Department of Agriculture's Rural Housing Service (RHS);
- € about 13,800 Low Income Housing Tax Credit (LIHTC) units; and
- € about 600 HOME Partnership Investment Act units.

About 11,300 of these units were funded by more than one of the sources listed and the total was adjusted accordingly. Some 83,900 of these units receive rental assistance, which typically ensures that tenants do not pay more than 30% of income on housing.

Homeownership subsidies come from a variety of sources, the most notable being FHA's mortgage insurance program and the substantial subsidies provided through the Internal Revenue Code. Other subsidies come from the Veterans Administration (VA) loan guarantee program and the RHS's loan guarantee and direct loan programs. The Kentucky Housing Corporation also provides mortgages on favorable terms to low- and moderate-income borrowers. Most KHC loans are insured by the FHA, VA, or RHS.

Other sources of assistance for homeownership are available through HUD's HOME Investment Partnership Act and Community Development Block Grant Programs. There appears to be some emphasis on the use of these funds to assist low-income homeowners with repairs and rehabilitation. Some 2,400 households are assisted in a typical year.

Unmet Housing Needs

We apply HUD's criteria for measuring the affordability of housing by first identifying low-income households and then comparing their housing costs and incomes. For renters, housing costs are defined as

gross rents, which include utilities. For owners, housing costs include principal, interest, taxes, insurance, and utilities. Low-income households paying more than 30% of gross income on housing costs are considered to have high cost burdens, while those paying more than 50% of gross income on housing costs are considered to have extreme cost burdens. The number of low-income households with high and extreme cost burdens represents the unmet need for housing assistance.

Between 1980 and 1990, the number of low-income households with high cost burdens increased by 32.5%, while the number with extreme cost burdens increased by 22.9%. In 1990, about 106,600 low-income households were paying more than 30% of their income on housing costs and, of those, about 59,800 were spending more than 50%. Of extremely low-income renters (those with incomes less than 30% of area median family income), 45,300 (79.4%) were paying more than 30% of income on housing, while 36,000 (63.2%) were paying more than 50%.

In 1990, the percentages of low-income renters with unaffordable (high or extreme) cost burdens were highest in Bluegrass (70.9%), Green River (72.6%), KIPDA (74.1%), and Northern Kentucky (74.6%). The average gaps between affordable rents and actual rents were also highest in the same four areas. Average rent gaps in 1990 ranged from as low as \$14 in Kentucky River to as high as \$154 in Northern Kentucky (in 2000 dollars).

Although not directly comparable to our calculations of unaffordable cost burdens for 1980 and 1990, we estimate that some 112,000 low-income renters did *not* benefit from housing subsidies in 2000. Most of the households in this category are likely to be facing unaffordable cost burdens. In spite of the increase in the number of subsidized rental units during the 1990s, we estimate that the number of low-income renter households with unaffordable cost burdens also increased.

Cost burdens for owners are more difficult to interpret than those for renters, because part of the cost of ownership—the mortgage principal repayment—is actually building up the value of an investment asset. Nevertheless, some families have unanticipated financial difficulties, such as temporary or long-term losses of income. According to our calculations, the percentages of owners with unaffordable cost burdens dropped during the 1980s, although the absolute numbers increased. Some 63,450 low-income owners were paying more than 30% of income on housing costs in 1980, compared with 74,150 in 1990. These absolute numbers correspond to 47.8% and 40.8% of all low-income owners in 1980 and 1990, respectively. Some 62.0% of low-income owners in KIPDA faced affordability problems in 1990, compared with 30.7% in Lake Cumberland.

Special Needs

The elderly population increased by 6% during the 1990s, and it is expected to increase by 11.4% in the next ten years and by 30.2% in the 2010s, when many in the baby-boom cohort will become elderly. Most elderly wish to remain in their family homes as long as possible. Thus one of the primary needs on the part of low-income owners is the expansion of home repair and modification programs to allow seniors to remain at home as long as their health allows.

Another major need is for Assisted Living Facilities (ALFs) that provide supportive services for the elderly. These are rarely affordable to low- and moderate-income individuals and, unlike nursing homes, do not qualify for Medicaid waivers. Personal Care Facilities, which provide the services of ALFs plus medication dispensing, may also be appropriate for some individuals.

For many special needs groups, such as the HIV/AIDS population and the migrant Latino population, the primary problem is the affordability issue faced by many low-income households. Providing more affordable rental units for low-income households in general will go a long way toward resolving the housing needs of these special groups. Other groups, such as the disabled, may require some kinds of supportive living facilities, although it is difficult to compare the supply of and demand for these kinds of housing, given the limitations of available data. It is clear, however, that demand for affordable and appropriate housing for disabled persons far exceeds supply.

Conclusions

The single greatest housing problem in Kentucky is the lack of rental housing affordable to low-income households. This is a large and growing problem and one that is very difficult to tackle effectively within the current federal policy context. Affordable housing is considered to be an entitlement in virtually all developed countries except for the United States. The federal government does not fully fund programs like Section 8 and, consequently, there is not enough funding to ensure that housing is affordable to all or even to a majority of low-income households. Significant expansion of the Section 8 rental assistance program would be required, along with an expansion of programs to finance the production of affordable housing. The latter is perhaps not quite so difficult as the former, but in the absence of rent subsidies, new housing is not going to be affordable to the poorest households even if it produced using tax credits and below-market financing.

Lack of affordable housing means that rents are too high and incomes are too low. For Kentucky, where housing costs are relatively low, the

affordability problem is one of inadequate income. Thus Kentucky's emphasis on improving educational outcomes in the state may well be an effective way to mitigate future affordability problems.

Chapter 1

Introduction

The need for housing assistance in Kentucky is determined fundamentally by the relationship between housing costs and household incomes. Various housing assistance programs exist to reduce the cost of housing for households who are deemed to have incomes insufficient to afford adequate housing.

The salient fact about housing assistance in Kentucky and in the United States, generally, is that it is not an entitlement. The United States is perhaps the only developed country that does not fully fund housing programs so that all eligible households can receive assistance. In fact, only a fraction of eligible households actually receives assistance.

This means that assistance must be rationed. The measurement of need largely becomes an exercise in attempting to determine whether assistance is rationed fairly and appropriately. The available funding is rationed in many ways: geographically, across various special needs groups, and between homeowners and renters.

However, housing programs are also designed in ways that may prevent needy persons or households from receiving assistance by either denying eligibility or simply failing to supply a certain type of assistance. For example, low-income single persons may have low priority in the allocation of public housing and rental vouchers unless they are elderly, disabled, or pregnant.

If affordable housing were an entitlement in the US, then a study such as this one could be much narrower in scope. The analysis would be reduced to asking whether existing housing programs are defined and designed in a way that addresses all housing needs.

Here we focus instead on the distribution of assistance available through existing programs. We emphasize the needs of low-income households as distinct from those households that are able to provide for themselves. We pay particular attention to the geographic distribution of needs and assistance across the state and the distribution of needs and assistance across various groups in the population, ranging from minorities to the handicapped to the elderly. We devote attention to both renters and homeowners and the needs of both.

We use the state's Area Development Districts (ADDs) as the primary geographic units of analysis. This allows us to produce our own tabulations using data from the Public Use Microdata Sample (PUMS) of the decennial census. This sample is referred to as "microdata" because it provides detailed information for individuals and

households rather than just summaries of data. The PUMS data are organized geographically into Public Use Microdata Areas (PUMAs) that, with one exception, can be amalgamated into ADDs. The one exception is the PUMA that combines the Buffalo Trace and Gateway ADDs. This means that, instead of 15 ADDs, we have 14 areas for analysis (Figure 1.1).¹

Figure 1.1. Study areas based on Area Development Districts



The PUMS data are particularly useful for calculating housing cost burdens. Calculation of cost burdens requires comparison of housing costs and incomes on a household-by-household basis. Given a definition of what is or is not an acceptable cost burden for a low-income household, we are able to determine how many households face affordability problems. We believe that the present study is the first attempt to measure the extent and distribution of cost burdens in Kentucky. This information can be extremely useful in guiding the allocation of housing assistance across the state.

The present study is the first of a two-phase analysis. The PUMS data for the 2000 census will not be available until late 2002 or early 2003, so we are not yet able to calculate cost burdens for 2000. We are, however, able to calculate burdens using PUMS data for 1980 and 1990 and analyze population trends for 1980, 1990, and 2000. We are also able to collect and analyze current data on housing assistance programs. In effect, the present study lays the groundwork for further analysis to be completed in 2003.

In Chapters 2 and 3 of this report we provide a review of population and housing trends drawn from the available census data and other sources. In Chapter 4, we review the range of housing assistance programs available in Kentucky and, where available, we summarize

¹ A list of the counties within each ADD is provided in Appendix 1.

data describing the recipients of assistance, including their geographic locations.

We discuss in Chapter 5 various measures of housing need and, in particular, the measures defined by the US Department of Housing and Urban Development (HUD), which we apply in modified form to calculate cost burdens. We provide a detailed discussion of cost burdens in 1980 and 1990, including explanations for variations across population groups and geographic locations. Estimates of likely trends in cost burdens are given based on what is known about changes in population characteristics and housing assistance programs. These data provide important information about *unmet* housing needs in the state.

The needs of special population groups are the focus of Chapter 6. We give particular attention to the housing needs of the elderly, who constitute a rapidly growing segment of the population. We also look at the special needs of the migrant Latino population, single persons, large families, persons with HIV/AIDS, disabled persons, and the homeless population. The circumstances of blacks and other racial groups are addressed throughout the study where possible and appropriate.

In Chapter 7, we summarize our conclusions and discuss the need for further research. In particular, Phase II of this study will incorporate detailed analysis of low-income households based on the 2000 PUMS. Volume I of this report concludes with profiles of population and housing data for the entire state and for each of the ADDs. Volume II provides county-by-county profiles.

Chapter 2

Population and Income Trends

Population Growth

Renewed Growth in the 1990s

Kentucky experienced renewed growth during the 1990s after the relatively stagnant 1980s. The total state population grew only 0.7% during the 1980s, compared with 9.7% during the 1990s (Table 2.1). Growth rates varied widely across the state during the 1990s, with percentage increases of more than 15% in the Barren River, Bluegrass, and Northern Kentucky ADDs and declines of more than 2% in two of the Appalachian ADDs—Big Sandy and Kentucky River.

Table 2.1. Population of Area Development Districts and Kentucky, 1980, 1990, and 2000

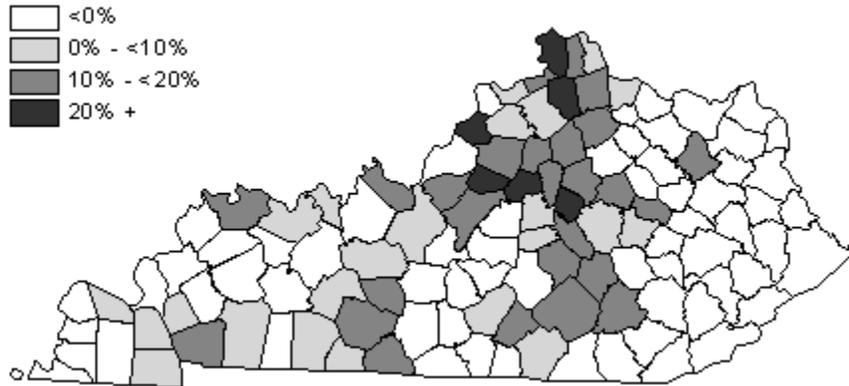
Area Development District	1980 population	1990 population	2000 population	Percent change: 1980-1990	Percent change: 1990-2000
Barren River	217,041	221,719	255,225	2.2	15.1
Big Sandy	181,759	165,020	160,532	-9.2	-2.7
Bluegrass	547,280	589,974	686,003	7.8	16.3
Buffalo Trace/ Gateway	120,976	118,223	131,466	-2.3	11.2
Cumberland Valley	227,557	223,024	238,270	-2.0	6.8
FIVCO	140,734	132,685	135,849	-5.7	2.4
Green River	199,048	199,342	207,377	0.1	4.0
Kentucky River	134,437	123,495	120,656	-8.1	-2.3
KIPDA	804,395	796,305	869,306	-1.0	9.2
Lake Cumberland	171,049	174,283	193,452	1.9	11.0
Lincoln Trail	217,666	219,101	243,202	0.7	11.0
Northern Kentucky	313,550	334,979	391,417	6.8	16.8
Pennyrile	204,937	205,800	215,519	0.4	4.7
Purchase	180,348	181,346	193,495	0.6	6.7
<i>Kentucky</i>	<i>3,660,777</i>	<i>3,685,296</i>	<i>4,041,769</i>	<i>0.7</i>	<i>9.7</i>

Source: US Census Bureau, *Census of Population and Housing*, 1980, 1990, and 2000.

County growth rates are depicted in Figures 2.1 and 2.2. During the 1990s, population growth rates were greatest in Spencer County near Louisville (73%) and lowest in Leslie and Harlan counties in the Appalachians (-9.1% and -9.2%, respectively). The ten counties with the highest and lowest rates of growth are shown in Table 2.2. Notably, the counties with the highest rates of growth tend to be near

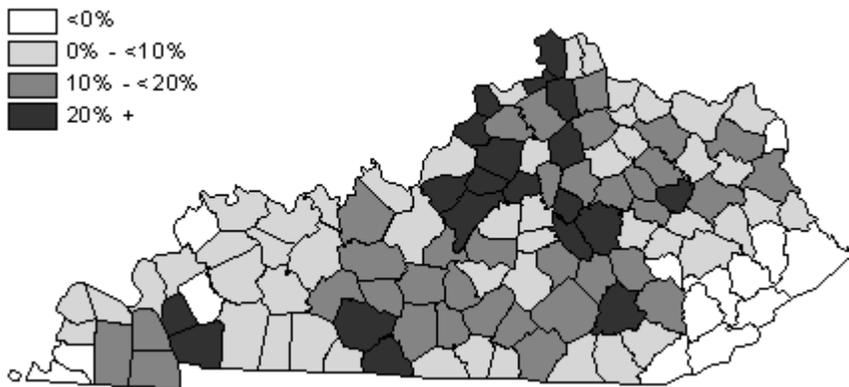
Louisville, Lexington, and Cincinnati. Those with negative rates of growth tend to be in the Appalachians in Eastern Kentucky or in Western Kentucky.

Figure 2.1. Percentage change in population, by county, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Figure 2.2. Percentage change in population, by county, 1990-2000



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1990 and 2000.

During the 1990s, Kentucky's cities collectively lost over 5% of their population, while the unincorporated parts of the state gained over 27%. This reflects the continued suburbanization of population in the state, a trend that occurred nationally.² The city of Louisville's

² Joint Center for Housing Studies, *The State of the Nation's Housing: 2001* (Cambridge, MA: Harvard University, 2001).

population, for example, dropped by nearly 13,000 persons during the decade, while the unincorporated parts of Jefferson County gained nearly 36,000 persons.

Table 2.2. Kentucky counties with highest and lowest growth rates during the 1990s

County	Area Development District	Percentage rate of growth, 1980-1990	Percentage rate of growth, 1990-2000	Population in 2000
<i>Top 14:</i>				
Spencer	KIPDA	14.7	73.0	11,766
Boone	Northern Kentucky	25.6	49.3	85,991
Gallatin	Northern Kentucky	11.4	45.9	7,870
Grant	Northern Kentucky	18.3	42.2	22,384
Oldham	KIPDA	19.7	38.8	46,178
Scott	Bluegrass	9.4	38.5	33,061
Shelby	KIPDA	6.4	34.3	33,337
Trimble	KIPDA	-2.6	33.4	8,125
Anderson	Bluegrass	15.9	31.2	19,111
Menifee	Gateway	-0.5	28.8	6,556
Bullitt	KIPDA	9.7	28.7	61,236
Jessamine	Bluegrass	16.7	28.0	39,041
Garrard	Bluegrass	6.7	27.7	14,792
Nelson	Lincoln Trail	7.7	26.1	37,477
<i>Bottom 14:</i>				
Caldwell	Pennyrile	-1.8	-1.3	13,060
Knott	Kentucky River	-0.2	-1.4	17,649
Floyd	Big Sandy	-10.6	-2.6	42,441
Boyd	FIVCO	-7.9	-2.7	49,752
Perry	Kentucky River	-10.3	-2.9	29,390
Owsley	Kentucky River	-11.8	-3.5	4,858
Bell	Cumberland Valley	-8.2	-4.6	30,060
Pike	Big Sandy	-10.5	-5.3	68,736
Hickman	Purchase	-8.2	-5.5	5,262
Union	Green River	-7.1	-5.6	15,637
Fulton	Purchase	-7.8	-6.3	7,752
Letcher	Kentucky River	-12.0	-6.4	25,277
Leslie	Kentucky River	-8.3	-9.1	12,401
Harlan	Cumberland Valley	-12.7	-9.2	33,202

Source: US Census Bureau, *Census of Population and Housing*, 1980, 1990, and 2000.

Note: Counties are listed in reverse order by 1990-2000 growth rate. The top 14 list includes all counties with growth rates in excess of 25% during 1990-2000. The bottom 14 list includes all counties that lost population during 1990-2000.

The Changing Composition of the Population

During the 1980s, almost all ADDs lost population in the 0-14 and 15-24 age groups, while the largest percentage gains were for baby

boomers in the 35-44 cohort (Table 2.3). The 65-74 age group gained 7.4%, while the 75-and-over group grew by 22.9%.

Table 2.3. Population change by age cohort and Area Development District, 1980-1990 (%)

Area Development District	0-14	15-24	25-34	35-44	45-54	55-64	65-74	75+
Barren River	-4.8	-16.2	6.6	29.4	15.6	-3.1	2.1	26.3
Big Sandy	-23.9	-21.4	-11.1	29.2	1.4	-9.7	1.7	16.5
Bluegrass	-2.3	-11.9	10.0	46.9	16.6	2.9	14.7	28.1
Buffalo Trace/ Gateway	-16.7	-12.3	-0.2	27.7	4.8	-2.9	2.0	19.4
Cumberland Valley	-15.5	-14.3	0.3	32.5	12.7	-8.0	-0.1	18.2
FIVCO	-20.6	-22.6	-8.7	20.2	5.7	0.8	8.0	24.3
Green River	-7.0	-22.1	2.2	33.8	7.0	-2.4	7.5	20.0
Kentucky River	-22.4	-22.7	-5.3	30.8	5.0	-5.8	-6.9	10.8
KIPDA	-9.4	-25.1	0.7	37.8	-1.6	-4.7	14.3	25.5
Lake Cumberland	-10.4	-14.9	7.2	27.7	10.9	-0.5	4.9	25.9
Lincoln Trail	-3.2	-30.0	11.2	34.9	14.5	6.5	9.8	27.5
Northern Kentucky	1.6	-16.5	18.6	46.1	5.8	-3.3	7.6	15.2
Pennyriple	-9.5	-16.9	6.8	28.8	10.8	-4.6	2.2	22.4
Purchase	-5.2	-19.2	2.0	27.0	9.3	-7.5	1.9	22.9
<i>Kentucky</i>	<i>-9.0</i>	<i>-19.3</i>	<i>4.2</i>	<i>35.5</i>	<i>7.5</i>	<i>-2.9</i>	<i>7.4</i>	<i>22.9</i>

Source: Kentucky State Data Center calculations and US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Note: Some of the population counts used to construct this table were revised after the original census data were released and, therefore, the percentage changes may differ slightly from those reported elsewhere.

The fastest growing group in the state in the 1990s was the 45-54 baby-boom cohort (Table 2.4). The 25-34 group declined in all but the Barren River, Bluegrass, and Buffalo Trace/Gateway areas. Notably, Big Sandy, Cumberland Valley, FIVCO, Green River, and Kentucky River all lost population in each of the 0-14, 15-24, and 25-34 age groups. The 65-74 age group gained 2.1% statewide, while the 75-and-over group gained 16.2%.

During the 1990s, the white population grew at a lower rate, 7.3%, than the population as a whole, while the black population grew by 12.6% and other racial groups (mostly Asian) grew by 104.3%. The census allowed respondents to choose more than one racial category for the first time in 2000. About 1% (42,443 persons) said that they were multiracial. The Hispanic population grew dramatically by 172.6% (to 59,939, or about 1.5% of the state's population).

Table 2.4. Population change by age cohort and Area Development District, 1990-2000 (%)

Area Development District	0-14	15-24	25-34	35-44	45-54	55-64	65-74	75+
Barren River	10.2	10.9	0.3	24.5	39.4	22.4	2.1	12.5
Big Sandy	-17.8	-13.8	-16.3	0.1	41.8	13.2	2.1	17.0
Bluegrass	11.3	9.3	1.7	20.3	54.3	22.7	6.5	22.6
Buffalo Trace/ Gateway	4.9	-1.7	2.1	17.4	32.4	14.0	2.7	9.5
Cumberland Valley	-3.1	-6.6	-4.3	12.5	43.4	24.9	2.3	14.2
FIVCO	-6.0	-5.7	-11.2	3.9	27.3	10.7	5.3	16.2
Green River	-4.5	-1.2	-15.1	11.4	39.0	10.6	0.4	15.2
Kentucky River	-19.1	-11.8	-18.5	4.7	42.6	17.4	3.5	8.8
KIPDA	8.0	0.8	-10.7	16.1	50.1	5.2	-0.5	19.9
Lake Cumberland	4.4	0.8	-5.4	18.1	38.6	21.9	8.8	17.0
Lincoln Trail	3.0	-5.3	-13.5	31.9	54.6	25.5	15.7	21.6
Northern Kentucky	11.3	10.9	-1.1	31.6	58.5	15.1	2.9	19.3
Pennyrite	4.3	-6.2	-8.9	10.3	32.7	15.9	-2.8	7.7
Purchase	2.1	4.6	-10.2	11.7	36.5	13.8	-7.7	11.7
<i>Kentucky</i>	<i>3.7</i>	<i>1.2</i>	<i>-6.9</i>	<i>17.3</i>	<i>46.2</i>	<i>15.5</i>	<i>2.1</i>	<i>16.2</i>

Source: Kentucky State Data Center calculations and US Census Bureau, *Census of Population and Housing*, 1990 and 2000.

Note: Some of the population counts used to construct this table were revised after the original census data were released and, therefore, the percentage changes may differ slightly from those reported elsewhere.

Growth in the Number of Households

Between 1980 and 1990, the number of households increased by 9.2%, while the population increased by only 0.7%. This discrepancy is attributable to a decline in the proportion of married couple households (from 65.4% to 59.2%) and an increase in the number of households consisting of single persons (from 20.0% to 23.3%), of female- or male-headed families with no spouse present (from 10.2% and 2.3% to 11.6% and 2.9%, respectively), or of multiple unrelated persons (from 2.2% to 3.1%). These trends continued in the 1990s, with married-couple families declining to 53.9% of the total, single-person households increasing to 26.0%, single female- and male-headed families increasing to 11.8% and 3.7%, respectively, and multi-person non-family households to 4.5%.

These statistics indicate some major changes in society. For example, the increase in the percentage of male-headed families reflects a significant increase in the number of divorced fathers with custody of their children. Consistent with the changes in household composition, the number of persons per household in Kentucky decreased from 2.82 in 1980 to 2.60 in 1990 and 2.47 in 2000. The number of households increased by 15.3% during the 1990s, while the population increased by less than 10%.

Similar trends have been occurring at the national level over the past two decades. According to the 2000 census, the statistics for the United States as a whole are very similar to those for Kentucky. Average household size was 2.59 for the US and married-couple households made up 51.7% of the total. Some 25.8% of all households consisted of single persons living alone, while female- and male-headed families made up 12.2% and 4.2% of the total and multi-person non-family households made up 6.1%.

Income and Poverty

Household Incomes and Wages

Table 2.5 shows median household incomes by ADD in constant 2000 dollars, while Figure 2.3 shows county-by-county changes. The largest drop in real terms in the 1980s was in Big Sandy (-\$8,527), while the largest gain was in Bluegrass (\$1,364). In 2000 dollars, the median income in 1990 for all households was \$31,100. At the same time, the median household income for the elderly was about 55% of that for all households. Median household incomes for blacks, other races, and Hispanics were 64%, 103%, and 104%, respectively, of that for all households.

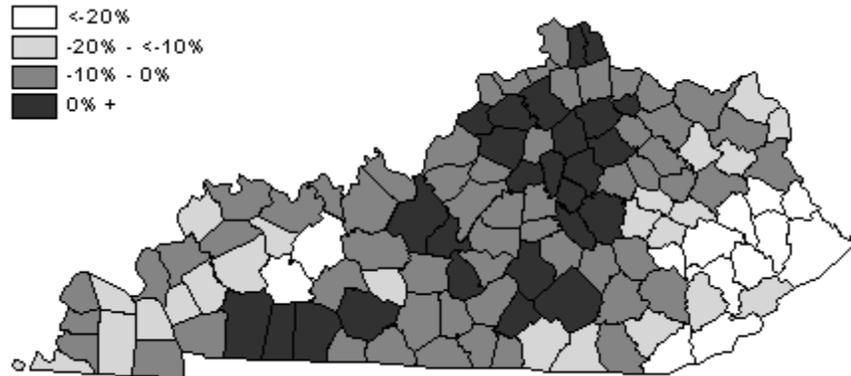
Table 2.5. Real median household incomes, by Area Development District, 1980 and 1990 (in 2000 dollars)

Area Development District	1980	1990	1980-1990 change
Barren River	28,380	27,410	-969
Big Sandy	30,847	22,319	-8,527
Bluegrass	33,484	34,848	1,364
Buffalo Trace/Gateway	24,917	25,497	580
Cumberland Valley	23,743	19,978	-3,765
FIVCO	33,674	30,135	-3,539
Green River	37,025	31,940	-5,085
Kentucky River	24,691	19,996	-4,695
KIPDA	39,639	37,495	-2,144
Lake Cumberland	21,909	22,125	216
Lincoln Trail	30,847	29,879	-967
Northern Kentucky	40,180	40,792	612
Pennyrile	30,858	27,774	-3,084
Purchase	32,286	28,469	-3,818
<i>Kentucky</i>	<i>33,147</i>	<i>31,107</i>	<i>-2,040</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: Median household incomes were adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items, <<http://stats.bls.gov/cpihome.htm>>.

Figure 2.3. Percentage change in real median household income, by county, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Real wages, which are reported for employed persons, showed a different trend in the 1980s. While real median household incomes fell, real average wages grew (Table 2.6). However, between 1990 and 1997, real wages dropped back to their 1980 levels as more workers took on low-wage and part-time employment.

Table 2.6. Real average wages, by Area Development District, 1980, 1990, and 1997

Area Development District	1980	1990	1997
Barren River	19,978	25,698	22,695
Big Sandy	31,249	31,466	22,596
Bluegrass	23,179	29,415	24,450
Buffalo Trace/Gateway	19,076	22,255	18,400
Cumberland Valley	25,524	26,251	19,700
FIVCO	31,729	33,598	26,426
Green River	28,145	31,545	23,881
Kentucky River	29,219	29,037	21,908
KIPDA	26,486	32,737	27,346
Lake Cumberland	18,199	20,731	18,425
Lincoln Trail	19,348	23,218	20,636
Northern Kentucky	22,072	28,328	25,308
Pennyrile	23,222	26,763	21,205
Purchase	24,663	29,169	23,389
<i>Kentucky</i>	<i>24,782</i>	<i>29,420</i>	<i>24,357</i>

Source: Authors' calculations based on US Census Bureau, *County Business Patterns*, obtained from <<http://fisher.lib.virginia.edu/>>.

Note: Wage data were adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items, <<http://stats.bls.gov/cpihome.htm>>.

Definitions of Poverty and Low Income

For comparison purposes, Table 2.7 shows the poverty guidelines for a family of four, as well as the low-income thresholds for the same family size. There are three categories of low income, each with a threshold based on the relationship between household income and area median family income.³ Low-income households are those below 80% of median family income as adjusted for household size and metropolitan/non-metropolitan location; very low-income households are below 50% of median family income; and extremely low-income households are below 30% of median family income.

Consistent with the fact that fewer households are below the poverty line than are classified as low income, the poverty guidelines are significantly lower than the low-income thresholds. The poverty guidelines are not adjusted for geographic location (except for Alaska and Hawaii, which have separate guidelines). Note that the poverty guidelines for 1980 and 1990 were similar to our thresholds for very low-income households for non-metropolitan areas.

Table 2.7. Poverty guidelines and low-income thresholds for a family of four, 1980, 1990, and 2000 (in nominal dollars)

Guideline/threshold	1980	1990	2000
US poverty guideline	6,700	12,100	16,700
<i>Low-income thresholds:</i>			
Kentucky metropolitan	15,048	24,800	n/a
Kentucky non-metropolitan	11,004	17,571	n/a
<i>Very low-income thresholds:</i>			
Kentucky metropolitan	9,405	15,500	n/a
Kentucky non-metropolitan	6,878	10,982	n/a
<i>Extremely low-income thresholds:</i>			
Kentucky metropolitan	5,643	9,300	n/a
Kentucky non-metropolitan	4,127	6,589	n/a

Source: Poverty guidelines: Social Security Administration, *Social Security Bulletin: Annual Statistical Supplement* (Washington, DC, 1999), Table 3.E8, p. 155, <<http://www.ssa.gov/statistics/Supplemental/1999/tables/t3e8.pdf>>. Low-income thresholds: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: The poverty guidelines are for the year prior to the year shown to make them comparable to the low-income thresholds. The Social Security Administration's poverty guidelines differ somewhat from the Census Bureau's poverty thresholds.

³ See Appendix 2 for details about how the low-income thresholds were defined and how the low-income rates were measured for the purposes of this report.

Poverty Rates

The poverty rate rose from 17.6% to 19.0% during the 1980s (Table 2.8), while real median household income dropped from \$33,147 in 1980 to \$31,107 in 1990 in constant 2000 dollars.⁴ Between 1990 and 1997, the poverty rate dropped to 16.0%. We expect 2000 census data to show that median household income rose in real terms in the 1990s.⁵

Table 2.8. Poverty rates, by Area Development District, 1980, 1990, and 1997 (%)

Area Development District	1980	1990	1997
Barren River	19.3	20.6	16.2
Big Sandy	22.4	29.5	26.0
Bluegrass	16.1	16.0	13.0
Buffalo Trace/Gateway	25.0	26.7	21.4
Cumberland Valley	30.2	33.5	27.9
FIVCO	18.2	21.8	19.7
Green River	14.2	17.0	14.1
Kentucky River	30.5	36.3	30.0
KIPDA	12.1	13.4	11.8
Lake Cumberland	28.7	28.0	22.7
Lincoln Trail	18.2	16.9	14.0
Northern Kentucky	10.6	11.0	10.3
Pennyrile	16.7	18.3	16.0
Purchase	14.1	17.0	14.2
<i>Kentucky</i>	<i>17.6</i>	<i>19.0</i>	<i>16.0</i>
<i>United States</i>	<i>12.4</i>	<i>13.1</i>	<i>13.3</i>

Source: US Census Bureau, *Census of Population and Housing*, 1980 and 1990, and Small Area Income and Poverty Estimates, <<http://www.census.gov/hhes/www/saie.html>>.

The lowest poverty rates in 1997 were in the metropolitan ADDs—Northern Kentucky (10.3%), KIPDA (11.8%), and Bluegrass (13.0%)—while the highest rates were in three Appalachian ADDs—Big Sandy (26.0%), Cumberland Valley (27.9%), and Kentucky River (30.0%). In 1990, poverty rates for blacks remained about twice as high as those for whites (35.2% versus 17.8%), while the rates for other races and Hispanics were 20.5% and 21.3%, respectively. These numbers represented an improvement over 1980 for the latter two groups, but a worsening of the rates for both whites and blacks. The

⁴ The income data reported by the Census Bureau often relate to the year prior to the year of the census; in this report we refer to the year of the census and not necessarily to the year in which the income was earned.

⁵ During the same period, however, we expect that real wages per employee dropped due to the expansion of part-time and low-wage service employment.

poverty rate for children, 24.5%, exceeded the overall rate by 5.5 percentage points, while the rate for the elderly, 19.5%, was about the same as the overall rate.

Low-Income Rates

Data for the state as a whole are listed by income and other categories in Tables 2.9 and 2.10, while comparisons across ADDs are provided in Tables 2.11, 2.12, and 2.13 for low income, very low income, and extremely low income, respectively. During the 1980s, the number of low-income households in Kentucky increased by 7.6%, while the numbers of very and extremely low-income households increased by 14.5% and 25.5%, respectively.

Table 2.9. Low-income households by income category, Kentucky, 1980 and 1990

Income category	1980		1990		1980-1990 % change
	Number of households	As a % of all households	Number of households	As a % of all households	
Low income	410,920	33.2	442,095	33.1	7.6
Very low income	239,500	19.3	274,324	20.5	14.5
Extremely low income	114,800	9.3	144,044	10.8	25.5

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

The number of elderly low-income households increased by 3.5% in the 1980s, but declined as a percentage of all elderly households. Black and Hispanic low-income households declined both in absolute numbers and as percentages of their respective group totals. The primary gain was in white low-income households, which increased by 8.8%. Nearly half of low-income home-owning households in 1990 were headed by elderly persons, while only about one-quarter of low-income renting households were headed by elderly persons.

The incidence of low-income households in 1990 was distributed in a manner similar to that for poverty rates in 1997. Several Appalachian ADDs had the highest incidence of low-income households: Big Sandy, Cumberland Valley, Kentucky River, and Lake Cumberland are all above 50%. The ADDs in the Louisville and Cincinnati metropolitan areas—KIPDA and Northern Kentucky—were the only ones with percentages below 25%. Similar patterns were evident for very and extremely low-income households, with the same four Appalachian ADDs having the highest rates and the same two metropolitan ADDs having the lowest rates.

Table 2.10. Low-income households by category, Kentucky, 1980 and 1990

Category of household	1980		1990		1980-1990 % change
	Number	As a % of group total	Number	As a % of group total	
Elderly	154,560	57.9	159,937	50.8	3.5
<i>Race:</i>					
White	365,360	31.7	397,440	32.0	8.8
Black	43,520	54.3	42,438	47.4	-2.5
Other races	2,040	40.2	2,217	31.1	8.7
<i>Ethnicity:</i>					
Hispanic	3,380	43.7	1,097	24.7	-67.5
<i>Housing tenure:</i>					
Owners	227,107	25.9	246,922	26.1	8.7
Renters	185,086	51.2	196,728	49.7	6.3

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: Races other than white and black are combined due to small sample sizes. Households consisting only of multiple unrelated persons (that is, households that consisted of neither families nor single persons living alone) were excluded.

Table 2.11. Low-income households, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	As a % of ADD total	Rank	As a % of ADD total	Rank
Barren River	31.9	9	43.6	6
Big Sandy	31.6	10	52.1	4
Bluegrass	33.7	7	25.8	11
Buffalo Trace/Gateway	36.4	5	47.6	5
Cumberland Valley	40.4	2	57.5	1
FIVCO	39.2	4	30.5	9
Green River	33.6	8	25.6	12
Kentucky River	39.6	3	56.6	2
KIPDA	30.3	11	21.0	13
Lake Cumberland	42.4	1	52.3	3
Lincoln Trail	28.7	13	40.1	8
Northern Kentucky	29.8	12	18.6	14
Pennyrile	34.4	6	28.1	10
Purchase	28.1	14	41.0	7
<i>Kentucky</i>	<i>33.2</i>		<i>33.1</i>	

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 2.12. Very low-income households, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	As a % of ADD total	Rank	As a % of ADD total	Rank
Barren River	18.3	5	27.9	6
Big Sandy	18.0	6	34.8	4
Bluegrass	19.4	3	15.4	11
Buffalo Trace/Gateway	22.2	1	32.4	5
Cumberland Valley	25.5	12	38.9	2
FIVCO	24.3	13	18.0	9
Green River	19.6	2	15.4	10
Kentucky River	24.6	11	40.9	1
KIPDA	18.0	7	11.9	13
Lake Cumberland	25.2	14	35.4	3
Lincoln Trail	15.3	10	23.2	8
Northern Kentucky	16.7	8	10.3	14
Pennyrile	19.0	4	15.0	12
Purchase	15.6	9	25.0	7
<i>Kentucky</i>	<i>19.3</i>		<i>20.5</i>	

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 2.13. Extremely low-income households, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	As a % of ADD total	Rank	As a % of ADD total	Rank
Barren River	7.6	12	15.7	6
Big Sandy	8.9	9	19.8	3
Bluegrass	9.6	6	7.7	9
Buffalo Trace/Gateway	9.3	7	17.1	5
Cumberland Valley	12.4	1	23.4	2
FIVCO	12.3	2	7.6	10
Green River	10.0	5	7.2	11
Kentucky River	12.0	3	26.3	1
KIPDA	9.3	8	5.5	13
Lake Cumberland	11.1	4	19.5	4
Lincoln Trail	6.9	13	12.4	8
Northern Kentucky	8.0	11	4.5	14
Pennyrile	8.6	10	6.3	12
Purchase	5.7	14	12.8	7
<i>Kentucky</i>	<i>9.3</i>		<i>10.8</i>	

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Care must be taken when interpreting statistics on rates of poverty and low income. Although metropolitan areas surrounding Louisville and Lexington show the lowest low-income rates, they also have the

largest populations, meaning that the absolute need for housing assistance in urban areas is greater than would be the case if the population were distributed evenly across the state.

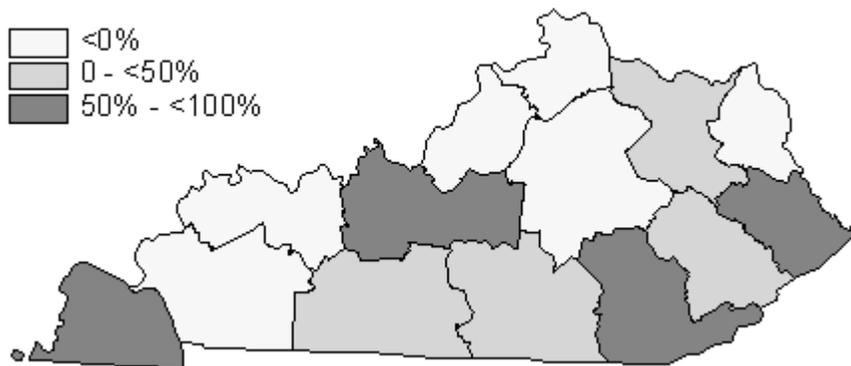
The KIPDA and Bluegrass ADDs had the largest numbers of low-income households in both 1980 and 1990 (Table 2.14). The absolute numbers of low-income households in the ADDs containing metropolitan areas dropped between 1980 and 1990 and rose elsewhere in the state (Figure 2.4). Similar patterns can be seen for very low-income and extremely low-income households (Tables 2.15 and 2.16 and Figures 2.5 and 2.6). Note, however, that the largest number of extremely low-income households in 1990 was in Cumberland Valley.

Table 2.14. Low-income households, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	23,860	5.8	35,677	8.1
Big Sandy	18,500	4.5	30,317	6.9
Bluegrass	62,720	15.3	54,983	12.4
Buffalo Trace/Gateway	14,680	3.6	19,700	4.5
Cumberland Valley	30,140	7.3	45,478	10.3
FIVCO	18,620	4.5	14,745	3.3
Green River	23,100	5.6	18,670	4.2
Kentucky River	16,860	4.1	24,457	5.5
KIPDA	84,600	20.6	62,185	14.1
Lake Cumberland	25,180	6.1	34,286	7.8
Lincoln Trail	18,960	4.6	29,935	6.8
Northern Kentucky	31,640	7.7	22,126	5.0
Pennyrile	23,340	5.7	20,622	4.7
Purchase	18,720	4.6	28,914	6.5
<i>Kentucky</i>	<i>410,920</i>	<i>100.0</i>	<i>442,095</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 2.4. Percentage change in number of low-income households, by Area Development District, 1980-1990



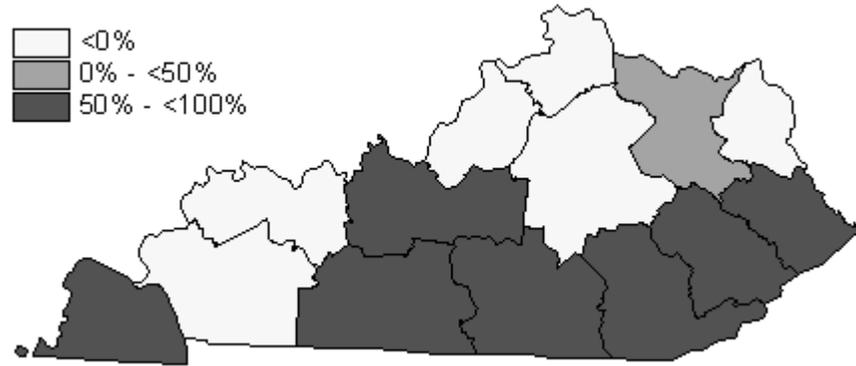
Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 2.15. Very low-income households, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	13,740	5.7	22,856	8.3
Big Sandy	10,520	4.4	20,259	7.4
Bluegrass	36,100	15.1	32,716	11.9
Buffalo Trace/Gateway	8,960	3.7	13,395	4.9
Cumberland Valley	18,300	7.6	30,780	11.2
FIVCO	11,520	4.8	8,680	3.2
Green River	13,480	5.6	11,250	4.1
Kentucky River	10,480	4.4	17,691	6.4
KIPDA	50,300	21.0	35,302	12.9
Lake Cumberland	14,940	6.2	23,221	8.5
Lincoln Trail	10,100	4.2	17,282	6.3
Northern Kentucky	17,760	7.4	12,315	4.5
Pennyrile	12,880	5.4	10,971	4.0
Purchase	10,420	4.4	17,606	6.4
<i>Kentucky</i>	<i>239,500</i>	<i>100.0</i>	<i>274,324</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 2.5. Percentage change in number of very low-income households, by Area Development District, 1980-1990



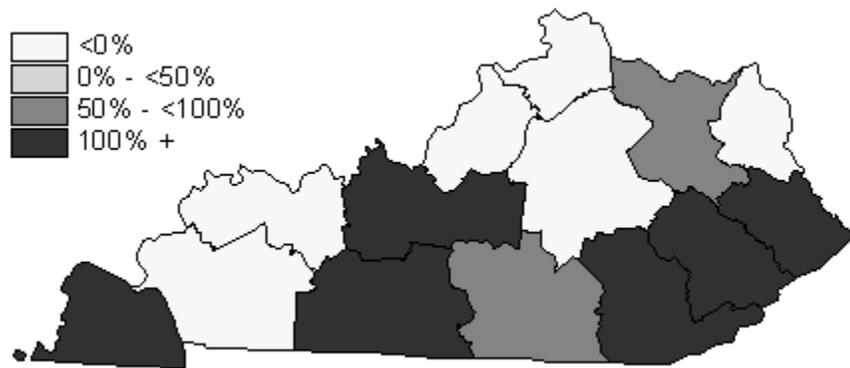
Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 2.16. Extremely low-income households, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	5,680	4.9	12,864	8.9
Big Sandy	5,180	4.5	11,530	8.0
Bluegrass	17,760	15.5	16,388	11.4
Buffalo Trace/Gateway	3,760	3.3	7,087	4.9
Cumberland Valley	9,220	8.0	18,557	12.9
FIVCO	5,860	5.1	3,679	2.6
Green River	6,840	6.0	5,252	3.6
Kentucky River	5,100	4.4	11,365	7.9
KIPDA	26,120	22.8	16,265	11.3
Lake Cumberland	6,600	5.7	12,752	8.9
Lincoln Trail	4,540	4.0	9,256	6.4
Northern Kentucky	8,480	7.4	5,370	3.7
Pennyrile	5,860	5.1	4,636	3.2
Purchase	3,800	3.3	9,043	6.3
<i>Kentucky</i>	<i>114,800</i>	<i>100.0</i>	<i>144,044</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 2.6. Percentage change in number of extremely low-income households, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Although it is difficult to forecast the size of the low-income population due to changes in the distribution of income, we were able to do a fairly good job of explaining the proportion of households below the low-income threshold in 1990.⁶ The poverty rate and real wages per employee together explained most of the variation in the low-income rate in 1990. If one assumes that a similar relationship held for subsequent years, then a rough estimate of changes in the low-income population can be made using more recent data on the poverty rate and real wages.

Although the poverty rates dropped in all ADDs between 1990 and 1997, the real wage per employee also dropped, due to an increase in low-wage and part-time employment. These two trends should have had offsetting effects on the low-income rate (see Table 2.17). It is notable that the greatest drops in the poverty rate were in the ADDs having the highest incidence of low-income households and persons in poverty in 1990: above-average percentage point drops were recorded in Barren River, Big Sandy, Buffalo Trace/Gateway, Cumberland Valley, Kentucky River, and Lake Cumberland. This suggests that the expansion of employment during the 1990s particularly benefited those areas that were the worst off in 1990. However, to the extent that the poverty rates in these ADDs dropped due to expansion of low-paying and part-time employment, some individuals and families were able to move out of poverty but were not able to move above the low-income threshold.

⁶ See Appendix 3 for details about our forecasting model.

Table 2.17. Low-income rates for 1990, with estimated rates for 1997, by Area Development District (%)

Area Development District	Low-income rate for all households in 1990	Estimated low-income rate for all households in 1997	Low-income rate for renter households in 1990	Estimated low-income rate for renter households in 1997
Barren River	43.6	33.9	62.2	48.3
Big Sandy	52.1	49.1	65.6	61.9
Bluegrass	25.8	27.3	40.1	42.3
Buffalo Trace/ Gateway	47.6	45.9	68.5	66.1
Cumberland Valley	57.5	54.8	73.0	69.5
FIVCO	30.5	35.8	50.7	59.5
Green River	25.6	29.5	43.5	50.1
Kentucky River	56.6	55.9	71.1	70.2
KIPDA	21.0	22.7	38.2	41.2
Lake Cumberland	52.3	47.9	71.0	65.1
Lincoln Trail	40.1	32.4	56.1	45.4
Northern Kentucky	18.6	22.3	32.9	39.4
Pennyrile	28.1	35.0	44.2	55.0
Purchase	41.0	42.1	64.4	66.1

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Sample, 1990, and other sources (see Appendix 3 for details).

The greatest percentage point drops in the low-income rate are predicted for the Lake Cumberland (-6.0 points), Buffalo Trace/Gateway (-4.6 points), and Barren River (-4.0 points) ADDs. These areas had significant increases in employment associated with large drops in the poverty rate between 1990 and 1997. However, real wages fell by relatively small amounts in these areas, probably because they were relatively low to begin with. Given the low wage rates, the low-income rates in these areas are expected to remain high, although not as high as in areas such as Big Sandy, Cumberland Valley, and Kentucky River, where real wages fell by much greater amounts. The largest predicted increase in the low-income rate is in the FIVCO area, where the poverty rate dropped by a relatively small percentage and average annual wages dropped by over \$7,000 in 1997 values. The FIVCO ADD was the only one that experienced a drop in employment between 1990 and 1997 (-2.2%).

For Kentucky as a whole, the proportion of low-income households in 2000 is not expected to have been much different than in 1990 due to the offsetting effects of greater employment and lower average real wages. There should have been some redistribution across the state consistent with changes in employment and real wage rates, with metropolitan areas experiencing either small increases or no change in low income rates during the 1990s. Some non-metropolitan areas

should have had somewhat lower rates in 2000 than in 1990, while others will have had higher rates in 2000 than in 1990. In percentage terms, the main metropolitan areas—Bluegrass, KIPDA, and Northern Kentucky—should continue to have the lowest incidence of low-income households, while ADDs in the Appalachian region—Big Sandy, Cumberland Valley, and Kentucky River—should continue to have the highest incidence. The numbers of very low-income and, particularly, extremely low-income households should have declined during the 1990s in most parts of Kentucky, however, consistent with the expansion of employment and the decline in the poverty rate.

Education and Computer Literacy

Comparison of Tables 2.18 and 2.19 shows a notable improvement in the percentages completing high school and higher levels of education during the 1980s. Nevertheless, educational attainment in Kentucky continued to lag far behind that for the United States as a whole. Not surprisingly, there is a reasonably close relationship between educational level and income. According to the Kentucky Long-Term Policy Research Center, median income for full-time year-round workers in Kentucky with bachelor's degrees or higher was about \$45,000 in 1998, compared with \$33,000 for those with some college, \$26,800 for those with a high school diploma, and only \$19,600 for those with less than a high school education.⁷ Given the close link between income and housing outcomes, education policy is clearly an important, if indirect, means for achieving desired housing policy objectives.

Computer access and Internet usage have increased dramatically in Kentucky in recent years. The 55% of individuals with access to a computer at home shown in Table 2.20 corresponds to an estimated 46% of Kentucky's households.⁸ Nearly 37% of Kentucky's households accessed the Internet in 2000. Both of these rates are about five percentage points below the corresponding estimates for the US.

⁷ M. Smith-Mello *et al.*, *Challenges for the New Century* (Frankfort: Kentucky Long-Term Policy Research Center, 2000), p. 21, Fig. 7.

⁸ Smith-Mello *et al.*, *Challenges for the New Century*, p. 56.

Table 2.18. Educational attainment of population 25 years and older, by Area Development District, 1980 (%)

Area Development District	Did not complete high school	Completed high school only	Some college	Completed four or more years of college
Barren River	53.2	27.5	9.9	9.4
Big Sandy	61.5	24.9	7.4	6.2
Bluegrass	40.1	30.0	12.8	17.1
Buffalo Trace/Gateway	58.1	26.4	7.2	8.3
Cumberland Valley	63.2	23.3	6.7	6.8
FIVCO	48.6	33.3	9.8	8.3
Green River	43.9	36.2	11.0	8.9
Kentucky River	64.5	21.9	6.9	6.7
KIPDA	37.4	34.6	13.5	14.5
Lake Cumberland	62.8	24.3	6.7	6.2
Lincoln Trail	45.0	36.2	9.9	9.0
Northern Kentucky	43.0	35.8	10.6	10.6
Pennyrile	48.6	34.1	9.8	7.4
Purchase	43.0	34.4	12.0	10.6
<i>Kentucky</i>	<i>46.9</i>	<i>31.3</i>	<i>10.7</i>	<i>11.1</i>
<i>United States</i>	<i>33.5</i>	<i>34.6</i>	<i>15.7</i>	<i>16.2</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980.

Table 2.19. Educational attainment of population 25 years and older, by Area Development District, 1990 (%)

Area Development District	Did not complete high school	Completed high school only	Some college	Completed four or more years of college
Barren River	41.8	32.0	15.3	10.9
Big Sandy	50.3	28.8	13.4	7.5
Bluegrass	29.4	29.1	21.1	20.4
Buffalo Trace/Gateway	47.0	30.2	13.6	9.3
Cumberland Valley	52.0	27.8	12.1	8.1
FIVCO	38.7	32.9	18.3	10.1
Green River	32.6	36.9	19.6	11.0
Kentucky River	55.0	26.5	11.2	7.3
KIPDA	26.7	31.2	23.8	18.2
Lake Cumberland	50.3	30.0	12.2	7.5
Lincoln Trail	33.4	37.2	19.5	9.9
Northern Kentucky	28.4	34.7	22.1	14.8
Pennyrile	36.8	35.2	19.3	8.7
Purchase	32.6	33.7	21.2	12.5
<i>Kentucky</i>	<i>35.4</i>	<i>31.8</i>	<i>19.2</i>	<i>13.6</i>
<i>United States</i>	<i>24.8</i>	<i>30.0</i>	<i>24.9</i>	<i>20.3</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1990.

Analysis by the Kentucky Long-Term Policy Research Center shows that better-educated, higher-income, younger, and white individuals located in urban areas are more likely to have home computers and use the Internet than are individuals without these characteristics.⁹ The “digital divide” is contributing to the “housing divide” because lack of marketable skills translates into low income, which in turn means that housing is unaffordable. Providing Internet service as a part of housing assistance may well be an effective policy for helping to overcome both divides.

Table 2.20. Computer and Internet use, 1996, 1998, and 2000 (%)

	1996	1998	2000
<i>Access to a computer:</i>	65	68	79
At home	32	41	55
Not at home, but elsewhere	33	27	24
<i>Used Internet in 2000:</i>	26	42	63

Source: M. Smith-Mello *et al.*, *Challenges for the New Century* (Frankfort: Kentucky Long-Term Policy Research Center, 2000), pp. 59-60, Figs. 18 and 19.

⁹ Smith-Mello *et al.*, *Challenges for the New Century*, pp. 61-65.

Chapter 3

Housing Trends

Housing Stock and Supply

Housing Stock

The number of housing units intended for year-round use in Kentucky increased from 1,355,434 in 1980 to 1,485,686 in 1990, or by 10.1%, and to 1,720,507 by 2000, or by another 16.2% (Table 3.1 and Figures 3.1 and 3.2). These figures exclude relatively small numbers of units intended for seasonal or occasional use. Of the dwellings intended for year-round use, 6.8%, 7.1%, and 7.5% were vacant in 1980, 1990, and 2000, respectively. Most of those vacant units were for rent. Of all units available in 2000, some 8.7% of rental units were vacant, compared with 1.8% of units used or intended for owner-occupation.

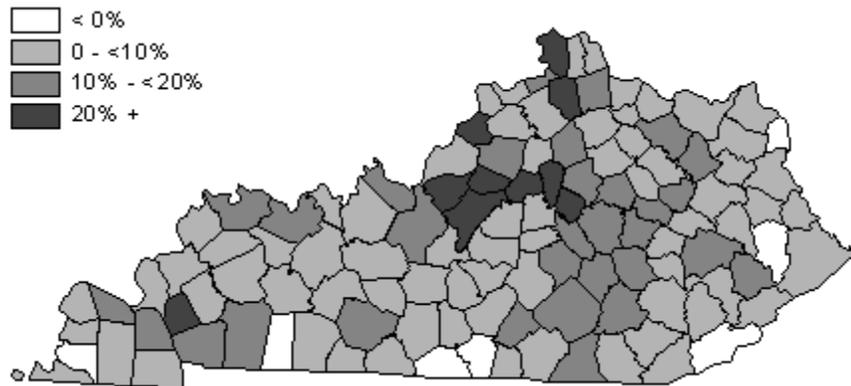
Table 3.1. Housing stock for year-round use, by Area Development District, 1980, 1990, and 2000

Area Development District	1980	1990	1980-1990 % change	2000	1990-2000 % change
Barren River	83,589	90,996	8.9	109,411	20.2
Big Sandy	63,106	64,572	2.3	70,184	8.7
Bluegrass	207,903	240,510	15.7	291,985	21.4
Buffalo Trace/Gateway	43,739	46,885	7.2	55,663	18.7
Cumberland Valley	80,766	87,640	8.5	101,927	16.3
FIVCO	51,501	53,144	3.2	58,763	10.6
Green River	73,240	80,264	9.6	87,631	9.2
Kentucky River	45,412	47,959	5.6	52,161	8.8
KIPDA	306,225	329,527	7.6	369,913	12.3
Lake Cumberland	66,241	72,602	9.6	87,002	19.8
Lincoln Trail	72,689	82,360	13.3	98,756	19.9
Northern Kentucky	115,391	130,443	13.0	159,703	22.4
Pennyrile	73,900	80,764	9.3	90,003	11.4
Purchase	71,732	78,020	8.8	87,405	12.0
<i>Kentucky</i>	<i>1,355,434</i>	<i>1,485,686</i>	<i>9.6</i>	<i>1,720,507</i>	<i>15.8</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980, 1990, and 2000.

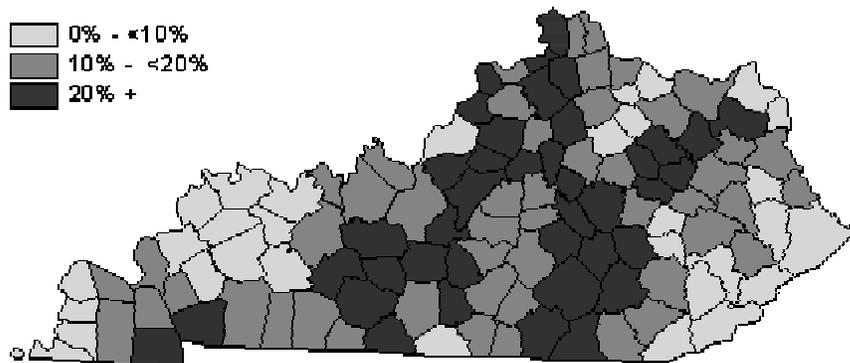
Note: Excludes dwellings used for seasonal or recreational purposes.

Figure 3.1. Percentage change in number of dwellings, by county, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Figure 3.2. Percentage change in number of dwellings, by county, 1990-2000



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1990 and 2000.

According to the 1980 census, 8.3% of all dwellings in Kentucky were mobile homes (Table 3.2). By 1990, this percentage had increased to 12.3% (Table 3.3). In that year, the percentage of mobile homes ranged from as low as 4.8% in the KIPDA ADD to as high as 23.2% in the Big Sandy ADD. County percentages ranged from 1.4% and 1.5% in Jefferson and Fayette Counties (Louisville and Lexington) to 35.1% in Magoffin County (in the Big Sandy ADD).

Table 3.2. Dwelling units by structure type, by Area Development District, 1980

Area Development District	Mobile homes		Single-family units		Multi-family units	
	Number	% of ADD total	Number	% of ADD total	Number	% of ADD total
Barren River	8,123	9.6	65,734	77.3	11,173	13.1
Big Sandy	12,732	20.1	46,435	73.4	4,122	6.5
Bluegrass	11,107	5.3	143,145	68.6	54,544	26.1
Buffalo Trace/ Gateway	4,841	11.0	35,081	79.5	4,188	9.5
Cumberland Valley	10,499	13.0	62,560	77.2	7,968	9.8
FIVCO	5,568	10.8	40,845	78.9	5,372	10.4
Green River	6,174	8.4	56,655	77.2	10,556	14.4
Kentucky River	7,526	16.5	34,744	76.2	3,334	7.3
KIPDA	6,761	2.2	218,797	71.4	81,063	26.4
Lake Cumberland	8,452	12.1	55,849	79.9	5,567	8.0
Lincoln Trail	9,978	13.3	54,211	72.2	10,877	14.5
Northern Kentucky	5,895	5.1	79,697	68.3	31,107	26.7
Pennyrile	8,512	11.4	57,228	76.3	9,232	12.3
Purchase	6,801	9.3	57,093	78.3	8,979	12.3
<i>Kentucky</i>	<i>112,969</i>	<i>8.3</i>	<i>1,008,074</i>	<i>73.6</i>	<i>248,082</i>	<i>18.1</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980.

Table 3.3. Dwelling units by structure type, by Area Development District, 1990

Area Development District	Mobile homes		Single-family units		Multi-family units	
	Number	% of ADD total	Number	% of ADD total	Number	% of ADD total
Barren River	14,007	15.1	66,205	71.2	12,794	13.8
Big Sandy	18,501	28.5	41,102	63.4	5,204	8.0
Bluegrass	18,049	7.5	159,584	65.9	64,455	26.6
Buffalo Trace/ Gateway	9,362	19.6	33,511	70.0	4,966	10.4
Cumberland Valley	19,375	22.0	59,633	67.7	9,131	10.4
FIVCO	8,979	16.7	39,336	73.3	5,320	9.9
Green River	9,824	12.2	57,798	71.5	13,158	16.3
Kentucky River	12,681	26.3	32,198	66.8	3,318	6.9
KIPDA	9,680	2.9	227,985	69.0	92,958	28.1
Lake Cumberland	14,935	19.5	54,973	71.8	6,666	8.7
Lincoln Trail	15,089	17.5	58,811	68.4	12,115	14.1
Northern Kentucky	10,231	7.7	87,975	66.3	34,474	26.0
Pennyrile	13,489	16.3	58,970	71.3	10,218	12.4
Purchase	11,134	14.0	58,064	72.8	10,587	13.3
<i>Kentucky</i>	<i>185,336</i>	<i>12.3</i>	<i>1,036,145</i>	<i>68.8</i>	<i>285,364</i>	<i>18.9</i>

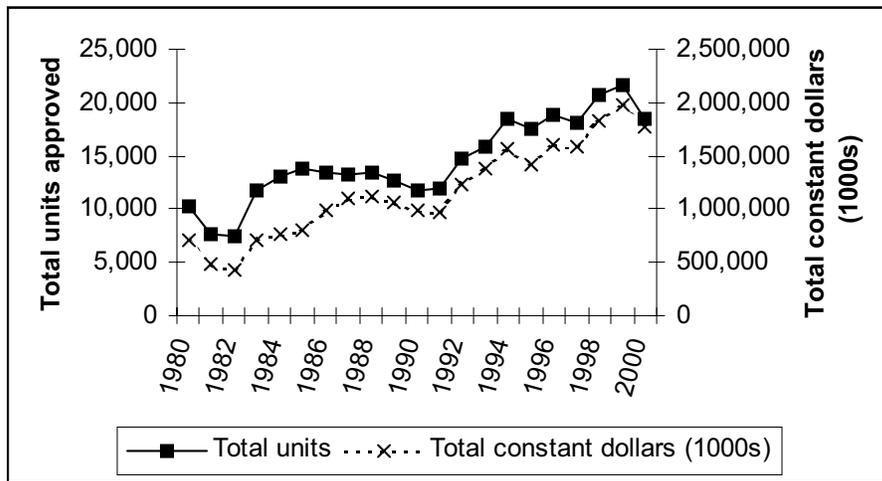
Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1990.

Between 1980 and 1990, the proportion of single-family homes dropped by about the same amount as the increase in the proportion of mobile homes. The proportion of multi-family units stayed about the same, with the greatest numbers in the most urbanized ADDs. Building permit and manufactured home placement statistics suggest that similar trends continued in the 1990s. The proportion of single-family homes should have been a few percentage points lower in 2000 than in 1990, while the proportion of mobile homes should have been correspondingly higher. The proportion of multi-family units should have stayed about the same.

Construction of New Housing

Figure 3.3 shows residential building permits approved in terms of numbers of dwelling units and total estimated cost (in constant 2000 dollars) for 1980 to 2000. The number of units was about 10,200 in 1980, compared with 11,800 in 1990, and 18,500 in 2000. The increase in the numbers of units approved in the 1990s is consistent with the increased rate of growth in the housing stock.

Figure 3.3. Single- and multi-family residential building permits approved, in numbers of units and construction costs (constant 2000 dollars), Kentucky, 1980-2000

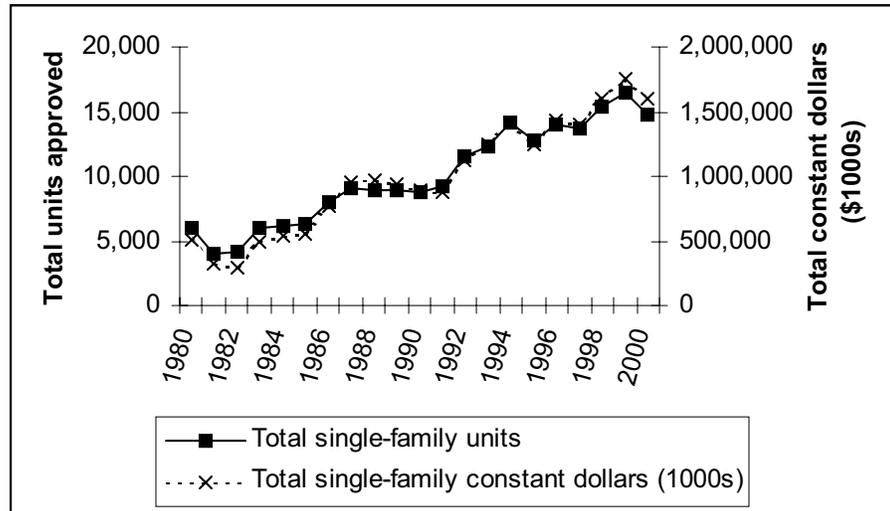


Source: Authors' calculations based on US Census Bureau, Building Permit Statistics, Tables 2u and 2v, <<http://www.census.gov/const/C40/Table2/>>. Note: Construction costs were adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>.

Figure 3.4 shows the number and value of building permits approved for single-family residences. The number of permits increased from about 5,900 in 1980 to 8,700 in 1990 and 14,800 in 2000. These numbers represent an increasing proportion of all residential units for

which permits were approved. In 1980, single-family units constituted 58% of all residential units; by 1990 this percentage had increased to 74% and by 2000 it was 80%.

Figure 3.4. Single-family residential building permits approved, in numbers of units and construction costs (constant 2000 dollars), Kentucky, 1980-2000



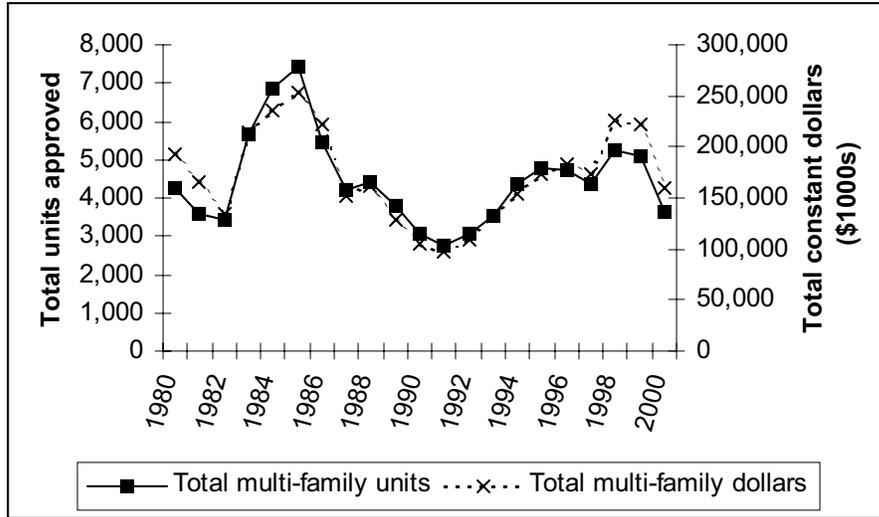
Source: Authors' calculations based on US Census Bureau, Building Permit Statistics, Tables 2u and 2v, <<http://www.census.gov/const/C40/Table2/>>. Note: Construction costs were adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>.

Figure 3.5 shows the number of units and total value of building permits approved for multi-family housing. The numbers of units and construction costs vacillated dramatically during the two decades shown, reaching a maximum of about 7,400 units in 1985 and a minimum of about 2,800 units in 1991. The number of permits approved in 2000 was about the same as in 1980: 3,600 versus 4,200.

Construction Costs

The construction cost per single-family unit has increased over time, from about \$86,000 per unit in 1980 to about \$108,000 per unit in 2000 (in constant 2000 dollars). This increase reflects improvements in the quality and increases in the average size of new houses rather than increases in the cost of construction (holding quality and size constant). As shown in Table 3.4, single-family residential construction costs dropped in real terms in the 1980s, but increased during the 1990s; the net effect was that construction costs were lower in 2000 than in 1980.

Figure 3.5. Multi-family residential building permits approved, in numbers of units and construction costs (constant 2000 dollars), Kentucky, 1980-2000



Source: Authors' calculations based on US Census Bureau, Building Permit Statistics, Tables 2u and 2v, <<http://www.census.gov/const/C40/Table2/>>.

Note: Construction costs were adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>.

In real dollars, the construction cost per multi-family unit dropped during the 1980s (from \$45,400 to \$34,500) and rose in the 1990s to about where it was in 1980 (to \$44,100). Real construction costs dropped significantly for all types of multi-family buildings during the 1980s if size and quality are held constant (Table 3.5). The drops were particularly dramatic in Lexington and Louisville, where the cost of brick and wood construction dropped by about 15%, while the costs of brick and concrete or steel construction dropped by about 13% and 12%, respectively. During the 1990s, the cost of brick and wood construction rose in all locations, although not enough to offset the reduction in cost in the 1980s. The costs of brick and concrete or steel construction continued to drop in most locations. The net effect of these changes is that the costs of all types of multi-family construction were lower in real terms in 2000 than they were in 1980.

Table 3.4. Changes in real construction costs for new single-family residences: selected cities, 1980-1990 and 1990-2000 (%)

City	1980-1990		1990-2000	
	Frame	Brick	Frame	Brick
Bowling Green	-5.9	-6.2	6.0	6.5
Frankfort	-9.4	-7.6	4.5	3.9
Lexington	-13.8	-13.0	4.5	3.9
Louisville	-12.8	-12.8	5.7	6.2
Owensboro	-8.5	-8.4	6.6	8.1

Source: *Boeckh Building Cost Index Numbers* (New Berlin, WI: E. H. Boeckh, January/February 1981, 1991, and 2001).

Note: The nominal index numbers reported by Boeckh were adjusted for inflation using the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>.

Table 3.5. Changes in real construction costs for new multi-family residences, selected cities, 1980-1990 and 1990-2000 (%)

City	1980-1990			1990-2000		
	Brick and wood	Brick and concrete	Brick and steel	Brick and wood	Brick and concrete	Brick and steel
Bowling Green	-9.4	-6.3	-6.1	5.2	0.8	-0.2
Frankfort	-8.6	-9.2	-9.1	0.8	-1.6	-2.1
Lexington	-14.8	-12.7	-12.0	0.8	-1.6	-2.1
Louisville	-15.3	-13.0	-12.1	3.3	-0.2	-1.2
Owensboro	-10.5	-8.3	-7.3	7.3	1.6	0.7

Source: *Boeckh Building Cost Index Numbers* (New Berlin, WI: E. H. Boeckh, January/February 1981, 1991, and 2001).

Note: The nominal index numbers reported by Boeckh were adjusted for inflation using the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>.

Manufactured Housing and Mobile Homes

Manufactured housing ranges from single-section "mobile homes" placed on leased sites without permanent foundations to dwellings consisting of multiple factory-built sections placed on masonry foundations and virtually indistinguishable from site-built housing. The data shown in Table 3.6 suggest that the majority of units placed in Kentucky continue to be at the mobile home end of the spectrum. However, the number of double-wide units placed is increasing while the number of single-wide units is declining.

Table 3.6. New manufactured homes placed and average sales price, by size of home, Kentucky, 1994-1999

Year	New homes placed (1,000s)			Average sales price (2000 dollars)		
	All	Singles	Doubles	All	Singles	Doubles
1994	9.9	6.2	3.6	31,813	24,374	44,515
1995	11.6	7.6	4.0	32,783	25,870	45,718
1996	10.8	6.4	4.3	34,485	27,219	45,112
1997	10.0	5.5	4.4	36,350	28,485	46,022
1998	11.3	6.5	4.7	36,787	28,355	48,066
1999	10.5	5.7	4.8	38,477	29,685	48,717

Source: US Census Bureau, *Manufactured Homes Survey*, <<http://www.census.gov.const/mhs/>>.

Note: "All" includes manufactured homes with more than two sections as well as single- and double-wide units.

The average size of manufactured homes placed in the Southern Region increased by about 12.5% between 1994 and 1999, reflecting the impact of the increase in the proportion of double-wide units.¹⁰ The proportion of units titled as real estate more than doubled, increasing from 6% to 13%. The percentage with three or more bedrooms also increased, from 79% to 90%. Although only about 10% were installed on a permanent masonry foundation in 1999, that was twice the 1994 rate.

Purchasing a mobile home is in many ways more like renting a dwelling than buying one.¹¹ The site is often leased rather than owned, and the home itself depreciates relatively rapidly, precluding the possibility of building up an investment asset.¹² Moreover, such homes are relatively unsafe in bad weather due to lack of a secure foundation. Although they may represent the only affordable opportunity for homeownership for many Kentuckians, they tend to be poor investments. Programs to facilitate the placement of higher quality manufactured housing on permanent foundations may be the best way to bring homeownership to many low- and moderate-income households in rural parts of the state.

The number of manufactured home placements was about 7.6 per thousand households in Kentucky in 1998, compared with only about

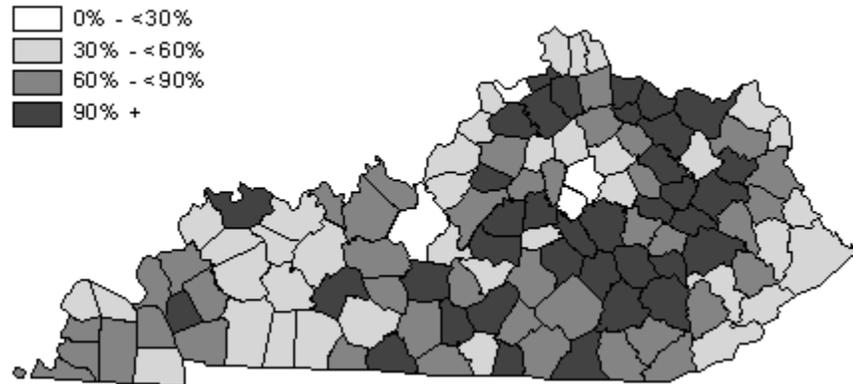
¹⁰ These data are not reported for individual states. The South includes Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas.

¹¹ Consequently, owner-occupied mobile homes may inflate the homeownership rate in a misleading way.

¹² Even in the case of site-built housing, much of the opportunity for capital gain is in regard to the land portion of the property rather than the building.

3.7 per thousand households across the US. In other words, manufactured homes are being placed in Kentucky at over twice the national rate. As Figure 3.6 shows, the number of manufactured homes increased at a fast rate during the 1980s, particularly in central and eastern Kentucky.

Figure 3.6. Percentage change in number of mobile homes, by county, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Housing Conditions

Plumbing and Kitchen Facilities

The proportion of dwellings without complete plumbing facilities dropped dramatically during the 1980s, from 7.1% to 2.9%, representing a 54% drop in the number of substandard units (Table 3.7). All ADDs saw improvement in this statistic, although some continued to have significant numbers of substandard dwellings. In percentage terms, Kentucky River was the worst off in 1990 at 10.3%, while Cumberland Valley had the highest absolute number, 6,259. In 1990, the percentage of dwellings without complete plumbing facilities was greater for renters (3.3%) than for owners (2.0%), and greater for non-metropolitan households (5.1%) than for metropolitan households (1.3%).

The state also saw significant reductions during the 1980s in the numbers of dwellings without complete kitchen facilities (Table 3.8). Statewide, 5.8% of units were substandard in this respect in 1980, compared to only 2.1% in 1990. This represented a 60% reduction in the number of dwellings with substandard kitchens. Again, renters and non-metropolitan households fared worse (2.2% and 3.2%, respectively) than owners and metropolitan households (1.0% and 1.2%, respectively).

Table 3.7. Dwellings without complete plumbing facilities, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	%	Number	%
Barren River	8,420	10.1	3,341	3.6
Big Sandy	6,735	10.7	2,625	4.1
Bluegrass	11,208	5.4	5,063	2.1
Buffalo Trace/Gateway	6,847	15.7	3,587	7.5
Cumberland Valley	14,299	17.7	6,259	7.1
FIVCO	4,193	8.1	1,981	3.7
Green River	2,838	3.9	1,081	1.3
Kentucky River	10,009	22.0	4,958	10.3
KIPDA	3,992	1.3	2,370	0.7
Lake Cumberland	11,344	17.1	5,215	6.8
Lincoln Trail	5,824	8.0	3,033	3.5
Northern Kentucky	3,676	3.2	2,078	1.6
Pennyrile	4,531	6.1	1,802	2.2
Purchase	1,984	2.8	829	1.0
<i>Kentucky</i>	<i>95,900</i>	<i>7.1</i>	<i>44,222</i>	<i>2.9</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Note: Complete plumbing facilities include all of the following: hot and cold piped water; a flush toilet; and a bathtub or shower. The facilities need not be for the exclusive use of the residents of a given dwelling unit.

Table 3.8. Dwellings without complete kitchen facilities, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	%	Number	%
Barren River	7,043	8.4	2,510	2.7
Big Sandy	5,538	8.8	1,890	2.9
Bluegrass	9,456	4.5	3,641	1.5
Buffalo Trace/Gateway	5,344	12.2	2,511	5.2
Cumberland Valley	9,789	12.1	3,477	3.9
FIVCO	3,456	6.7	1,367	2.5
Green River	2,286	3.1	860	1.1
Kentucky River	7,200	15.9	2,460	5.1
KIPDA	5,713	1.9	2,893	0.9
Lake Cumberland	9,126	13.8	3,499	4.6
Lincoln Trail	4,805	6.6	2,232	2.6
Northern Kentucky	3,348	2.9	1,790	1.3
Pennyrile	3,721	5.0	1,262	1.5
Purchase	1,781	2.5	769	1.0
<i>Kentucky</i>	<i>78,606</i>	<i>5.8</i>	<i>31,161</i>	<i>2.1</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Note: Complete kitchen facilities include all of the following: a sink with piped water; a range or stove; and a refrigerator.

Telephones

Kentucky's households have been slower to adopt telephone service than to correct inadequate plumbing and kitchens, however. Some 11.1% of dwellings lacked telephone connections in 1980, compared to 9.3% in 1990 (Table 3.9). Cumberland Valley and Kentucky River had the highest proportions of dwellings without telephones in both years, although the largest absolute numbers were in Bluegrass, Cumberland Valley, and KIPDA. Some 19.8% of renters continued to lack telephones in 1990, compared to 6.1% of owners; at the same time, 14.8% of non-metropolitan households lacked telephones, compared to 7.1% of metropolitan households.

Table 3.9. Dwellings without telephone service, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	%	Number	%
Barren River	10,645	12.7	10,744	11.6
Big Sandy	12,264	19.4	9,542	14.7
Bluegrass	21,329	10.3	22,538	9.3
Buffalo Trace/Gateway	6,847	15.7	7,117	14.9
Cumberland Valley	18,348	22.7	16,117	18.3
FIVCO	5,442	10.6	5,143	9.6
Green River	5,900	8.1	7,047	8.7
Kentucky River	11,673	25.7	8,704	18.1
KIPDA	17,380	5.7	16,386	5.0
Lake Cumberland	11,772	17.8	11,017	14.4
Lincoln Trail	9,062	12.5	8,061	9.4
Northern Kentucky	6,852	5.9	6,155	4.6
Pennyrile	7,627	10.3	6,990	8.5
Purchase	4,700	6.6	5,320	6.7
<i>Kentucky</i>	<i>149,841</i>	<i>11.1</i>	<i>140,881</i>	<i>9.3</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Crowding

Overcrowding, defined as more than one person per room, declined in Kentucky from 4.7% to 2.6% during the 1980s.¹³ This improvement occurred while the percentage of crowded units increased nationally, from 4.5% to 4.9%. Some Kentucky counties continued to have high rates of overcrowding in 1990. For example, these five counties had overcrowding rates in excess of 5%: Breathitt (5.1%), Clay (6.8%), Leslie (5.2%), McCreary (5.1%), and Magoffin (5.2%).

¹³ Rooms are defined to be whole, separate rooms used for living purposes. Bathrooms, laundry rooms, utility rooms, and pantries are not counted.

Water Supply and Sewage Disposal

The 1980s saw an increase in the proportion of dwellings relying on water piped from a public or private system and a reduction in the proportion using water from a well or other source (Table 3.10). Big Sandy and Kentucky River continued to have less than 50% of dwellings connected to a system in 1990.

Table 3.10. Water supply, by Area Development District, 1980 and 1990 (%)

Area Development District	1980			1990		
	Public or private system	Drilled or dug well	Other source	Public or private system	Drilled or dug well	Other source
Barren River	67.6	23.0	9.4	82.4	12.5	5.1
Big Sandy	32.4	63.8	3.8	46.2	51.1	2.7
Bluegrass	86.0	4.8	9.2	91.0	2.6	6.4
Buffalo Trace/ Gateway	57.6	24.3	18.1	68.6	17.8	13.6
Cumberland Valley	54.7	36.7	8.6	64.2	30.1	5.7
FIVCO	67.7	29.8	2.5	73.1	24.2	2.7
Green River	81.8	15.7	2.4	90.1	8.5	1.4
Kentucky River	27.7	61.3	11.0	31.4	61.2	7.5
KIPDA	95.0	2.4	2.5	96.4	1.6	2.0
Lake Cumberland	48.6	33.8	17.6	63.9	23.2	12.8
Lincoln Trail	61.7	25.1	13.2	69.9	19.5	10.6
Northern Kentucky	83.8	2.5	13.7	86.0	1.7	12.3
Pennyrile	73.4	18.6	8.0	83.4	12.1	4.4
Purchase	73.0	25.3	1.6	75.5	23.9	0.5
<i>Kentucky</i>	<i>74.1</i>	<i>18.3</i>	<i>7.7</i>	<i>80.6</i>	<i>13.7</i>	<i>5.7</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

There was a slight increase in the 1980s in the proportion of dwellings connected to public sewer systems or septic tanks for sewage disposal. Most of the Appalachian ADDs continued to have more than 5% in the "Other" category in 1990 and relatively small percentages attached to public systems. (Note that questions about water supply and sewage disposal were omitted from the 2000 census.)

Table 3.11. Sewage disposal, by Area Development District, 1980 and 1990 (%)

Area Development District	1980			1990		
	Public sewer	Septic tank or cesspool	Other	Public sewer	Septic tank or cesspool	Other
Barren River	40.8	48.1	11.1	41.5	54.1	4.5
Big Sandy	16.2	67.5	16.3	17.8	73.4	8.8
Bluegrass	66.5	27.6	5.9	71.9	25.5	2.6
Buffalo Trace/ Gateway	32.7	49.8	17.5	34.6	55.9	9.5
Cumberland Valley	28.3	54.1	17.6	28.5	64.4	7.0
FIVCO	46.9	44.3	8.8	46.6	48.3	5.1
Green River	59.1	36.3	4.6	60.8	37.3	1.9
Kentucky River	19.2	57.4	23.4	18.8	70.8	10.4
KIPDA	77.4	21.2	1.4	79.2	20.1	0.7
Lake Cumberland	24.2	57.9	17.9	26.0	66.0	7.9
Lincoln Trail	42.4	47.6	10.0	44.0	50.7	5.4
Northern Kentucky	73.1	22.6	4.3	73.8	23.3	2.8
Pennyrile	47.6	44.6	7.8	50.9	45.5	3.5
Purchase	51.4	45.2	3.3	51.0	47.4	1.6
<i>Kentucky</i>	<i>54.3</i>	<i>37.7</i>	<i>8.0</i>	<i>56.4</i>	<i>39.8</i>	<i>3.8</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Homeownership

Homeownership Rates

The ownership rate remained fairly constant during the 1980s, dropping slightly from 70.0% to 69.6% (Table 3.12). By 2000, the ownership rate had increased to 70.8%, compared with 66.2% for the United States as a whole.¹⁴ In 2000, the owner-occupancy rate ranged from a low of 63.5% in the Bluegrass ADD to a high of 78.7% in the Kentucky River ADD. At the county level, the ownership rate ranged from as low as 55.3% in Christian and Fayette Counties to as high as 86.9% in Oldham County (Figure 3.7).

Values of Owner-Occupied Homes

Median values for owner-occupied homes increased in nominal terms from \$34,200 to \$50,500 between 1980 and 1990; however, calculated in 2000 dollars, median values dropped from \$68,400 to \$65,300, or

¹⁴ The US Census Bureau reports homeownership rates from two different sources. The data given here are from the decennial census. Annual statistics for states are also reported based on the Current Population Survey/Housing Vacancy Survey. According to the survey statistics, Kentucky's homeownership rate was 65.8% in 1990 and 73.4% in 2000 (see <<http://www.census.gov/>>). The decennial census data are more accurate than the survey data, which are subject to some margin of error.

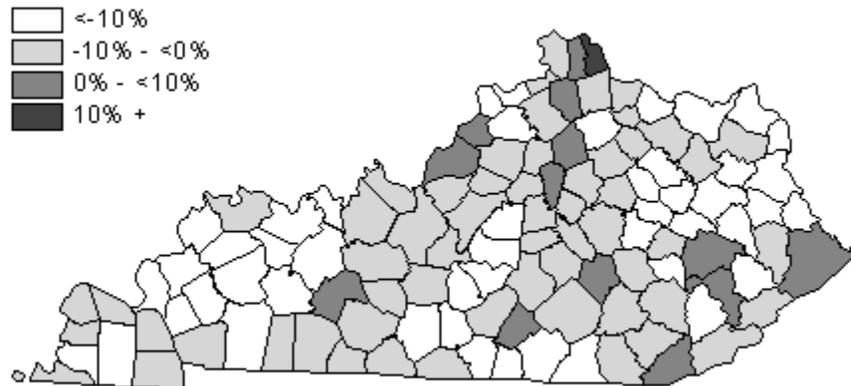
Table 3.13. Median single-family house values, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	1980 dollars	2000 dollars	1990 dollars	2000 dollars
Barren River	32,500	64,961	37,500	48,469
Big Sandy	26,250	52,468	27,500	35,544
Bluegrass	42,500	84,949	57,500	74,319
Buffalo Trace/Gateway	28,750	57,465	32,500	42,007
Cumberland Valley	21,250	42,474	27,500	35,544
FIVCO	32,500	64,961	37,500	48,469
Green River	32,500	64,961	42,500	54,932
Kentucky River	18,750	37,477	17,500	22,619
KIPDA	37,500	74,955	42,500	54,932
Lake Cumberland	26,250	52,468	32,500	42,007
Lincoln Trail	32,500	64,961	42,500	54,932
Northern Kentucky	42,500	84,949	62,500	80,782
Pennyriple	28,750	57,465	32,500	42,007
Purchase	32,500	64,961	37,500	48,469
<i>Kentucky</i>	<i>34,200</i>	<i>68,359</i>	<i>50,500</i>	<i>65,272</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: The real values (in 2000 dollars) have been adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>.

Figure 3.8. Percentage change in real median single-family house values, by county, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Homeownership Costs

Meanwhile, median monthly total owner costs for single-family houses in 1980 were \$420 in 2000 dollars (Table 3.14). In 1990, median monthly total owner costs for single-family houses, mobile homes, and condominiums were \$390 in 2000 dollars. Median

monthly utility costs for owner-occupied single-family dwellings were \$164 in 1980 in 2000 dollars (Table 3.15). In 1990, median monthly utility costs for owner-occupied single-family houses, mobile homes, and condominiums were \$151 in 2000 dollars.

Mortgage interest rates are an important component of the cost of owner-occupied housing. Figure 3.9 shows interest rates for conventional mortgages that meet the underwriting guidelines of the secondary mortgage market (Freddie Mac and Fannie Mae). Interest rates were very high in the early 1980s, dropping steadily into the early 1990s, and then fluctuating slightly in more recent years.

Table 3.14. Median selected monthly homeowner costs, by Area Development District, 1980 and 1990

Area Development District	1980		1990		1980-1990 % change in real terms
	1980 dollars	2000 dollars	1990 dollars	2000 dollars	
Barren River	194	388	261	337	-13.1%
Big Sandy	128	256	182	235	-8.2%
Bluegrass	248	496	396	512	3.2%
Buffalo Trace/Gateway	162	324	208	269	-17.0%
Cumberland Valley	127	254	168	217	-14.6%
FIVCO	190	380	250	323	-15.0%
Green River	202	404	298	385	-4.7%
Kentucky River	112	224	156	202	-9.8%
KIPDA	237	474	403	521	9.9%
Lake Cumberland	149	298	190	246	-17.4%
Lincoln Trail	205	410	297	384	-6.3%
Northern Kentucky	247	494	449	580	17.4%
Pennyrile	174	348	244	315	-9.5%
Purchase	185	370	247	319	-13.8%
<i>Kentucky</i>	<i>210</i>	<i>420</i>	<i>302</i>	<i>390</i>	<i>-7.1%</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: Includes mortgage principal and interest payments, property taxes, insurance, and utilities. The real values (in 2000 dollars) have been adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>. The 1980 values include costs for single-family houses only (that is, they exclude costs for mobile homes, condominiums, dwellings with attached businesses, and dwellings on 10 or more acres). The 1990 values include costs for single-family houses, mobile homes, and condominiums. For both years, dwellings are excluded for which zero homeowner costs are reported.

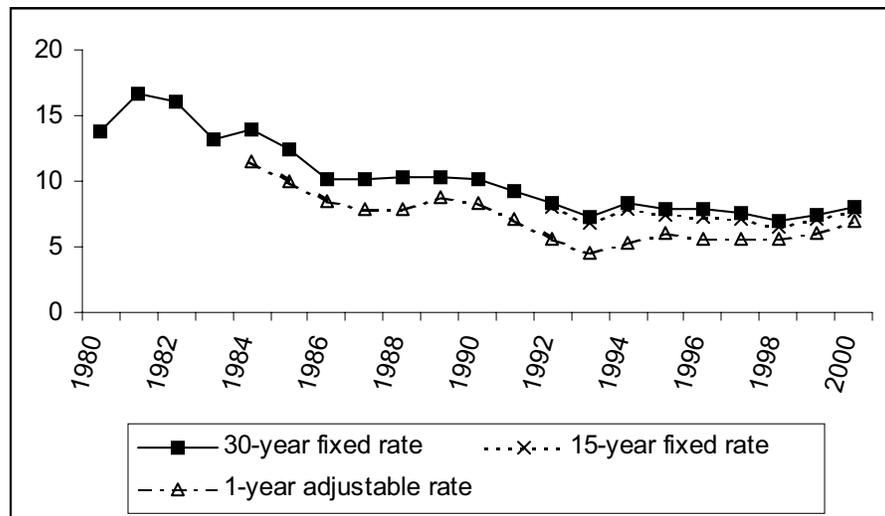
Table 3.15. Median homeowner monthly utility costs, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	1980 dollars	2000 dollars	1990 dollars	2000 dollars
Barren River	75	150	114	148
Big Sandy	73	145	109	140
Bluegrass	80	161	115	149
Buffalo Trace/Gateway	78	156	109	141
Cumberland Valley	77	154	101	130
FIVCO	78	157	116	150
Green River	81	162	117	151
Kentucky River	73	145	99	128
KIPDA	86	172	129	166
Lake Cumberland	67	134	99	128
Lincoln Trail	77	154	112	145
Northern Kentucky	98	196	129	167
Pennyrile	82	163	116	150
Purchase	83	167	122	158
<i>Kentucky</i>	<i>82</i>	<i>164</i>	<i>117</i>	<i>151</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: The real values (in 2000 dollars) have been adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>. The 1980 values include costs for single-family houses only (that is, they exclude costs for mobile homes, condominiums, dwellings with attached businesses, and dwellings on 10 or more acres). The 1990 values include costs for single-family houses, mobile homes, and condominiums.

Figure 3.9. Conventional mortgage interest rates, 1980-2000



Source: Federal Home Loan Corporation, <<http://www.freddiemac.com/>>.

Lending for Homeownership

Table 3.16 provides a summary of mortgage originations in Kentucky for the most recent year available, 1999. Some 53,600 loans were originated for home purchase, constituting about 42% of the number and 50% of the total value of all home mortgage loans. The most common loan purpose was to refinance an existing mortgage. Conventional loans consistent with Freddie Mac and Fannie Mae mortgage underwriting criteria made up nearly 90% of the total number and about 81% of the total value.

Table 3.16. Home mortgage originations, Kentucky, 1999

Purpose	Type	Number	%	Total value (\$1,000s)	%	Average value (\$)
Purchase	Conventional jumbo	1,023	1.9	369,610	7.8	361,300
	Other conventional	42,516	79.3	3,453,797	73.2	81,235
	FHA insured	7,472	13.9	638,261	13.5	85,420
	VA guaranteed	2,236	4.2	225,973	4.8	101,061
	RHS insured	349	0.7	29,261	0.6	83,842
	<i>Total</i>		<i>53,596</i>	<i>41.9</i>	<i>4,716,902</i>	<i>50.3</i>
Improvement	Conventional jumbo	28	0.2	21,133	8.3	754,750
	Other conventional	14,905	99.4	232,786	91.3	15,618
	FHA insured	56	0.4	906	0.4	16,179
	VA guaranteed	3	0.0	111	0.0	37,000
	RHS insured	0	0.0	0	0.0	0
	<i>Total</i>		<i>14,992</i>	<i>11.7</i>	<i>254,936</i>	<i>2.7</i>
Refinancing	Conventional jumbo	944	1.6	366,484	8.3	388,225
	Other conventional	56,775	95.7	3,910,101	88.9	68,870
	FHA insured	824	1.4	62,631	1.4	76,008
	VA guaranteed	745	1.3	59,191	1.3	79,451
	RHS insured	13	0.0	1,176	0.0	90,462
	<i>Total</i>		<i>59,301</i>	<i>46.4</i>	<i>4,399,583</i>	<i>46.9</i>
All purposes	Conventional jumbo	1,995	1.6	757,227	8.1	379,562
	Other conventional	114,196	89.3	7,596,684	81.1	66,523
	FHA insured	8,352	6.5	701,798	7.5	84,028
	VA guaranteed	2,984	2.3	285,275	3.0	95,602
	RHS insured	362	0.3	30,437	0.3	84,080
	<i>Total</i>		<i>127,889</i>	<i>100.0</i>	<i>9,371,421</i>	<i>100.0</i>

Source: Mortgage Bankers Association of America, unpublished data.

Note: Conventional jumbo loans are for amounts greater than the Freddie Mac and Fannie Mae loan limits (currently \$275,000 for single-family houses in the continental US). These data are for loans issued by institutions subject to the Home Mortgage Disclosure Act (HMDA) and thus do not include all mortgages originated within the state.

Mortgages insured by the Federal Housing Administration (FHA) made up 14% of the loans for home purchase and 6.5% of all loans, while mortgages guaranteed by the Veteran's Administration (VA)

made up about 4% of the loans for home purchase and 2% of all loans. Table 3.16 indicates that the Rural Housing Service (RHS, formerly known as the Farmers Home Administration) originated less than 1% of the mortgages for home purchase and a handful of loans for refinancing; however, the table appears to omit all or most of RHS's Single-Family Guaranteed Loan Program, which guaranteed \$106.3 million in loans in Kentucky in 1999, or approximately 1,200 mortgages.¹⁵

Kentucky Housing Corporation (KHC) mortgages are typically insured by FHA or guaranteed by the VA or RHS. In 1999, KHC provided financing for 2,990 loans for home purchase, or about 5.5% of the total for the state.¹⁶ A similar number of home purchases was financed by KHC in 2000.

Past-due rates for home mortgage loans in Kentucky have generally followed trends for the United States as a whole, averaging slightly more than 5% in the 1980s and about 4% in the 1990s (Figure 3.10). In recent years the Kentucky rate has increased slightly, while the US rate has decreased.

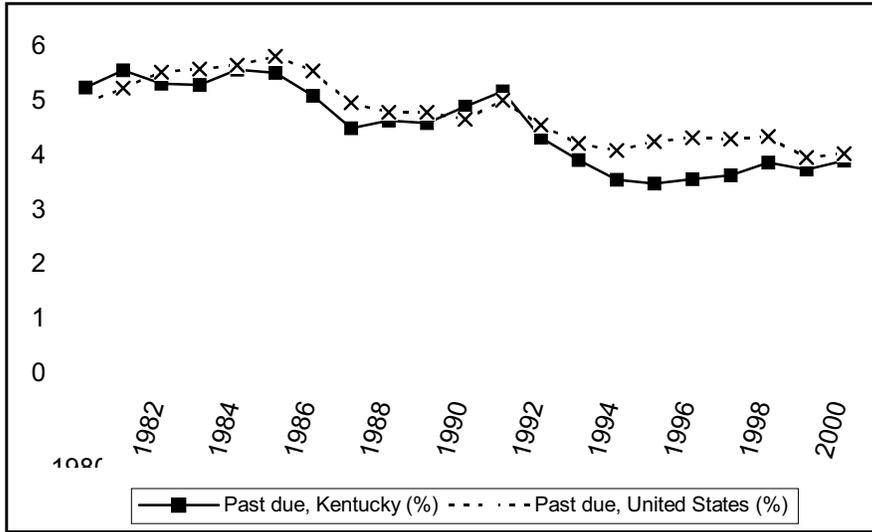
Kentucky and US trends in foreclosure rates have differed during much of the 1980s and throughout the 1990s, with Kentucky having lower rates than the US as a whole between 1986 and 1999 (Figure 3.11).

Figures 3.12 and 3.13 give separate past-due and foreclosure rates for conventional, FHA, and VA loans. As would be expected, FHA and VA loans have higher past-due and foreclosure rates as a result of their more relaxed underwriting criteria. However, all three categories of mortgages show increases in foreclosure rates in the second half of the 1990s.

¹⁵ Rural Housing Service, *Rural Housing Service 1999 Progress Report* (Washington, DC: Department of Agriculture, August 2000).

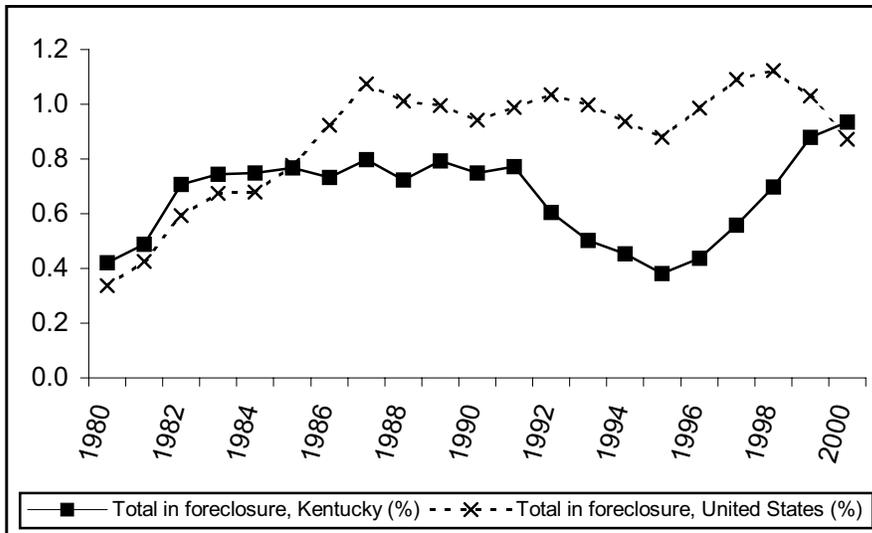
¹⁶ Because some KHC loans are originated by institutions not subject to HMDA reporting requirements, the KHC data are not strictly comparable to the data in Table 3.16.

Figure 3.10. Past-due rates for home mortgages, Kentucky and the United States, 1980-2000



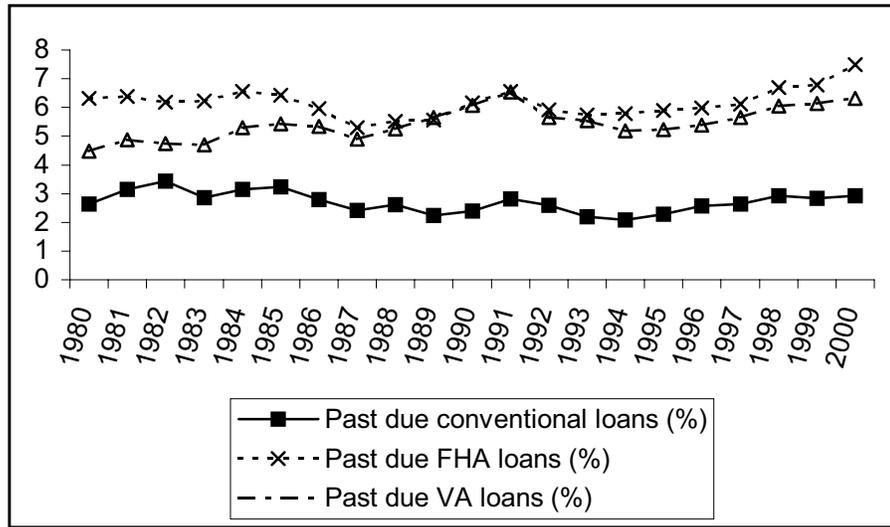
Source: Mortgage Bankers Association of America, unpublished data.
 Note: Figure shows weighted averages for conventional, FHA, and VA mortgages.

Figure 3.11. Foreclosure rates for home mortgages, Kentucky and the United States, 1980-2000



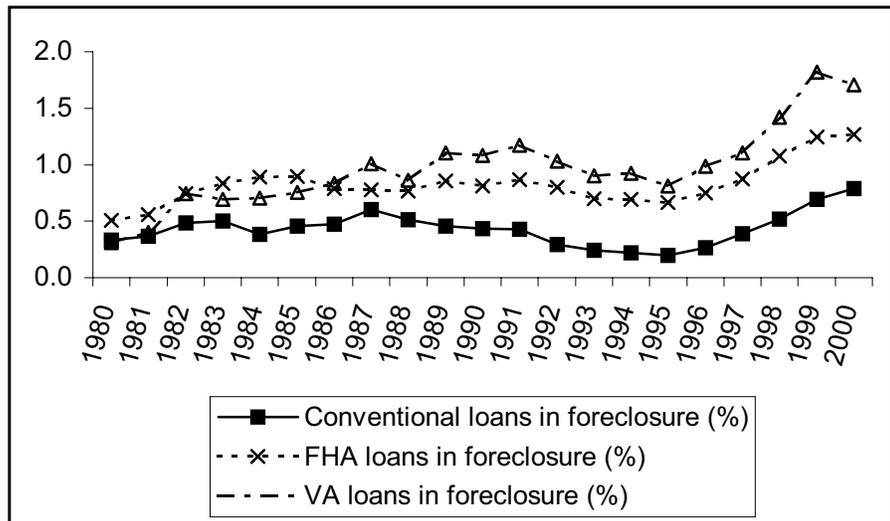
Source: Mortgage Bankers Association of America, unpublished data.
 Note: Figure shows weighted averages for conventional, FHA, and VA mortgages.

Figure 3.12. Past-due rates for conventional, FHA, and VA home mortgages, Kentucky, 1980-2000



Source: Mortgage Bankers Association of America, unpublished data.

Figure 3.13. Foreclosure rates for conventional, FHA, and VA home mortgages, Kentucky, 1980-2000



Source: Mortgage Bankers Association of America, unpublished data.

Anecdotal evidence suggests that Community Reinvestment Act (CRA) products may have captured many of the best low-income borrowers in the early 1990s and then accepted more marginal borrowers in the latter part of the decade in order to maintain CRA volume and relationships with affordable housing partners, such as nonprofit housing organizations struggling to sell their standing inventory. Banks pursued a wide array of mortgage products

including 100% loans that required little or no investment on the part of the borrower. This ease of purchase may have attracted borrowers who did not fully appreciate the risks and responsibilities of homeownership. The low investment increases the possibility that borrowers may walk away from highly leveraged homes.¹⁷

Other factors affecting the foreclosure rate include losses of major employers in small communities and families' increasing reliance on two incomes to pay the mortgage. Loss of just one income can lead to foreclosure. Combined with the expansion of mortgage lending to marginal households and the softening economy, the foreclosure rate may well continue to rise in Kentucky. Moreover, the increasing foreclosure rate experienced in Kentucky in the late 1990s probably foreshadows a national trend.¹⁸

Rental Housing

Rental Costs

Median monthly gross rents (including utilities) increased from \$196 to \$313 in nominal terms or from \$392 to \$405 (about 3%) in constant 2000 dollars during the 1980s (Table 3.17). The largest percentage gain in the 1980s was in Northern Kentucky (11.8%) and the largest percentage drop was in Kentucky River (-12.8%) (Figure 3.14). The most expensive rental markets in 1990 were Northern Kentucky, Bluegrass, and KIPDA, in that order, while the least expensive market was Kentucky River.

Rents by Number of Bedrooms

When the data are examined by numbers of bedrooms, Northern Kentucky, Bluegrass, and KIPDA were the most expensive markets in 1980 and 1990 for each category (Tables 3.18 and 3.19).

Kentucky River is again the least expensive location for each category in 1990 and for two of the three categories for which complete information is available for 1980.

¹⁷ We are grateful to K. Whalen, Community Reinvestment Officer at Bank One, for providing this interpretation of the foreclosure data. As part of Phase II of this project we will be able to explore this further by determining whether low-income households with unaffordable cost burdens tend to be recent home buyers.

¹⁸ See the discussion of these issues in Joint Center for Housing Studies, *The State of the Nation's Housing: 2001*.

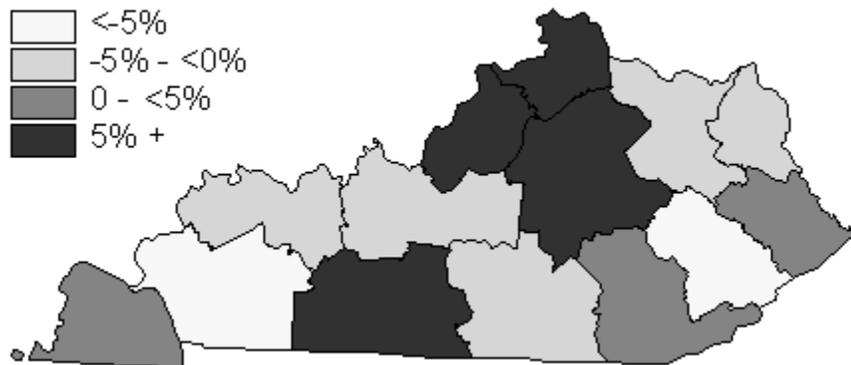
Table 3.17. Median monthly gross rents, by Area Development District, 1980 and 1990

Area Development District	1980		1990		1980-1990
	1980 dollars	2000 dollars	1990 dollars	2000 dollars	% change (2000 \$)
Barren River	165	330	273	353	7.0
Big Sandy	175	350	280	362	3.4
Bluegrass	212	424	346	447	5.4
Buffalo Trace/Gateway	149	298	230	297	-0.3
Cumberland Valley	155	310	241	311	0.3
FIVCO	187	374	285	368	-1.6
Green River	190	380	290	375	-1.3
Kentucky River	145	290	196	253	-12.8
KIPDA	208	416	340	439	5.5
Lake Cumberland	152	304	231	299	-1.6
Lincoln Trail	212	424	313	405	-4.5
Northern Kentucky	212	424	367	474	11.8
Pennyrile	195	390	286	370	-5.1
Purchase	174	348	277	358	2.9
<i>Kentucky</i>	<i>196</i>	<i>392</i>	<i>313</i>	<i>405</i>	<i>3.3</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: Gross rents include utility payments, whether paid by the landlord or tenant. The real values (in 2000 dollars) have been adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>.

Figure 3.14. Percentage change in real median monthly gross rents, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 3.18. Median monthly gross rents, by number of bedrooms and Area Development District, 1980 (in 2000 dollars)

Area Development District	Number of bedrooms			
	0-1	2	3	4 or more
Barren River	270	362	430	280
Big Sandy	280	352	410	*
Bluegrass	370	474	524	474
Buffalo Trace/Gateway	210	310	384	*
Cumberland Valley	208	316	380	340
FIVCO	270	400	420	*
Green River	320	424	510	*
Kentucky River	234	292	308	*
KIPDA	350	450	574	524
Lake Cumberland	210	322	330	*
Lincoln Trail	330	410	474	*
Northern Kentucky	352	494	524	546
Pennyrile	290	398	430	474
Purchase	252	386	452	*
<i>Kentucky</i>	<i>330</i>	<i>424</i>	<i>474</i>	<i>458</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Sample, 1980.

Note: Gross rents include utility payments, whether paid by the landlord or tenant. The real values (in 2000 dollars) have been adjusted by the Bureau of Labor Statistics' Consumer Price Index, US city average for all items less shelter, <<http://stats.bls.gov/cpihome.htm>>. An asterisk indicates that the sample was too small to allow for an accurate estimate.

Table 3.19. Median monthly gross rents, by number of bedrooms and Area Development District, 1990 (in 2000 dollars)

Area Development District	Number of bedrooms			
	0-1	2	3	4 or more
Barren River	291	362	439	357
Big Sandy	275	350	406	425
Bluegrass	371	487	570	534
Buffalo Trace/Gateway	242	321	343	402
Cumberland Valley	252	310	379	449
FIVCO	242	372	459	463
Green River	287	407	463	445
Kentucky River	215	226	306	284
KIPDA	371	468	592	641
Lake Cumberland	202	306	362	339
Lincoln Trail	306	402	527	500
Northern Kentucky	388	533	601	556
Pennyrile	268	383	427	469
Purchase	242	392	436	525
<i>Kentucky</i>	<i>340</i>	<i>427</i>	<i>482</i>	<i>500</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Sample, 1990.

Note: See note to Table 3.18.

Chapter 4

Housing Assistance

Rental Housing Subsidies

Types of Subsidies

Rental housing subsidy programs in Kentucky and elsewhere in the United States can be broadly categorized into those that provide rental assistance to tenants, those that assist rental housing suppliers with the financing of affordable housing, and those that provide funds that may be used directly for developing affordable housing. Rental assistance programs may be tenant-based or project-based. As a rule of thumb, rental assistance is required to make housing affordable to very low- and extremely low-income households. Supply-side subsidies alone may be able to produce housing that is affordable to low-income families, but rarely to those below the very low-income threshold.

Rental Assistance

The primary tenant-based rental assistance program is HUD's Section 8 Voucher Program, which requires the tenant to locate and rent a privately owned property. Section 8 project-based rental assistance is also funded by HUD, as is the rental assistance provided for tenants of public housing. For these programs rents are generally limited to 30% of income. The Department of Agriculture also provides rental assistance to some tenants of Section 515 housing through its Rural Housing Service.

The Section 8 Voucher Program assists over 28,000 households in Kentucky. Project-based Section 8 assistance provides funding for nearly 25,000 dwellings, while public housing assists about 24,000 dwellings. About 5,900 (roughly half) of the RHS units receive rental assistance from RHS funds. All told, about 83,900 dwellings have "deep" subsidies (that is, rent subsidies) sufficient to protect tenants from having to pay more than 30% of their incomes in rent.

Supply-Side Assistance

Assistance for housing suppliers has been provided through a variety of HUD financing programs, including below-market interest rate financing and capital grants. The majority of the housing funded through these programs has also been assisted with project-based Section 8 rent subsidies. Current HUD financing programs include Section 202 and 811, which provide affordable housing for the elderly and for persons with disabilities, respectively.

Other HUD programs that may subsidize the production of rental housing include Community Development Block Grant (CDBG) funds

and HOME Investment Partnership Act block grants. Also, HOPE VI funds are available on a competitive basis for the purposes of redeveloping dysfunctional public housing projects. To date, HOPE VI funds have been used in Kentucky to redevelop the Park DuValle site in Louisville and also for Charlotte Court in Lexington. At best, these funds are used to replace existing units rather than to expand the stock of affordable housing.

The Department of Agriculture has provided below-market interest rate financing of rental housing through its Section 515 Program, although there has not been any new housing production under this program in recent years.

A relatively small program is Kentucky Housing Corporation's Non-Profit Housing Loan Program, which provides below-market financing to non-profit developers.

The main source of supply-side assistance for the production of affordable housing is the Low Income Housing Tax Credit (LIHTC) Program, which helps to finance housing affordable to households below 60% or 50% of area median income. The LIHTC Program has been used together with Section 8 project-based rental assistance and other HUD programs as well as with the Rural Housing Service's Section 515 Program. Also, in some cases, RHS and HUD funds have been applied to the same projects. We estimate, for example, that about 9% of tax credit units also receive project-based Section 8 assistance, although that percentage varies across the state. Some 25% of tax credit units in Jefferson County received project-based Section 8 assistance, compared with an average of only 3% across the remaining counties.¹⁹

There are currently over 40,100 units that have been produced using HUD interest and capital subsidies and which are still restricted to low or very low income tenants, including over 4,800 units targeted for the elderly and over 300 designated for disabled persons. Some 600 units have been built using HOME funding. In addition, 12,300 units have been built with RHS financing and 13,800 units were produced using tax credits. After adjusting for use of multiple sources of subsidy, some 58,900 units have been produced using HUD or RHS supply-side funding and/or tax credits.

¹⁹ A study funded by HUD found that an average of 31% of tax credit units received project-based Section 8 assistance for the five metropolitan areas studied; see L. Buron *et al.*, *Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods: Final Report* (Cambridge, MA: Abt Associates, Inc., August 2000), p. 3.12.

Estimating the Total Number of Assisted Rental Units

We estimate that the total number of assisted rental units in Kentucky was about 108,500 at the end of 2000. This number was obtained by adding the number of units receiving rental assistance to the number receiving supply-side subsidies, and subtracting the number of project-based Section 8 units (which in almost all cases would have also received supply-side subsidies), the number of RHS units that received both supply-side subsidies and rental assistance, and an estimate of the number of tax credit units occupied by recipients of Section 8 Vouchers.²⁰ Alternatively, the total can be calculated as in Table 4.1 by adding all the units funded by each agency or program and then subtracting any double-counted units. Adjusting for vacancies leaves about 99,000 assisted rental units actually occupied by households at the end of 2000.

A 1989 study concluded that there were approximately 77,400 rental dwellings with subsidies at that time.²¹ This suggests that the number of subsidized units grew by about 40% between 1989 and 2000. However, it must be kept in mind that only about three-quarters of the subsidized rental units in 2000 received rental assistance, with the balance benefiting only from supply-side subsidies such as tax credits. Units receiving only supply-side subsidies are unlikely to be affordable to very low-income and extremely low-income households. In contrast, the proportion of units receiving rental assistance in 1989 was undoubtedly much higher than today.

²⁰ The last number is the weakest link in the calculation because no agency maintains records of the use of Section 8 Vouchers by tenants of tax credit units. A study published by the Louisville-based Metropolitan Housing Coalition estimated that 20% of tenants of tax credit properties used Section 8 Vouchers in Jefferson County. See A. M. Stallings, *Housing Affordability: It's All Relative* (Louisville, KY: Metropolitan Housing Coalition, February 2000). The study reported two estimates of the degree of the use of Section 8 in tax credit properties, but the lower of the two (20%) evidently referred to tenant-based assistance, while the higher estimate (about 58%) evidently included both tenant- and project-based assistance. A HUD-funded study of 39 tax credit properties in five metropolitan areas—Boston, Kansas City, Miami, Milwaukee, and Oakland—found that 6% of tenants received tenant-based Section 8 assistance. See Buron *et al.*, *Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods*, p. 3-12. Lacking any better estimate of the degree of overlap, we have assumed that 20% of tax credit units in Jefferson County and 10% of tax credit units elsewhere in the state are occupied by tenants receiving rental assistance in the form of Section 8 Vouchers.

²¹ C. T. Koebel, *House Joint Resolution No. 126: A Detailed Study of the Statewide Availability and Adequacy of Publicly Assisted Low-Income Rental Housing Units* (Louisville: Urban Studies Center, University of Louisville, June 1989), p. 6.

Table 4.1. Calculation of total number of assisted rental units in Kentucky, 2000

Program	Number of units
Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation (programs managed by HUD's Office of Public and Indian Housing)	53,014
Sections 202, 221, 236, and 811, and other financing programs and all units receiving project-based Section 8 rental assistance (programs managed by HUD's Office of Housing, which is also referred to as the FHA)	40,117
Rural Housing Service (RHS) units	12,286
Low Income Housing Tax Credit (LIHTC) units	13,772
HOME Investment Partnership Act units	620
<i>Gross number of assisted rental units</i>	<i>119,809</i>
LIHTC units also funded by RHS or FHA (may include project-based Section 8 rental assistance)	6,344
LIHTC units occupied by recipients of Section 8 Certificates or Vouchers	3,436
RHS units also funded by FHA (includes some units that received funding from RHS, FHA, and LIHTC)	1,255
HOME units also funded by other programs	289
<i>Total number of units funded by multiple programs</i>	<i>11,324</i>
<i>Net number of assisted rental units</i>	<i>108,485</i>
<i>Vacancies (at 8.7%)</i>	<i>9,439</i>
<i>Net number of assisted rental units adjusted for vacancies</i>	<i>99,046</i>

Source: Authors' calculations based on data from multiple sources.

Note: The assumed vacancy rate is same as the vacancy rate for the entire rental sector in Kentucky in 2000.

Homeownership Subsidies

Mortgage Insurance and Direct Lending Programs

Mortgage insurance, guarantees, and direct loans, including forgivable second mortgages, are provided to qualified buyers by the Federal Housing Administration, the Veterans Administration, the Rural Housing Service (formerly the Farmers Home Administration) of the Department of Agriculture, and the Kentucky Housing Corporation.

The bulk of Federal Housing Administration (FHA, also known as the HUD Office of Housing) mortgage insurance supports the purchase of single-family homes (see Table 4.2). The basic single-family (Section 203B) and condominium loan (Section 234C) programs are the most active, with 8,242 and 434 loans insured in calendar year 2000. In addition, another 14 loans were insured in calendar year 2000 under the single-family repair and rehabilitation program (Section 203K).

The basic FHA loan program provides for a down payment of as low as 3%, with closing costs and fees wrapped into the mortgage. Loans insured by FHA are available in urban and rural areas for one-, two-, three-, and four-unit properties. Currently, the maximum for FHA-insured mortgages on one-family dwellings in Kentucky is \$132,000.

Table 4.2. Federal Housing Administration mortgage insurance for owner-occupied housing, outstanding loans, Kentucky, April 2001

Section of the Act	Description	Number of units assisted	Dollar value
203B	Single-family loans	55,667	\$3,723,526,000
203K	Single-family repair and rehabilitation	186	\$12,209,000
222	Loans for active duty members of the Coast Guard and National Oceanic and Atmospheric Administration	24	\$571,000
234C	Condominium loans	2,029	\$134,130,000
235I	Mortgage assistance	1,236	\$28,635,000
237	Loans for credit risks	23	\$367,000
244	Mortgage coinsurance program	29	\$872,000
245	Graduated payment mortgages	112	\$4,606,000

Source: Unpublished data obtained from the Homeownership Center, Department of Housing and Urban Development, Atlanta, GA.

Note: Dollar values are rounded to the nearest \$1,000.

The Veterans Administration (VA) helps veterans to finance the purchase of homes with favorable loan terms and competitive interest rates. Mortgage loans guaranteed by the VA often do not require a down payment and can have relatively long repayment periods.²² The VA had a total of about 33,000 active loans guaranteed in Kentucky as of the end of fiscal year 2000, representing a total of \$2.237 billion in loans.²³ About 2,700 loans were guaranteed during fiscal year 2000, for a total value of \$265 million and an average value of about \$99,700.

The Rural Housing Service provides a number of programs intended to support homeownership in rural areas. The Direct Loan Program (Section 502) provides low-interest mortgage loans to buyers with less than 80% of area median income. Interest rates may be as low as 1%, with no down payment and terms of 33 years or more. Some 578

²² Other advantages of VA loans are discussed at <<http://www.homeloans.va.gov/>>.

²³ Unpublished data obtained from the Veterans Administration, Information Technology and Program Analysis Division.

loans worth \$32.1 million were approved in fiscal year 2000. There are 21,000 direct loans outstanding in Kentucky.

The Guaranteed Loan Program (also Section 502) allows low- and moderate-income households (not exceeding 120% of area median income) to obtain mortgage financing from banks without having to produce down payments or upfront closing costs. A total of 1,374 loans worth \$96.2 million were approved in fiscal year 2000. There are nearly 6,300 guaranteed loans outstanding in Kentucky.

The RHS also funds programs for home repair and renovation. The Home Repair Loan and Grant Program (Section 504) provides loans on favorable terms to very low-income families for improvements such as installation of central heating or indoor bathrooms. Grants are provided to elderly homeowners with no repayment capacity. Some 363 loans of up to \$20,000 were approved in fiscal year 2000, along with 232 grants of up to \$7,500. The total amounts of the loans and grants were \$1.6 million and nearly \$1 million, respectively. The Housing Preservation Grant Program (Section 533) funds major renovations of deteriorating homes occupied by low- and very low-income households. Two home renovations were funded under this program in fiscal year 2000.

In June 2000, the RHS began a cooperative endeavor with the Kentucky Housing Corporation to provide assistance with home purchase to very low-income and some low-income households. Under the HomeStart program, KHC provides forgivable loans (soft second mortgages) of \$14,999 to very low-income buyers and \$10,000 to buyers with between 50% and 64% of area median income. The RHS provides the mortgage loan on favorable terms. Maximum house prices are limited to \$73,700 for existing homes and \$85,000 for new homes.

The KHC also provides mortgage loans on favorable terms to low- and moderate-income borrowers. The maximum purchase price is \$90,000 for existing homes and \$99,000 for new homes. Most of these loans are insured or guaranteed by the FHA, VA, or RHS programs described above. For calendar year 2000, 56% were insured by the FHA, 6% by the VA, and 26% by the RHS. The remaining 12% were conventional loans with private mortgage insurance. Table 4.3 shows the total number of home loans approved by KHC during two periods, from the commencement of the program in 1973 until 1990, and then from 1991 through 2000. It appears from the table that KIPDA and Bluegrass have received disproportionately high percentages of the KHC mortgage loans, while Northern Kentucky and some rural districts such as Big Sandy have received disproportionately low numbers of loans.

Table 4.3. Kentucky Housing Corporation mortgage loan summary, by Area Development District, 1973-1990 and 1991-2000

Area Development District	Number of loans 1973-1990	As a % of state total	Distribution of households in 1990 (%)	Number of loans 1991-2000	As a % of state total	Distribution of households in 2000 (%)
Barren River	1,452	5.8	6.1	1,244	6.0	6.3
Big Sandy	111	0.4	4.3	173	0.8	4.0
Bluegrass	4,902	19.5	16.2	4,565	22.1	17.2
Buffalo Trace/ Gateway	207	0.8	3.1	216	1.0	3.2
Cumberland Valley	332	1.3	5.8	628	3.0	5.8
FIVCO	320	1.3	3.6	309	1.5	3.4
Green River	1,549	6.2	5.4	770	3.7	5.1
Kentucky River	38	0.2	3.2	97	0.5	3.0
KIPDA	10,107	40.2	22.4	8,229	39.8	22.0
Lake Cumberland	755	3.0	4.8	1,240	6.0	4.9
Lincoln Trail	1,965	7.8	5.5	1,594	7.7	5.7
Northern Kentucky	1,825	7.3	8.9	596	2.9	9.4
Pennyrile	683	2.7	5.4	480	2.3	5.2
Purchase	900	3.6	5.2	523	2.5	5.0
<i>Kentucky</i>	<i>25,146</i>	<i>100.0</i>	<i>100.0</i>	<i>20,664</i>	<i>100.0</i>	<i>100.0</i>

Source: Authors' calculations based on unpublished data supplied by the Kentucky Housing Corporation and data from the US Census Bureau, *Census of Population and Housing*, 1990 and 2000.

Note: The table excludes 1,230 loans for which no year was listed in the source data file.

HOME Investment Partnership Act and Community Development Block Grants

Block grants provided under the HOME Investment Partnership Act are intended to support the development of affordable housing for low-income households. HOME funds are available through the KHC and directly from participating jurisdictions: Covington, Jefferson County, Lexington-Fayette County, Louisville, and Owensboro. Community Development Block Grant funds are available to assist with economic development projects and housing rehabilitation. Funds are distributed through the Kentucky Department for Local Government or are provided directly to entitlement communities: Ashland, Covington, Henderson, Hopkinsville, Jefferson County, Lexington-Fayette County, Louisville, and Owensboro.

HOME and CDBG funds may be used for either rental or owner-occupied housing, although there seems to be some emphasis on the use of funds to assist low-income households with the rehabilitation or repair of owner-occupied housing. Jefferson County, for example,

spent over \$2 million of CDBG, HOME, and state and local matching funds during FY 2000 on emergency repairs, wheelchair ramps, weatherization, and full rehabilitation of owner-occupied homes. Nearly 300 low-income households benefited from these improvements. Some 68% of the HOME funds allocated by KHC to date have supported rehabilitation of owner-occupied homes and home purchase. The CDBG funds distributed by the Kentucky Department of Local Government are awarded to projects that emphasize homeownership and neighborhood revitalization. Lexington-Fayette County, Owensboro, Hopkinsville, Henderson, Covington, and Ashland devote all or most of their HOME and/or CDBG housing funds to rehabilitation and repair of owner-occupied housing. Although more households are assisted through its rehabilitation and repair programs for owner-occupants, the City of Louisville devotes a significant amount of funding to rental rehabilitation and new construction of low-cost housing.

Table 4.4 provides an estimate of the number of households or dwelling units assisted by HOME or CDBG housing funds in a typical recent year. At current levels of funding (approximately \$40 million per year) these programs assist approximately 2,400 low-income households in Kentucky each year.

Table 4.4. Households assisted by HOME and CDBG funds by entitlement community, participating jurisdiction, or state agency, Kentucky, 2000 or 2001

Community, jurisdiction, or agency	HOME	CDBG	Households assisted	Calendar year (CY) or fiscal year (FY)
Ashland		<input type="checkbox"/>	22	FY 2001
Covington	<input type="checkbox"/>	<input type="checkbox"/>	69	FY 2000
Henderson		<input type="checkbox"/>	11	FY 2001
Hopkinsville		<input type="checkbox"/>	5	FY 2000
Jefferson County	<input type="checkbox"/>	<input type="checkbox"/>	333	FY 2000
Lexington-Fayette County	<input type="checkbox"/>	<input type="checkbox"/>	398	FY 2000
Louisville	<input type="checkbox"/>	<input type="checkbox"/>	505	CY 2000
Owensboro	<input type="checkbox"/>	<input type="checkbox"/>	55	FY 2001
Department of Local Government		<input type="checkbox"/>	168	FY 2001
Kentucky Housing Corporation	<input type="checkbox"/>		795	FY 2001
<i>Total</i>			<i>2,361</i>	

Source: These data were either supplied directly by government officials or, in the case of Lexington-Fayette County and the City of Covington, extracted from published reports.

Habitat for Humanity and Other Organizations

Habitat for Humanity and other nonprofit agencies provide affordable housing for low- and moderate-income households. Habitat for Humanity began to construct low-cost housing in Kentucky in 1980 and had built a total of 889 homes throughout the state by the end of 2000. Of these, 113 houses were constructed in calendar year 2000, representing a 13% rate of growth over 1999. The organization is aiming for a further 13% increase in 2001.²⁴

Other organizations such as Fannie Mae and the Federal Home Loan Bank (FHLB) of Cincinnati devote resources to the production of low-cost housing. The FHLB, for example, works closely with Habitat for Humanity and other nonprofit and government organizations, such as the Kentucky Housing Corporation, to provide affordable homeownership and rental opportunities.

Federal Income Tax Incentives

By far the largest housing subsidy in the United States is the mortgage interest deduction in the Internal Revenue Code.²⁵ According to the Office of Management and Budget (OMB), in 1998 the mortgage interest deduction cost the US Treasury \$52 billion.²⁶ For the same year, OMB estimated that the real estate tax deduction cost \$17 billion and the non-taxation and deferral of capital gains on owner-occupied housing cost another \$22 billion. It has been argued, however, that elimination of the mortgage interest deduction would yield only about one-fourth the revenue calculated by OMB, because the demand for mortgage debt would drop if the deduction were eliminated.²⁷ Households would likely shift taxable investments into non-taxed housing equity to reduce the use of more costly debt. However, elimination of the mortgage interest deduction would remove the incentive for many taxpayers to itemize deductions, thereby reducing the cost to the US Treasury of the real estate tax deduction.

Appendix 4 provides calculations of the federal income tax concessions for mortgage interest and real estate taxes in Kentucky in

²⁴ Unpublished data provided by L. Reed, Affiliate Support Manager, Habitat for Humanity.

²⁵ For a more thorough discussion of federal income tax subsidies for homeownership, see S. C. Bourassa and W. G. Grigsby, "Income tax concessions for owner-occupied housing," *Housing Policy Debate*, vol. 11, no. 3 (2000), pp. 521-546.

²⁶ Office of Management and Budget, *Analytical Perspectives: Budget of the United States, Fiscal Year 1998* (Washington, DC: OMB, 1997).

²⁷ J. R. Follain and L. S. Melamed, "The false messiah of tax policy: what elimination of the home mortgage interest deduction promises and a careful look at what it delivers," *Journal of Housing Research*, vol. 9, no. 2 (1998), pp. 179-199.

1997. According to these calculations, the total mortgage interest tax concession in Kentucky was \$596 million in that year. Notably, less than 10% of the total tax concession went to the 54% of taxpayers with Adjusted Gross Incomes (AGIs) below \$30,000, while nearly 80% went to the 24% of taxpayers with AGIs above \$50,000. Contrary to popular conception, however, the cost of the subsidy is borne largely by the well-to-do. Taxpayers with incomes over \$200,000 contributed over 27% of income tax revenues but received only 14% of the mortgage interest concession. Taxpayers with AGIs between \$50,000 and \$100,000 received the greatest benefits relative to their contributions to tax revenues. Overall, the average taxpayer taking the mortgage interest deduction reduced income tax liability by about \$1,600, which was 28% of the average taxpayer's liability. If estimates of the revenue impacts of eliminating the mortgage interest deduction are correct, then the actual cost of the subsidy in Kentucky in 1997 was about \$150 million.

The tax concession for local real estate taxes was worth a total of about \$108 million in 1997 in Kentucky. The distribution of benefits is very similar to that for the mortgage interest deduction, with the over-\$200,000 AGI group contributing a much greater share of the tax revenues than it receives in benefits, and the \$50,000 to \$100,000 groups receiving the greatest benefits relative to their contributions. Overall, the average taxpayer taking the real estate tax deduction reduced income tax liability by about \$270, which was nearly 5% of the average taxpayer's liability.

State and Local Tax Concessions

The state income tax in Kentucky allows for a series of deductions that parallel those allowed by the federal income tax. Home mortgage interest and local real estate taxes are both deductible.

The state also allows a Homestead Exemption for elderly and disabled homeowners. Currently, the first \$26,800 of a property's assessed value is exempt from taxation, which provided for a savings of about \$90 million to over 325,000 elderly or disabled Kentuckians during the 2000 tax year.²⁸

²⁸ Kentucky Revenue Cabinet, "Homestead Exemption Increases to \$26,800," <<http://www.state.ky.us/agencies/revenue/pressreleases/pr121400.htm>>.

Chapter 5

Housing Needs

Measuring Housing Needs

The primary housing problem in Kentucky is affordability. There would be relatively minor housing problems if all of Kentucky's residents had sufficient incomes or housing costs were low enough to permit them to afford adequate housing. However, two-thirds of low-income renter households spent more than 30% of their incomes on housing costs in 1990, and there is no reason to believe that this statistic has improved since then.

Affordability can be measured in multiple ways. Following researchers such as Stone or Grigsby and Rosenberg, affordability is defined in terms of the adequacy for other household needs of the income remaining after deducting housing costs.²⁹ In other words, the income remaining after deducting housing costs should be compared to benchmarks for after-housing poverty. This has been referred to as a "shelter poverty" method for measuring affordability. Such a calculation is complicated by the fact that there are no official benchmarks for after-housing poverty in the US.

The more common practice is to follow HUD guidelines and define unaffordable housing cost burdens as a fixed percentage of household gross income for low-income households. This has been referred to as a "ratio" method for measuring affordability. As noted previously, low-income households are those with incomes less than 80% of the relevant median family income (adjusted for, among other things, metropolitan/non-metropolitan location and household size). Other households are assumed to have sufficient income to afford adequate housing in all but the most expensive markets in the US. Low-income households paying more than 30% of gross income on housing costs are considered to have a high cost burden, while those paying more than 50% of gross income have an extreme cost burden.³⁰ The obvious problem with such measures is that low-income households may not be experiencing an unaffordable housing cost burden, yet they may still not have enough income left over after housing costs for other household needs.

²⁹ M. E. Stone, *Shelter Poverty: New Ideas on Housing Affordability* (Philadelphia: Temple University Press, 1993); W. G. Grigsby and L. Rosenburg, *Urban Housing Policy* (New York: APS Publications, 1975).

³⁰ We use the terms "high" and "extreme" to refer to cost burdens that HUD labels "moderate" and "severe." We believe that "moderate" is misleading because it suggests that such cost burdens are not excessive.

In spite of this problem, the ratio method is the one that is used most often by housing assistance programs, particularly those funded by HUD, to determine eligibility. This is the primary reason that we employ it here, although it has the added advantage of being easier to calculate than the shelter poverty measure.

Standard mortgage underwriting criteria allow mortgage payment to gross income ratios of about 30%, meaning that new home buyers who are borrowing the maximum allowable will have principal, interest, real estate tax, and insurance (PITI) payments totaling close to 30% of gross income. In measuring whether housing costs are affordable for homeowners we include utilities along with PITI, which means that some low-income households might have acceptable loan-to-income ratios from a mortgage underwriting point of view, but unacceptable housing costs from our point of view.³¹ We maintain that our test is appropriate because ratios that may be acceptable for moderate- and higher-income households are probably not acceptable for low-income households, who are the focus of the analysis that follows.

We used the Census Bureau's Public Use Microdata Sample (PUMS) to calculate cost burdens for owning and renting households for the entire state and for each ADD.³² Consistent with the way we measured the number of low-income households, we exclude from the calculations households consisting only of unrelated individuals. This is because it is difficult to interpret household income for such households and also because such households would not qualify for housing assistance in most cases, even if they did have low incomes.³³ Additional households were excluded from the sample if zero or negative incomes or zero housing costs were reported.³⁴

³¹ We do not include maintenance costs, which tend to be sporadic and, therefore, difficult to measure.

³² The use of microdata (that is, household-by-household data) has significant advantages over the use of aggregate indicators, such as median incomes or housing costs. For example, medians do not capture the effects of changes in the distribution of income or of housing costs. Thus data for actual households provide a much more accurate means for estimating the level of affordability and how it has changed over time for different income and other groups. We note that one possible source of inaccuracy is the temporal mismatch between the incomes reported in the census (which are for the previous calendar year) and the housing costs (which are more current). We doubt that this results in a substantial bias in the results.

³³ Multi-person non-family-type households made up only 2.2% and 3.1% of the households in the PUMS in 1980 and 1990.

³⁴ This means, for example, that 18.7% of renter households were excluded from the sample in 1990. Thus our estimates of the *numbers* of households with unaffordable cost burdens are probably conservative. On the other hand, our estimates of the *percentages* of households with unaffordable cost burdens refer only to the set of households for whom cost burdens could be calculated and may be higher than the actual percentages.

Affordability of Rental Housing

Affordability for All Renters

Table 5.1 gives a picture of the entire rental housing sector in 1980 and 1990. Cost burdens increased during the 1980s. In 1980, the average renter in the Kentucky River ADD spent more on housing as a percentage of income than in any other ADD: more than 23% of renters spent more than 50% of gross income on gross rent including utilities. In FIVCO, over 40% of renters spent more than 30% of income on gross rent. In 1990, Big Sandy, Buffalo Trace/Gateway, and Cumberland Valley all show more than 20% of renters paying more than 50% of income on rent. In that year, three ADDs showed more than 40% paying 30% or more of income on rent: Big Sandy, Cumberland Valley, and Purchase. This shift is a clear reflection of poor economic conditions in Appalachian and extreme western Kentucky. As this table includes all income categories, the percentages include some households who are not low income but, for whatever reason, are spending more than 30% or 50% of income on rent.³⁵

Table 5.1. Renter households by cost burden and Area Development District, 1980 and 1990 (as a % of all renter households for whom cost burdens were calculated)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	16.9	18.8	35.2	36.8
Big Sandy	18.7	23.3	34.6	43.4
Bluegrass	17.7	18.0	38.7	37.7
Buffalo Trace/Gateway	17.9	20.1	33.6	35.9
Cumberland Valley	16.8	28.9	28.9	45.8
FIVCO	18.5	17.8	40.1	37.3
Green River	14.4	17.7	31.8	36.6
Kentucky River	23.2	18.7	36.5	39.6
KIPDA	16.7	17.2	34.3	37.4
Lake Cumberland	18.2	19.6	38.8	37.6
Lincoln Trail	14.2	14.4	33.7	32.8
Northern Kentucky	14.7	15.0	32.6	33.9
Pennyrile	14.8	16.2	34.1	32.8
Purchase	15.2	18.4	35.7	42.4
<i>Kentucky</i>	<i>16.6</i>	<i>18.1</i>	<i>35.4</i>	<i>37.4</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: The calculations were of gross rent (including utilities) as a proportion of gross household income. Cost burdens could not be calculated for non-family multi-person households or for households with zero or negative income or housing costs.

³⁵ As noted above, households that are not low income are assumed not to have unaffordable cost burdens.

Affordability for Low-Income Renters

Table 5.2 focuses on those low-income households who can be deemed to face real affordability problems. The income categories are cumulative, meaning that low income also includes households with very low income and extremely low income, while very low income also includes households with extremely low income. The low income category thus provides an overall summary of households with affordability problems.

In both 1980 and 1990, nearly two-thirds of low-income renter households faced high cost burdens (30% or more of income), while roughly one-third faced extreme cost burdens (50% or more of income). Around three-quarters of very low-income renter households and about 80% of extremely low-income renter households experienced high cost burdens in both years. Indeed, half of very low-income households and two-thirds of extremely low-income households had extreme cost burdens in both 1980 and 1990. It is clear that most low-income renters experience affordability problems in spite of the various housing assistance programs. Of course, rental assistance programs are funded to serve only a fraction of those who are eligible to receive benefits, so this finding should not be surprising.

Table 5.2. Renter households with unaffordable cost burdens, Kentucky, 1980 and 1990

Income group	1980		1990	
	Number of households	% of group total	Number of households	% of group total
<i>Low-income renters:</i>				
50% or more	45,140	32.9	59,807	37.1
30% or more	86,780	63.3	106,624	66.2
<i>Very low-income renters:</i>				
50% or more	40,980	48.6	53,076	49.0
30% or more	61,680	73.1	78,327	72.4
<i>Extremely low-income renters:</i>				
50% or more	28,300	66.5	36,021	63.2
30% or more	34,500	81.1	45,267	79.4

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: Low income, very low income, and extremely low income are defined as 80%, 50%, and 30% of median family income, respectively, adjusted for metropolitan/non-metropolitan PUMA and household size.

Table 5.3 expands on Table 5.2 by showing how the numbers of low-income households experiencing unaffordable cost burdens increased. Note that the percentage increases for 1980-1990 ranged between

22.9% and 32.5% during a period when the population increased by less than one percent and the proportion of low-income households remained virtually constant.

In 1980, the greatest percentages experiencing high cost burdens were in Big Sandy and Lincoln Trail (Table 5.4). By 1990, the greatest percentages were primarily in metropolitan areas: Bluegrass, Green River, KIPDA, and Northern Kentucky. Big Sandy and Kentucky River had the highest percentages of extreme cost burden in 1980, while in 1990 the largest metropolitan ADDs showed the highest percentages.

Table 5.3. Percentage change in renter households with unaffordable cost burdens, Kentucky, 1980-1990

Income group	1980-1990
<i>Low-income renters:</i>	
50% or more	32.5
30% or more	22.9
<i>Very low-income renters:</i>	
50% or more	29.5
30% or more	30.0
<i>Extremely low-income renters:</i>	
50% or more	27.3
30% or more	31.2

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 5.5 gives average rent gaps for all low-income households (that is, not just those households with unaffordable cost burdens). Figure 5.1 shows percentage changes between 1980 and 1990. In real (2000) dollars, the average monthly gap increased from \$78 in 1980 to \$93 in 1990. The largest gaps in 1980 were in Big Sandy, Bluegrass, and Lincoln Trail (all above \$90), while the smallest gaps were in Lake Cumberland, Green River, and Pennyrile (all below \$60).

In 1990, the largest rent gaps were in Northern Kentucky, KIPDA, Bluegrass, and Green River (all above \$110), while the smallest gaps were in Kentucky River, Lake Cumberland, and Buffalo Trace/Gateway (all \$30 or less). The average gaps for households experiencing unaffordable cost burdens would, of course, be higher than these numbers. The changes in the distribution of rent gaps are due in part to large increases in real rents in Bluegrass, KIPDA, and Northern Kentucky, and the large decline in real income in Green River. Note that the ADDs with the greatest low-income rates in 1990—Big Sandy, Cumberland Valley, Kentucky River, and Lake

Cumberland—were *not* the ADDs with the greatest mismatch between incomes and rental housing costs.

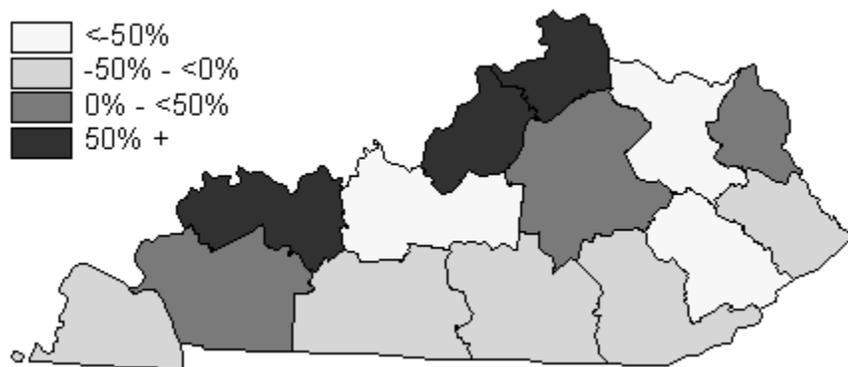
Table 5.4. Low-income renter households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all low-income renter households for whom cost burdens were calculated)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	35.2	30.3	64.2	57.9
Big Sandy	42.4	35.4	70.0	65.6
Bluegrass	34.1	42.6	66.1	70.9
Buffalo Trace/Gateway	35.0	29.3	60.1	52.4
Cumberland Valley	32.8	39.6	67.2	62.4
FIVCO	30.8	35.1	61.2	65.0
Green River	27.6	40.8	55.8	72.6
Kentucky River	43.6	26.4	64.4	55.7
KIPDA	32.9	43.2	62.4	74.1
Lake Cumberland	30.1	27.6	60.3	52.8
Lincoln Trail	36.0	25.5	71.5	54.7
Northern Kentucky	30.0	43.3	61.8	74.6
Pennyrile	27.7	36.6	58.8	63.4
Purchase	33.7	28.6	62.8	64.5
<i>Kentucky</i>	<i>32.9</i>	<i>37.1</i>	<i>63.3</i>	<i>66.2</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: See note to Table 5.1.

Figure 5.1. Percentage change in real rent gap, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 5.5. Rent gaps for low-income renter households, 1980 and 1990 (per month in 2000 dollars)

Area Development District	1980			1990		
	Mean gross rent	30% of mean income	Rent gap	Mean gross rent	30% of mean income	Rent gap
Barren River	287	212	75	316	260	56
Big Sandy	305	210	95	313	236	77
Bluegrass	363	270	93	355	229	126
Buffalo Trace/ Gateway	259	195	64	277	247	30
Cumberland Valley	277	206	71	294	233	61
FIVCO	330	262	67	286	196	90
Green River	338	280	58	320	206	113
Kentucky River	243	183	60	244	229	14
KIPDA	342	263	79	349	217	132
Lake Cumberland	256	211	45	267	242	25
Lincoln Trail	341	247	93	349	304	45
Northern Kentucky	357	279	77	375	221	154
Pennyrile	340	280	59	296	221	76
Purchase	273	198	76	325	254	71
<i>Kentucky</i>	<i>330</i>	<i>253</i>	<i>78</i>	<i>327</i>	<i>234</i>	<i>93</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

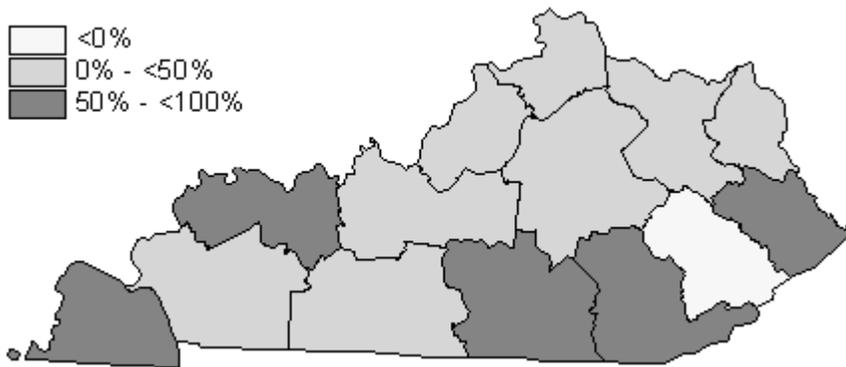
As Table 5.6 shows, in 1980 about 58% of the low-income households with extreme cost burdens were located in Bluegrass, KIPDA, or Northern Kentucky. This dropped to about 52% by 1990. Although the absolute numbers in the largest metropolitan ADDs grew during the 1980s, they grew at a much faster rate elsewhere in the state (Figure 5.2). For example, the number grew by nearly 100% in Cumberland Valley. Table 5.7 and Figure 5.3 show a similar pattern for low-income households with high cost burdens. In real terms, median rents declined or increased only slightly outside of the main metropolitan ADDs (see Table 3.17 and Figure 3.13, pages 46 and 47). This suggests that the problem was due primarily to a reduction of real income in those ADDs. As Table 2.5 (page 10) shows, median real income dropped the most in Big Sandy, Green River, Kentucky River, Purchase, Cumberland Valley, and FIVCO. The largest increases in real income were in Bluegrass, Northern Kentucky, and Buffalo Trace/Gateway.

Table 5.6. Low-income renter households with extreme cost burdens (50% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	2,460	5.4	3,496	5.8
Big Sandy	1,440	3.2	2,348	3.9
Bluegrass	9,400	20.8	11,686	19.5
Buffalo Trace/Gateway	1,140	2.5	1,704	2.8
Cumberland Valley	2,380	5.3	4,756	8.0
FIVCO	1,400	3.1	1,571	2.6
Green River	2,040	4.5	3,159	5.3
Kentucky River	1,300	2.9	1,292	2.2
KIPDA	12,840	28.4	14,673	24.5
Lake Cumberland	1,380	3.1	2,307	3.9
Lincoln Trail	1,720	3.8	2,380	4.0
Northern Kentucky	3,920	8.7	4,745	7.9
Pennyrile	1,960	4.3	2,706	4.5
Purchase	1,760	3.9	2,984	5.0
<i>Kentucky</i>	<i>45,140</i>	<i>100.0</i>	<i>59,807</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.2. Percentage change in number of low-income renter households with extreme cost burdens, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

rate.³⁶ These numbers are not directly comparable to our estimates of the numbers of low-income renter households with unaffordable cost burdens for 1980 and 1990, because some unassisted low-income renter households may have affordable cost burdens, while some assisted low-income renter households may have unaffordable cost burdens. Nevertheless, the majority of unassisted low-income renters are likely to be experiencing unaffordable cost burdens.

Thus it is not surprising that the larger housing authorities in the state have very large waiting lists relative to the amount of rental assistance available. For example, the Housing Authority of Jefferson County had a waiting list of 8,488 households for its Section 8 Certificate and Voucher program as of June 2001, compared to a total of 6,622 units leased at that time.³⁷ The Housing Authority of Lexington reported a total waiting list of 2,697, compared to a total of 3,056 Section 8 Vouchers and public housing units available.³⁸

Table 5.8. Unassisted low-income renter households, by Area Development District, 2000 (estimated)

Area Development District	Unassisted low income renter households	As a % of all low income renter households
Barren River	7,027	57.4%
Big Sandy	4,207	51.0%
Bluegrass	17,266	46.2%
Buffalo Trace/Gateway	5,154	66.3%
Cumberland Valley	9,541	59.7%
FIVCO	3,581	52.0%
Green River	5,143	49.7%
Kentucky River	5,153	74.8%
KIPDA	18,417	43.4%
Lake Cumberland	6,919	62.1%
Lincoln Trail	6,038	60.5%
Northern Kentucky	6,990	43.6%
Pennyrile	8,122	65.3%
Purchase	8,245	62.7%
<i>Kentucky</i>	<i>111,804</i>	<i>53.0%</i>

Source: Authors' calculations based on data from multiple sources.

³⁶ We intend to repeat this calculation for Phase II of this study, when it will be possible to reestimate the relationship between the low-income rate and poverty and real wage rates using 2000 data and thereby produce more accurate county estimates.

³⁷ Note that the statistics for Housing Authority of Jefferson County (HAJC) include Section 8 Certificates and Vouchers managed for the Housing Authority of Louisville. Unpublished data supplied by C. Hinko, Director, HAJC.

³⁸ Unpublished data supplied by S. Cooke, Housing Authority of Lexington.

Worst-case counties are listed in Table 5.9, by absolute number of unassisted renter households and by percentage of low-income households who are unassisted, for all counties that exceed 75%. There is not a lot of overlap between the two lists because the more urban counties tend to do a better job of providing for low-income households; however, the two counties that appear on both (Calloway and Clay) could be described as the very worst cases.

Table 5.9. Unmet rental housing needs in terms of absolute numbers and percentages by county, Kentucky, 2000

Absolute number of unassisted low-income renter households		Unassisted low-income renter households as a percentage of total	
County	Number	County	Percentage
Jefferson	16,174	Leslie	92.6
Fayette	5,746	Breathitt	85.7
Christian	4,162	Livingston	84.9
Madison	3,512	Meade	83.9
McCracken	3,441	Pendleton	80.4
Kenton	3,193	McCreary	79.6
Hardin	3,068	Calloway	79.4
Daviess	2,633	Clay	79.3
Warren	2,541	Carlisle	79.2
Calloway	2,118	Spencer	77.7
Campbell	1,727	Morgan	77.7
Pulaski	1,689	Wolfe	77.6
Franklin	1,683	Knott	77.3
Whitley	1,589	Crittenden	76.9
Laurel	1,576	Metcalfe	76.9
Harlan	1,483	Lewis	76.2
Pike	1,431	Letcher	76.1
Clay	1,403	Wayne	75.3

Source: Authors' calculations based on data from multiple sources.

Note: Counties listed in boldface appear on both lists.

Affordability for Very Low- and Extremely Low-Income Renters

The distribution of very low-income renter households with unaffordable cost burdens is profiled in Tables 5.10, 5.11, and 5.12. Percentage changes for very low-income households with extreme and high cost burdens are depicted in Figures 5.4 and 5.5, respectively. In 1980, more than 50% of very low-income households had extreme cost burdens in four ADDs: the worst was Big Sandy (over 63%) and the others were Kentucky River, Lincoln Trail, and Bluegrass. By 1990, in six ADDs more than 50% of very low-income households had extreme cost burdens. Notably, Green River, KIPDA, and Northern Kentucky were added to the list, while Big Sandy, Kentucky River, and Lincoln Trail dropped off. This seems likely due to higher-than-average real rent increases in KIPDA and Northern Kentucky and the

large drop in real median household income in Green River. Nevertheless, the number of very low-income households with extreme cost burdens in the three largest metropolitan ADDs made up 59% of the state total in 1980, but only 48% in 1990. This is because the very low-income population grew at a faster rate elsewhere in the state.

Table 5.10. Very low-income renter households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all very low-income renter households for whom cost burdens were calculated)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	48.1	40.3	74.8	69.4
Big Sandy	63.3	44.0	86.7	74.4
Bluegrass	50.5	54.9	76.0	75.0
Buffalo Trace/Gateway	45.5	38.3	70.5	59.1
Cumberland Valley	45.7	50.9	79.1	71.9
FIVCO	42.9	44.3	69.9	69.4
Green River	42.5	55.4	65.8	75.7
Kentucky River	56.7	32.8	76.9	64.8
KIPDA	49.0	58.0	70.6	76.0
Lake Cumberland	43.9	36.6	67.6	62.8
Lincoln Trail	54.2	40.3	75.6	70.3
Northern Kentucky	48.3	59.0	74.3	76.8
Pennyrile	46.2	55.0	76.4	74.3
Purchase	45.1	38.6	67.9	73.8
<i>Kentucky</i>	<i>48.6</i>	<i>49.0</i>	<i>73.1</i>	<i>72.4</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: See note to Table 5.1.

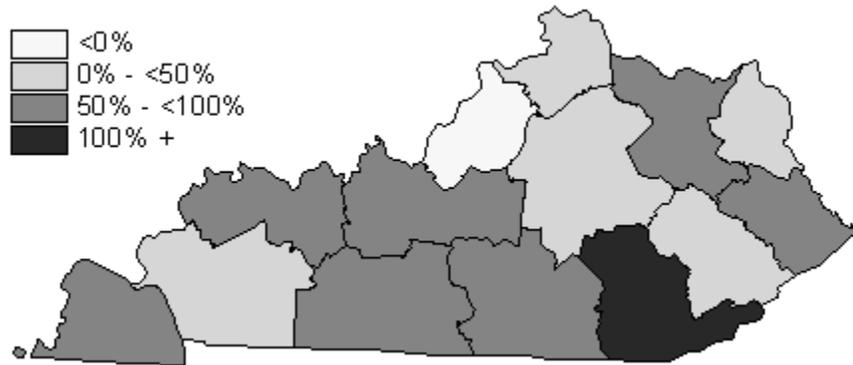
With respect to high cost burdens among very low-income households, Big Sandy had the largest percentage in 1980, at nearly 87%. Other ADDs with greater than 75% high cost burdens in 1980 were Cumberland Valley, Kentucky River, Pennyrile, Bluegrass, and Lincoln Trail. By 1990, only four ADDs had rates greater than 75%: Northern Kentucky, KIPDA, Green River, and Bluegrass. As for the extreme cost burdens, these changes were due to high rent increases in KIPDA and Northern Kentucky and the large drop in income in Green River. About 58% of very low-income households with high cost burdens were in the three largest metropolitan ADDs in 1980, compared with only about 43% in 1990. The absolute numbers of very low-income renter households with unaffordable cost burdens actually dropped in KIPDA during the 1980s.

Table 5.11. Very low-income renter households with extreme cost burdens (50% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	1,980	4.8	3,394	6.4
Big Sandy	1,240	3.0	2,348	4.4
Bluegrass	8,360	20.4	9,597	18.1
Buffalo Trace/Gateway	1,020	2.5	1,661	3.1
Cumberland Valley	2,100	5.1	4,659	8.8
FIVCO	1,340	3.3	1,402	2.6
Green River	1,860	4.5	2,856	5.4
Kentucky River	1,180	2.9	1,292	2.4
KIPDA	12,200	29.8	11,936	22.5
Lake Cumberland	1,300	3.2	2,307	4.3
Lincoln Trail	1,420	3.5	2,355	4.4
Northern Kentucky	3,720	9.1	4,048	7.6
Pennyrile	1,800	4.4	2,410	4.5
Purchase	1,460	3.6	2,811	5.3
<i>Kentucky</i>	<i>40,980</i>	<i>100.0</i>	<i>53,076</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.4. Percentage change in number of very low-income renter households with extreme cost burdens, by Area Development District, 1980-1990



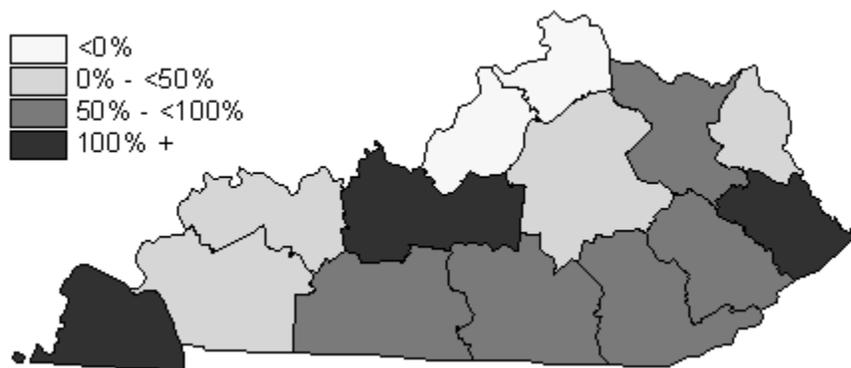
Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 5.12. Very low-income renter households with high cost burdens (30% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	3,080	5.0	5,850	7.5
Big Sandy	1,700	2.8	3,970	5.1
Bluegrass	12,580	20.4	13,109	16.7
Buffalo Trace/Gateway	1,580	2.6	2,565	3.3
Cumberland Valley	3,640	5.9	6,584	8.4
FIVCO	2,180	3.5	2,194	2.8
Green River	2,880	4.7	3,899	5.0
Kentucky River	1,600	2.6	2,552	3.3
KIPDA	17,560	28.5	15,650	20.0
Lake Cumberland	2,000	3.2	3,957	5.1
Lincoln Trail	1,980	3.2	4,103	5.2
Northern Kentucky	5,720	9.3	5,269	6.7
Pennyrile	2,980	4.8	3,258	4.2
Purchase	2,200	3.6	5,367	6.9
<i>Kentucky</i>	<i>61,680</i>	<i>100.0</i>	<i>78,327</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.5. Percentage change in number of very low-income renter households, with high cost burdens, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

The distribution of extremely low-income renter households with unaffordable cost burdens is profiled in Tables 5.13, 5.14, and 5.15, with percentage changes shown in Figures 5.6 and 5.7. In 1980, two-thirds of all extremely low-income renter households faced extreme cost burdens, and four-fifths faced high cost burdens. The incidence of extreme cost burden was greater than 75% in four ADDs: Big Sandy (with 84%), Kentucky River, Barren River, and Lincoln Trail.

The incidence of high cost burdens was greater than 85% in eight ADDs, with the highest being 98% in Big Sandy. By 1990, the distribution had shifted, with the highest incidence of extreme cost burden in Green River (over 81%), Pennyrile, and Northern Kentucky. These were also the ADDs with the greatest rates of high cost burden in 1990.

Table 5.13. Extremely low-income renter households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all extremely low-income renter households for whom cost burdens were calculated)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	78.5	53.3	88.6	74.5
Big Sandy	84.0	58.5	98.0	78.4
Bluegrass	67.3	68.5	82.6	82.1
Buffalo Trace/Gateway	72.3	53.4	93.6	71.6
Cumberland Valley	67.9	66.0	89.6	81.8
FIVCO	58.2	66.1	79.7	80.6
Green River	56.1	81.4	77.2	89.8
Kentucky River	81.4	48.3	94.9	77.0
KIPDA	62.3	70.0	73.9	80.9
Lake Cumberland	72.6	52.4	85.5	74.1
Lincoln Trail	75.9	57.6	90.7	76.0
Northern Kentucky	67.2	76.1	82.0	84.8
Pennyrile	66.7	78.7	80.6	86.6
Purchase	74.6	53.3	88.1	75.6
<i>Kentucky</i>	<i>66.5</i>	<i>63.2</i>	<i>81.1</i>	<i>79.4</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: See Note to Table 5.1.

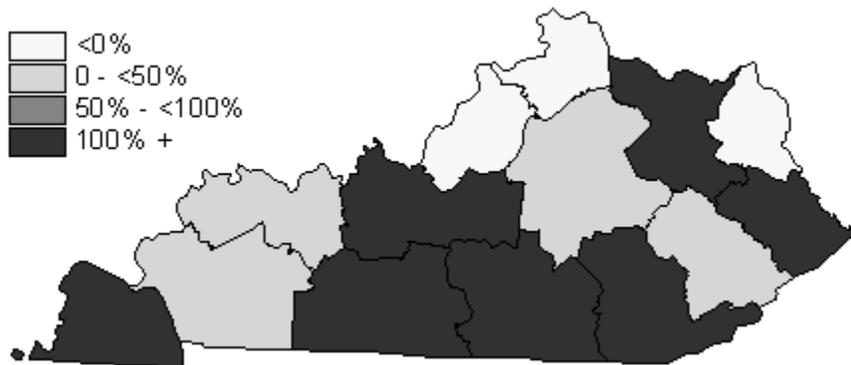
Although about 60% of the extremely low-income renter households with extreme cost burdens were located in the three largest metropolitan ADDs in 1980, that was true for only about 40% in 1990. A similar shift occurred for extremely low-income renters with high cost burdens. The absolute numbers dropped significantly in KIPDA and Northern Kentucky during the 1980s.

Table 5.14. Extremely low-income renter households with extreme cost burdens (50% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	1,240	4.4	2,598	7.2
Big Sandy	840	3.0	2,017	5.6
Bluegrass	5,640	19.9	5,918	16.4
Buffalo Trace/Gateway	680	2.4	1,495	4.2
Cumberland Valley	1,440	5.1	4,062	11.3
FIVCO	920	3.3	791	2.2
Green River	1,380	4.9	1,733	4.8
Kentucky River	960	3.4	1,270	3.5
KIPDA	8,820	31.2	6,429	17.8
Lake Cumberland	900	3.2	2,119	5.9
Lincoln Trail	820	2.9	1,936	5.4
Northern Kentucky	2,540	9.0	2,243	6.2
Pennyrile	1,240	4.4	1,303	3.6
Purchase	880	3.1	2,107	5.8
<i>Kentucky</i>	<i>28,300</i>	<i>100.0</i>	<i>36,021</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.6. Percentage change in number of extremely low-income renter households with extreme cost burdens, by Area Development District, 1980-1990



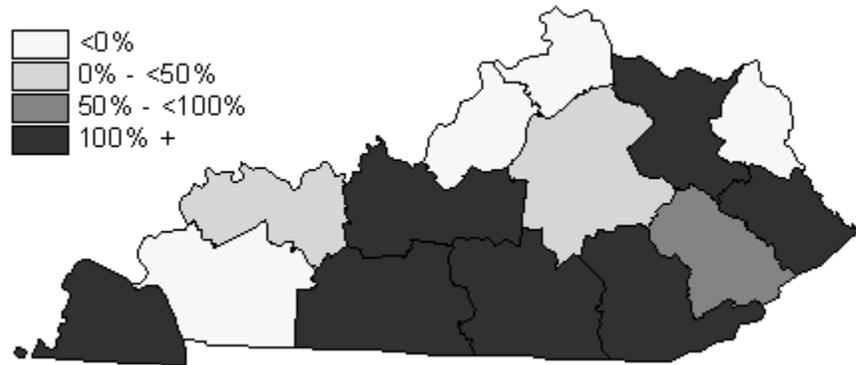
Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 5.15. Extremely low-income renter households with high cost burdens (30% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	1,400	4.1	3,631	8.0
Big Sandy	980	2.8	2,700	6.0
Bluegrass	6,920	20.1	7,090	15.7
Buffalo Trace/Gateway	880	2.6	2,004	4.4
Cumberland Valley	1,900	5.5	5,037	11.1
FIVCO	1,260	3.7	964	2.1
Green River	1,900	5.5	1,912	4.2
Kentucky River	1,120	3.2	2,025	4.5
KIPDA	10,460	30.3	7,432	16.4
Lake Cumberland	1,060	3.1	2,995	6.6
Lincoln Trail	980	2.8	2,557	5.6
Northern Kentucky	3,100	9.0	2,498	5.5
Pennyrile	1,500	4.3	1,434	3.2
Purchase	1,040	3.0	2,988	6.6
<i>Kentucky</i>	<i>34,500</i>	<i>100.0</i>	<i>45,267</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.7. Percentage change in number of extremely low-income renter households with high cost burdens, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Affordability of Owner-Occupied Housing

Affordability for All Owners

As mentioned earlier, we define the cost of owner-occupied housing to include principal, interest, taxes, and insurance (PITI), plus utilities. The percentages of all owner-occupants paying 30% or 50% of income on housing costs are much lower than the comparable figures for renters (compare Table 5.1, page 61, with Table 5.16 below).³⁹

Table 5.16. Owner households by cost burden and Area Development District, 1980 and 1990 (as a % of all owner households for whom cost burdens were calculated)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	8.7	5.8	17.0	15.3
Big Sandy	8.1	8.2	15.5	19.3
Bluegrass	6.5	4.8	17.6	14.5
Buffalo Trace/Gateway	10.6	4.9	20.3	14.5
Cumberland Valley	9.7	8.7	20.4	19.1
FIVCO	6.9	6.0	14.9	14.1
Green River	6.5	5.2	15.8	13.3
Kentucky River	10.1	9.1	17.0	19.3
KIPDA	5.7	4.5	14.6	13.6
Lake Cumberland	11.2	6.7	22.3	15.9
Lincoln Trail	9.0	4.7	20.8	15.9
Northern Kentucky	5.4	3.9	14.7	12.7
Pennyrile	7.6	5.9	17.1	14.0
Purchase	7.6	5.2	18.7	13.9
<i>Kentucky</i>	<i>7.2</i>	<i>5.4</i>	<i>16.7</i>	<i>14.8</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: The homeownership costs include mortgage principal and interest payments, property taxes, insurance, and utilities. Cost burdens could not be calculated for non-family multi-person households or for households with zero or negative income or housing costs. Housing costs were not collected in 1980 for owners of mobile homes or condominiums.

Measuring the affordability of owner-occupied housing is not quite so straightforward as measuring the affordability of rental housing. Part of the cash cost of owner-occupied housing is the monthly mortgage payment. The interest portion of the mortgage payment is a true cost, but the principal repayment is not. Repayments of the principal borrowed build up equity in the home and represent an asset rather than a true cost. Stated somewhat differently, in an accounting sense

³⁹ We use the terms "owner-occupant" or "owner" to include households that have mortgage debt on their homes as well as those who own their homes outright.

principal repayments are a cost, but in an economic sense they are not. The implication of this is that the cash costs of homeownership are not comparable to the cash costs of renting, and one needs to take care when interpreting cost burden data for owner-occupiers.⁴⁰ In particular, cost burdens considered unaffordable for renters may be acceptable for owner-occupiers.

Affordability for Low-Income Owners

Low income owners also tend to be better off than low-income renters, with one exception: the percentage of extremely low-income owners in 1980 with high cost burdens was about the same as or higher than the comparable percentage for renters (compare Table 5.2, page 62, with Table 5.17). While the proportion of low-income renters with unaffordable cost burdens rose during the 1980s, the proportion of low-income owners with unaffordable cost burdens fell. Two factors contributed to this change. One was the reduction in real construction costs for new single-family homes (Table 3.4, page 31). This affected the value of both new and existing homes. Another factor was the substantial decline in mortgage interest rates during the 1980s (Figure 3.9, page 41). Both of these changes would have benefited households purchasing homes or refinancing mortgages during the period. However, the decline in real incomes would have offset these lower costs to some extent, thus explaining the stagnant homeownership rate during the 1980s.

The highest incidences of high and extreme cost burdens among low-income owner households in 1980 were in Lincoln Trail and Purchase (Table 5.18). By 1990, the highest percentages shifted to KIPDA and Northern Kentucky. As a percentage of the state totals, the numbers of low-income owner households experiencing extreme and high cost burdens dropped for the three largest metropolitan ADDs between 1980 and 1990 (Tables 5.19 and 5.20 and Figures 5.8 and 5.9).⁴¹

⁴⁰ Alternatively, one could apply a “borrowing constraint” measure of the affordability of homeownership. For example, one could determine whether each household had sufficient wealth and income to satisfy standard mortgage underwriting criteria for a house of the sort that household would be likely to buy. This approach has the advantage of being applicable to current renters, allowing for a simulation of the impacts of various subsidies on the homeownership rate. See S. C. Bourassa, “Measuring the affordability of home-ownership,” *Urban Studies*, vol. 33, no. 10 (1996), pp. 1867-1877.

⁴¹ It is not possible to compare the absolute numbers of low-income owner-occupants with unaffordable cost burdens in 1980 with the numbers for 1990 because housing costs were not collected in 1980 for nearly 32% of owner-occupants. Only 0.1% had zero (or missing) values in 1990. Part of the explanation for the missing data in 1980 is the fact that housing costs were deliberately not collected for owner-occupants in mobile homes and condominiums. However, the largest proportion of the missing cost data was for households in single-family dwellings. We cannot find any explanation for this in the 1980 PUMS documentation. The 1980 data also exclude

Table 5.17. Owner households with unaffordable cost burdens, Kentucky, 1980 and 1990

Income group	1980		1990	
	Number of households	% of group total	Number of households	% of group total
<i>Low-income owners:</i>				
50% or more	32,340	24.3	36,244	19.9
30% or more	63,540	47.8	74,150	40.8
<i>Very low-income owners:</i>				
50% or more	26,040	37.5	30,215	30.2
30% or more	44,880	64.6	52,848	52.9
<i>Extremely low-income owners:</i>				
50% or more	16,380	63.1	20,935	46.4
30% or more	22,200	85.5	30,615	67.9

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: Low income, very low income, and extremely low income are defined as 80%, 50%, and 30% of median family income, respectively, adjusted for metropolitan/ non-metropolitan PUMA and household size.

Table 5.18. Low-income owner households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all low-income owner households for whom cost burdens were calculated)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	25.2	16.4	44.7	36.2
Big Sandy	25.7	17.1	40.1	35.6
Bluegrass	23.5	21.6	50.1	43.5
Buffalo Trace/Gateway	26.7	12.6	47.6	32.8
Cumberland Valley	24.2	17.5	44.8	34.8
FIVCO	22.6	26.5	40.1	46.3
Green River	20.8	25.9	45.5	48.4
Kentucky River	22.0	17.5	36.6	34.6
KIPDA	24.7	31.8	49.5	62.0
Lake Cumberland	25.9	14.3	47.5	30.7
Lincoln Trail	28.6	14.2	56.9	35.1
Northern Kentucky	23.7	28.3	50.7	55.5
Pennyrile	23.9	23.4	48.0	43.5
Purchase	25.7	15.6	54.9	35.7
<i>Kentucky</i>	<i>24.3</i>	<i>19.9</i>	<i>47.8</i>	<i>40.8</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

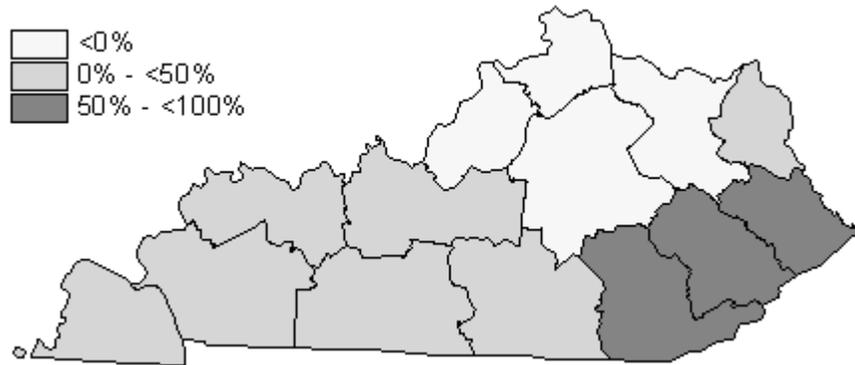
dwelling with businesses attached and dwellings on 10 or more acres. We exclude those two categories from our calculations for 1990.

Table 5.19. Low-income owner households with extreme cost burdens (50% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	1,760	5.4	2,381	6.6
Big Sandy	1,380	4.3	2,639	7.3
Bluegrass	4,060	12.6	3,978	11.0
Buffalo Trace/Gateway	1,100	3.4	1,031	2.8
Cumberland Valley	2,260	7.0	3,728	10.3
FIVCO	1,500	4.6	1,616	4.5
Green River	1,820	5.6	1,912	5.3
Kentucky River	1,020	3.2	2,029	5.6
KIPDA	7,660	23.7	6,574	18.1
Lake Cumberland	1,960	6.1	2,329	6.4
Lincoln Trail	1,580	4.9	1,823	5.0
Northern Kentucky	2,460	7.6	2,112	5.8
Pennyrile	1,980	6.1	2,088	5.8
Purchase	1,800	5.6	2,004	5.5
<i>Kentucky</i>	<i>32,340</i>	<i>100.0</i>	<i>36,244</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.8. Percentage change in number of low-income owner households with extreme cost burdens, by Area Development District, 1980-1990



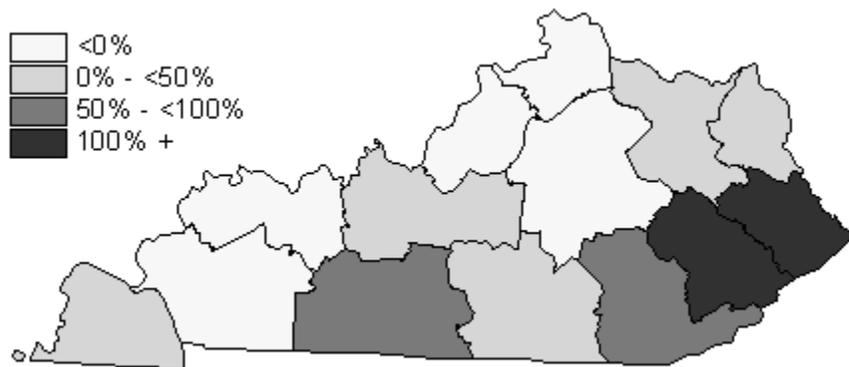
Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 5.20. Low-income owner households with high cost burdens (30% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	3,120	4.9	5,241	7.1
Big Sandy	2,160	3.4	5,479	7.4
Bluegrass	8,640	13.6	8,002	10.8
Buffalo Trace/Gateway	1,960	3.1	2,679	3.6
Cumberland Valley	4,180	6.6	7,398	10.0
FIVCO	2,660	4.2	2,824	3.8
Green River	3,980	6.3	3,571	4.8
Kentucky River	1,700	2.7	4,009	5.4
KIPDA	15,320	24.1	12,833	17.3
Lake Cumberland	3,600	5.7	4,991	6.7
Lincoln Trail	3,140	4.9	4,487	6.1
Northern Kentucky	5,260	8.3	4,144	5.6
Pennyrile	3,980	6.3	3,889	5.2
Purchase	3,840	6.0	4,603	6.2
<i>Kentucky</i>	<i>63,540</i>	<i>100.0</i>	<i>74,150</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.9. Percentage change in number of low-income owner households with high cost burdens, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

The 1990s saw a reduction in affordability for low-income owners. Although the homeownership rate was higher in 2000 than in 1990 and interest rates were somewhat lower, real construction costs increased (see Tables 3.4 and 3.12 and Figure 3.9, pages 31, 38, and 41). The latter trend would have affected the value of both new and existing homes, having an adverse impact on home purchasers. Past-due and foreclosure rates on home mortgages dropped during the first half of the decade, but the foreclosure rate increased sharply during the

second half, indicating that, although the homeownership rate had increased, a greater proportion of homeowners were having difficulty making mortgage repayments. The Kentucky Housing Affordability Index indicates that affordability for first-time buyers declined in the latter half of the 1990s, leading to an overall decline for the decade.⁴²

Table 5.21 provides a comparison of the typical gross rents with typical monthly ownership costs experienced by owners with mortgage debt. We compare renters with owners who have mortgages because virtually all current renters would require a mortgage loan to purchase a home. The ratios of ownership to rental costs generally range from about 150% to over 200%.

Table 5.21. Comparison of gross rents and selected monthly ownership costs for owners with mortgages, by Area Development District, 1980 and 1990

Area Development District	Median gross rent		Median owner cost (with mortgage)		Owner cost as a % of gross rent	
	1980	1990	1980	1990	1980	1990
Barren River	165	273	294	463	178.2	169.6
Big Sandy	175	280	312	454	178.3	162.1
Bluegrass	212	346	336	570	158.5	164.7
Buffalo Trace/ Gateway	149	230	289	412	194.0	179.1
Cumberland Valley	155	241	314	422	202.6	175.1
FIVCO	187	285	307	475	164.2	166.7
Green River	190	290	292	465	153.7	160.3
Kentucky River	145	196	320	401	220.7	204.6
KIPDA Lake	208	340	300	554	144.2	162.9
Cumberland Lincoln Trail	152	231	274	383	180.3	165.8
Lincoln Trail Northern	212	313	319	465	150.5	148.6
Northern Kentucky	212	367	338	610	159.4	166.2
Pennyrile	195	286	300	440	153.8	153.8
Purchase	174	277	310	464	178.2	167.5

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

⁴² The index is sponsored by the Kentucky Real Estate Commission and produced by the Real Estate Center at the University of Kentucky; see <<http://www.krec.net/>>.

Affordability for Very Low- and Extremely Low-Income Owners

Tables 5.22 to 5.27 and Figures 5.10 to 5.13 reveal similar patterns for very low-income owners and extremely low-income owners to those for low-income owners overall. During the 1980s, the numbers of very low- and extremely low-income owners with unaffordable cost burdens generally declined in ADDs containing metropolitan areas but rose elsewhere in the state.

Table 5.22. Very low-income owner households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all very low-income owner households for whom cost burdens were calculated)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	37.1	25.9	60.1	47.9
Big Sandy	41.9	26.8	61.0	47.5
Bluegrass	34.9	31.3	64.3	57.0
Buffalo Trace/Gateway	39.1	18.3	61.7	41.1
Cumberland Valley	36.0	25.8	58.8	45.7
FIVCO	33.0	39.4	53.3	60.5
Green River	32.8	44.3	62.8	71.8
Kentucky River	33.6	25.1	56.3	43.8
KIPDA	41.8	51.8	68.9	82.0
Lake Cumberland	34.3	21.2	58.9	38.5
Lincoln Trail	41.2	24.8	71.3	48.6
Northern Kentucky	37.0	49.0	70.9	72.0
Pennyrile	34.9	40.9	62.7	60.8
Purchase	41.4	24.6	78.7	52.5
<i>Kentucky</i>	<i>37.5</i>	<i>30.2</i>	<i>64.6</i>	<i>52.9</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

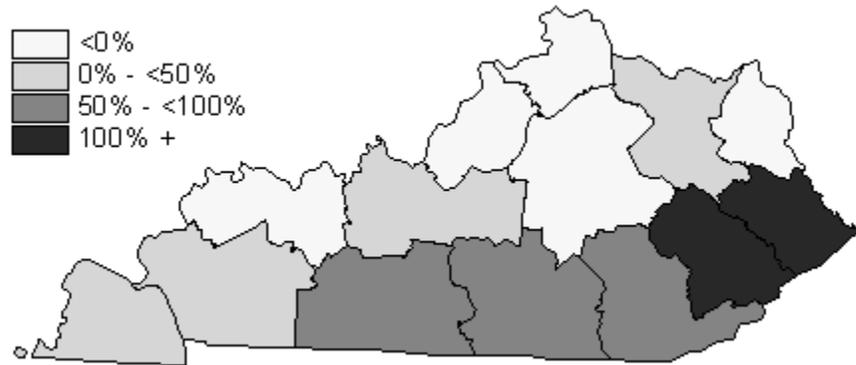
Note: See Note to Table 5.16.

Table 5.23. Very low-income owner households with extreme cost burdens (50% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	1,320	5.1	2,161	7.2
Big Sandy	1,140	4.4	2,466	8.2
Bluegrass	3,180	12.2	2,929	9.7
Buffalo Trace/Gateway	900	3.5	961	3.2
Cumberland Valley	1,800	6.9	3,425	11.3
FIVCO	1,200	4.6	1,143	3.8
Green River	1,620	6.2	1,561	5.2
Kentucky River	800	3.1	1,936	6.4
KIPDA	6,740	25.9	4,842	16.0
Lake Cumberland	1,420	5.5	2,163	7.2
Lincoln Trail	1,120	4.3	1,625	5.4
Northern Kentucky	1,880	7.2	1,525	5.0
Pennyrile	1,480	5.7	1,802	6.0
Purchase	1,440	5.5	1,676	5.5
<i>Kentucky</i>	<i>26,040</i>	<i>100.0</i>	<i>30,215</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.10. Percentage change in number of very low-income owner households with extreme cost burdens, by Area Development District, 1980-1990



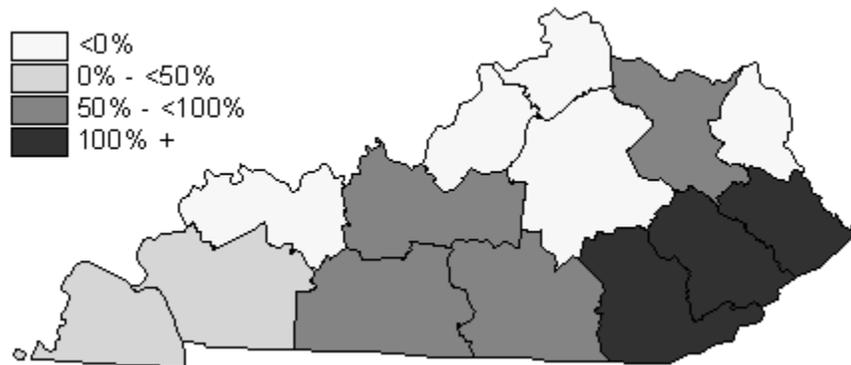
Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 5.24. Very low-income owner households with high cost burdens (30% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	2,140	4.8	3,994	7.6
Big Sandy	1,660	3.7	4,366	8.3
Bluegrass	5,860	13.1	5,333	10.1
Buffalo Trace/Gateway	1,420	3.2	2,156	4.1
Cumberland Valley	2,940	6.6	6,072	11.5
FIVCO	1,940	4.3	1,753	3.3
Green River	3,100	6.9	2,528	4.8
Kentucky River	1,340	3.0	3,375	6.4
KIPDA	11,100	24.7	7,662	14.5
Lake Cumberland	2,440	5.4	3,924	7.4
Lincoln Trail	1,940	4.3	3,189	6.0
Northern Kentucky	3,600	8.0	2,241	4.2
Pennyrile	2,660	5.9	2,677	5.1
Purchase	2,740	6.1	3,578	6.8
<i>Kentucky</i>	<i>44,880</i>	<i>100.0</i>	<i>52,848</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.11. Percentage change in number of very low-income owner households with high cost burdens, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 5.25. Extremely low-income owner households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all extremely low-income owner households for whom cost burdens could be calculated)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	61.8	44.2	80.0	68.3
Big Sandy	66.7	40.2	87.5	60.3
Bluegrass	56.0	46.3	84.5	70.7
Buffalo Trace/Gateway	85.3	30.8	91.2	60.6
Cumberland Valley	61.0	41.5	82.9	59.9
FIVCO	57.5	75.2	76.7	84.4
Green River	49.1	73.7	81.5	88.3
Kentucky River	58.7	37.4	78.3	61.3
KIPDA	70.8	80.1	90.3	91.7
Lake Cumberland	55.6	32.4	81.9	57.6
Lincoln Trail	74.4	37.8	97.7	61.8
Northern Kentucky	67.3	75.9	87.8	89.0
Pennyrile	53.6	70.6	77.4	84.7
Purchase	77.8	46.3	97.8	76.0
<i>Kentucky</i>	<i>63.1</i>	<i>46.4</i>	<i>85.5</i>	<i>67.9</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

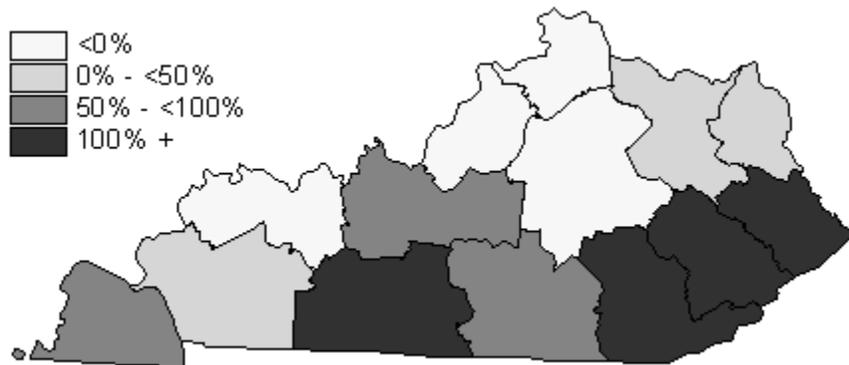
Note: See Note to Table 5.16.

Table 5.26. Extremely low-income owner households with extreme cost burdens (50% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	680	4.2	1,757	8.4
Big Sandy	640	3.9	1,759	8.4
Bluegrass	1,880	11.5	1,762	8.4
Buffalo Trace/Gateway	580	3.5	713	3.4
Cumberland Valley	1,280	7.8	2,865	13.7
FIVCO	840	5.1	866	4.1
Green River	1,060	6.5	1,056	5.0
Kentucky River	540	3.3	1,748	8.3
KIPDA	4,520	27.6	2,425	11.6
Lake Cumberland	800	4.9	1,553	7.4
Lincoln Trail	640	3.9	1,205	5.8
Northern Kentucky	1,320	8.1	831	4.0
Pennyrile	900	5.5	1,133	5.4
Purchase	700	4.3	1,262	6.0
<i>Kentucky</i>	<i>16,380</i>	<i>100.0</i>	<i>20,935</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.12. Percentage change in number of extremely low-income owner households with extreme cost burdens, by Area Development District, 1980-1990



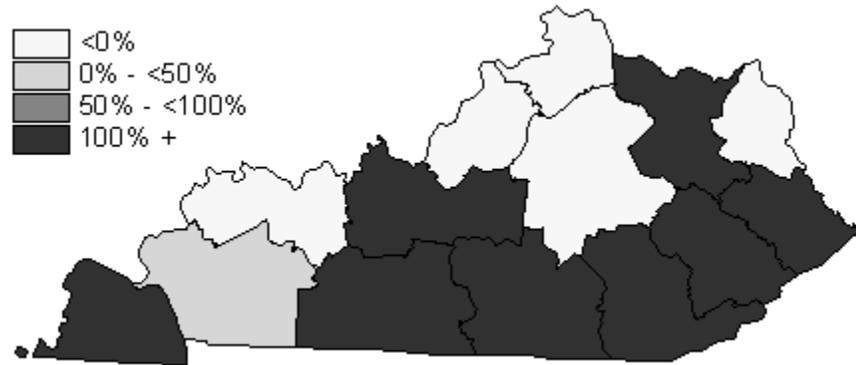
Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Table 5.27. Extremely low-income owner households with high cost burdens (30% or more), by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	% of state total	Number	% of state total
Barren River	880	4.0	2,717	8.9
Big Sandy	840	3.8	2,643	8.6
Bluegrass	2,840	12.8	2,691	8.8
Buffalo Trace/Gateway	620	2.8	1,403	4.6
Cumberland Valley	1,740	7.8	4,139	13.5
FIVCO	1,120	5.0	972	3.2
Green River	1,760	7.9	1,265	4.1
Kentucky River	720	3.2	2,864	9.4
KIPDA	5,760	25.9	2,775	9.1
Lake Cumberland	1,180	5.3	2,766	9.0
Lincoln Trail	840	3.8	1,972	6.4
Northern Kentucky	1,720	7.7	975	3.2
Pennyrile	1,300	5.9	1,360	4.4
Purchase	880	4.0	2,073	6.8
<i>Kentucky</i>	<i>22,200</i>	<i>100.0</i>	<i>30,615</i>	<i>100.0</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 5.13. Percentage change in number of extremely low-income owner households with high cost burdens, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Chapter 6

Special Needs

Elderly Persons

Demographic Trends

The elderly made up more than 12% of Kentucky's total population in 2000. This percentage is expected to increase to nearly 17% by 2020. Kentucky's 65-and-over population growth rate slowed between the 1990 Census and the 2000 Census, with a population increase of 14% between 1980 and 1990 and a 6% increase between 1990 and 2000. The population is expected to increase by 11.4% between 2000 and 2010, but the largest increase—over 30%—will come between 2010 and 2020 (see Table 6.1 and Figures 6.1 and 6.2).

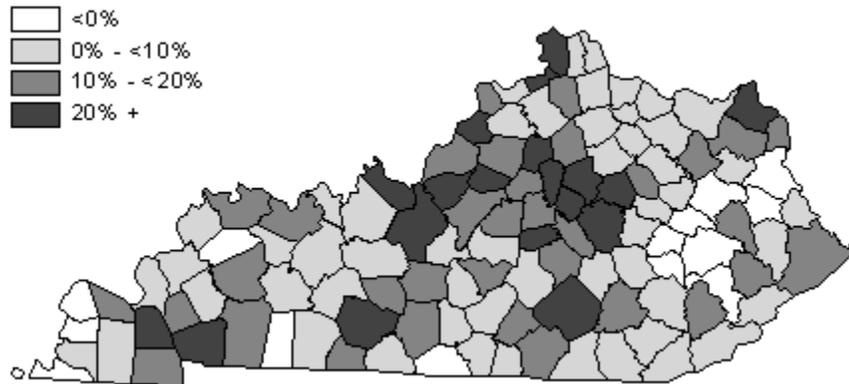
Table 6.1. Population aged 65 and older, by Area Development District, 1980, 1990, and 2000, with projections for 2010 and 2020

Area Development District	1980	1990	% change	2000	% change	2010 estimate	% change	2020 estimate	% change
Barren River	27,539	30,811	11.9	33,892	10.0	37,807	11.6	49,608	31.2
Big Sandy	16,582	17,893	7.9	18,218	1.8	20,398	12.0	26,287	28.9
Bluegrass	55,672	67,183	20.7	74,317	10.6	85,124	14.5	115,585	35.8
Buffalo Trace/ Gateway	14,625	16,024	9.6	17,302	8.0	19,036	10.0	24,101	26.6
Cumberland Valley	25,947	27,864	7.4	29,343	5.3	32,617	11.2	42,278	29.6
FIVCO	15,445	17,769	15.0	17,892	0.7	19,903	11.2	25,147	26.3
Green River	23,584	26,620	12.9	27,508	3.3	29,943	8.9	37,921	26.6
Kentucky River	13,716	13,828	0.8	14,128	2.2	15,869	12.3	20,726	30.6
KIPDA	85,414	101,606	19.0	103,378	1.7	113,339	9.6	145,012	27.9
Lake Cumberland	22,623	25,650	13.4	27,890	8.7	31,228	12.0	40,328	29.1
Lincoln Trail	19,698	23,165	17.6	25,256	9.0	29,310	16.1	40,123	36.9
Northern Kentucky	34,577	38,509	11.4	43,610	13.2	51,714	18.6	70,588	36.5
Pennyrile	26,039	28,786	10.5	30,098	4.6	32,158	6.8	40,585	26.2
Purchase	28,201	31,108	10.3	32,021	2.9	32,885	2.7	39,317	19.6
<i>Kentucky</i>	<i>409,662</i>	<i>466,816</i>	<i>14.0</i>	<i>494,853</i>	<i>6.0</i>	<i>551,331</i>	<i>11.4</i>	<i>717,606</i>	<i>30.2</i>

Source: Data for 1980, 1990, and 2000: US Census Bureau, *Census of Population and Housing*. Projections for 2010, and 2020: Kentucky Population Research, *How Many Kentuckians* (Louisville: Kentucky State Data Center, University of Louisville, 1999).

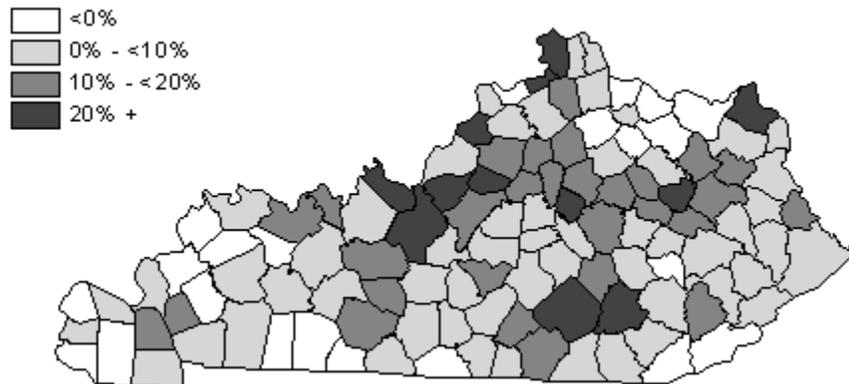
Note: The projections for 2010 and 2020 will change once the 2000 census counts are taken into consideration.

Figure 6.1. Percentage change in elderly population, by county, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Figure 6.2. Percentage change in elderly population, by county, 1990-2000



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

In contrast to the 65-and-over population, the 75-and-over and 85-and-over groups had large relative increases in population, growing by 16.2% and 25.7%, respectively, between 1990 and 2000 (Tables 6.2 and 6.3). The growth rate is expected to slow to 1.4% for the 75-and-over population between 2000 and 2010 and return to 15% between 2010 and 2020. The growth rate for the 85-and-over population is expected to decrease to 11.3% between 2000 and 2010 and to 2.7% between 2010 and 2020. Among the oldest population cohorts, the largest increases are not necessarily occurring in urban areas. Rather, ADDs with mostly rural counties, such as Barren River, Lake Cumberland, Kentucky River, and Buffalo Trace/Gateway are

predicted to have larger percentage increases than KIPDA, for example, from 2000 to 2010.

Table 6.2. Population aged 75 and older, by Area Development District, 1980, 1990, and 2000, with projections for 2010 and 2020

Area Development District	1980	1990	% change	2000	% change	2010 estimate	% change	2020 estimate	% change
Barren River	10,596	13,465	27.1	15,126	12.3	16,586	9.7	18,735	13.0
Big Sandy	5,733	7,146	24.6	8,268	15.7	8,388	1.5	9,721	15.9
Bluegrass	22,296	28,623	28.4	34,847	21.7	35,987	3.3	42,366	17.7
Buffalo Trace/ Gateway	5,632	7,010	24.5	7,702	9.9	8,349	8.4	9,398	12.6
Cumberland Valley	9,849	11,886	20.7	13,494	13.5	13,865	2.7	15,886	14.6
FIVCO	5,613	7,312	30.3	8,388	14.7	8,221	-2.0	9,563	16.3
Green River Kentucky	9,507	11,507	21.0	13,225	14.9	12,979	-1.9	14,573	12.3
River	5,292	5,916	11.8	6,369	7.7	6,655	4.5	7,757	16.6
KIPDA	33,317	42,257	26.8	50,432	19.3	46,999	-6.8	53,955	14.8
Lake Cumberland	8,378	10,925	30.4	12,756	16.8	13,268	4.0	15,239	14.9
Lincoln Trail	7,514	9,699	29.1	11,778	21.4	12,038	2.2	14,470	20.2
Northern Kentucky	13,254	15,953	20.4	18,995	19.1	21,599	13.7	26,264	21.6
Pennyrile	9,954	12,855	29.1	13,813	7.5	14,262	3.3	15,547	9.0
Purchase	11,455	14,065	22.8	15,657	11.3	14,823	-5.3	15,559	5.0
<i>Kentucky</i>	<i>158,390</i>	<i>198,619</i>	<i>25.4</i>	<i>230,850</i>	<i>16.2</i>	<i>234,019</i>	<i>1.4</i>	<i>269,033</i>	<i>15.0</i>

Source: Data for 1980, 1990, and 2000: US Census Bureau, *Census of Population and Housing*. Projections for 2010 and 2020: Kentucky Population Research, *How Many Kentuckians* (Louisville: Kentucky State Data Center, University of Louisville, 1999).

Note: The projections for 2010 and 2020 will change once the 2000 census counts are taken into consideration.

As the population ages, seniors' issues have become more prominent. Social Security and access to health care and medical treatment have generally been the most urgent issues. The availability of appropriate, accessible, and affordable housing has emerged as a key concern, although "the real crunch in seniors housing supply for baby-boomers turned seniors" will not occur until the 2010s, when the bulk of baby boomers will become elderly.⁴³

⁴³ J. D. Benjamin and M. A. Anikeeff, "Primer on key issues in seniors housing," in M. A. Anikeeff and G. R. Mueller, editors, *Seniors Housing* (Norwell, MA: Kluwer, 1998), p. 9.

Table 6.3. Population aged 85 and older, by Area Development District, 1980, 1990, and 2000, with projections for 2010 and 2020

Area Development District	1980	1990	% change	2000	% change	2010 estimate	% change	2020 estimate	% change
Barren River	2,239	3,010	34.4	3,972	32.0	4,583	15.4	4,682	2.2
Big Sandy	1,172	1,512	29.0	1,885	24.7	2,182	15.8	2,318	6.2
Bluegrass	5,033	6,894	37.0	8,908	29.2	10,175	14.2	10,544	3.6
Buffalo Trace/ Gateway	1,267	1,675	32.2	1,965	17.3	2,418	23.1	2,379	-1.6
Cumberland Valley	1,832	2,747	49.9	3,475	26.5	3,769	8.5	3,823	1.4
FIVCO	1,229	1,601	30.3	1,942	21.3	2,255	16.1	2,246	-0.4
Green River Kentucky	1,949	2,720	39.6	3,382	24.3	3,761	11.2	3,702	-1.6
River	1,072	1,343	25.3	1,659	23.5	1,811	9.2	1,821	0.6
KIPDA	7,064	10,212	44.6	12,414	21.6	13,118	5.7	13,335	1.7
Lake Cumberland	1,713	2,407	40.5	3,198	32.9	3,522	10.1	3,644	3.5
Lincoln Trail	1,549	2,167	39.9	2,950	36.1	3,155	6.9	3,359	6.5
Northern Kentucky	2,942	3,656	24.3	4,607	26.0	5,980	29.8	6,423	7.4
Pennyrile	2,190	3,076	40.5	3,619	17.7	4,025	11.2	3,941	-2.1
Purchase	2,413	3,347	38.7	4,285	28.0	4,093	-4.5	3,961	-3.2
<i>Kentucky</i>	<i>33,664</i>	<i>46,367</i>	<i>37.7</i>	<i>58,261</i>	<i>25.7</i>	<i>64,847</i>	<i>11.3</i>	<i>66,178</i>	<i>2.1</i>

Source: Data for 1980, 1990, and 2000: US Census Bureau, *Census of Population and Housing*. Projections for 2010 and 2020: Kentucky Population Research, *How Many Kentuckians* (Louisville: Kentucky State Data Center, University of Louisville, 1999).

Note: The projections for 2010 and 2020 will change once the 2000 census counts are taken into consideration.

Levels of Care

Definitions of seniors housing types vary due to both state regulatory and colloquial differences. Scribner and Dalkowski describe seven seniors housing levels outlined by the National Association of Senior Living Industries.⁴⁴ The first and second levels consist of “independent living” and “home care” and include persons living continuing to live in their family homes, as well as those living in seniors housing designed primarily for more active adults and providing very limited services. The third, fourth, and fifth levels incorporate increasing personal care and healthcare functions, and more or less consist of congregate housing, assisted living, and intermediate care facilities with registered nursing staff supervision,

⁴⁴ D. Scribner, Jr., and J. A. Dalkowski III, “The evolution and status of seniors housing terminology: a review and analysis by services, product types, and political jurisdictions,” in M. A. Anikeeff and G. R. Mueller, editors, *Seniors Housing* (Norwell, MA: Kluwer, 1998), pp. 73-88.

respectively. The sixth and seventh levels are skilled nursing facilities and hospitalization. We specifically exclude discussion of levels of care involving skilled nursing or hospitalization as the relevant facilities raise issues more relevant to healthcare provision than to housing provision.

Although definitions and usage vary, housing for elderly persons can be divided into two major categories: persons living independently, remaining either in their family homes or in retirement developments targeted at the healthy elderly; and persons living in housing specifically designed for seniors requiring assistance, which is typically multifamily and/or institutional in nature. Within the latter category, various levels of housing include independent living facilities, congregate seniors housing, assisted living and personal care facilities, and continuing care retirement facilities, which include a range of types of housing. Table 6.4 defines the main types of housing or healthcare facility according to the level of care provided.

Table 6.4. Elderly housing/healthcare facilities according to level of care

Facility type	Services provided
Independent living	None or recreation facility only
Congregate care	<i>The above, plus</i> assistance with housekeeping, transportation, meals, bathing, dressing
Assisted living	<i>All of the above, plus</i> assistance with walking, toilet use, taking medications, meal preparation, money management, shopping, telephone use
Personal care	<i>All of the above, plus</i> medication dispensing
Skilled nursing care	<i>All of the above, plus</i> minor medical care, assistance with and treatment for physical and cognitive disabilities, care for specific diseases such as Alzheimer's or dementia, care for bedridden persons

Source: Derived in part from M. A. Anikeeff and G. R. Mueller, "Toward standardizing seniors housing: industry definitions by project type," in M. A. Anikeeff and G. R. Mueller, editors, *Seniors Housing* (Norwell, MA: Kluwer, 1998), Fig. 2, p. 106.

Housing for the elderly is often conceived as a *continuum* based on combinations of housing and services, including personal care and health care. The word continuum may be misleading, however, in that it implies a movement from one type of housing to another as an older person's physical and mental condition change. Many housing and service providers have insisted, however, that for the most part, older persons tend to "age in place." Elderly persons living in their family

homes may move into seniors housing when they have trouble living independently, but they tend then to remain in that facility or unit until they die.⁴⁵

Living Independently

The Joint Center for Housing Studies reports that more than three-fourths of seniors in the United States age 70 or over live in “conventional” housing; that is, housing that is not seniors restricted.⁴⁶ Approximately 10% live with non-elderly family members or unrelated persons. Another 5% live in supported housing, defined as receiving help from outside the home, from an organization or a non-relative. Therefore, some 90% of seniors 70 and older live more or less “independently.” Only about 10% live in unassisted or assisted facilities, and approximately 7% live in unassisted communities, which include independent living facilities and retirement communities for more active, healthy adults. Three percent live in assisted communities including assisted-living facilities, congregate seniors housing, and continuing-care retirement communities.

There are two major issues for older persons desiring to continue living in their homes. Affordability is a concern for low-income renters, as well as for homeowners who face unaffordable cost burdens of mortgage payments and/or costs of utilities, maintenance, and repairs. Accessibility within and around the housing unit, as well as access to services, is a concern for those with poor health and/or the inability to carry out typical personal and household functions.

Given the generally lower incomes of seniors, housing affordability is a key issue. While the homeownership rate for seniors is high, nationally almost 30% are renters, and nearly 20% of elderly homeowners do not own their homes “free and clear.” In Kentucky, some 18% of elderly persons are renters.

The number of low-income elderly households in Kentucky increased between 1980 and 1990, although the percentage of elderly households below the low-income threshold declined significantly (see Table 6.5). Six of the 14 study areas also saw a decrease in percentage terms: Bluegrass, FIVCO, Green River, KIPDA, Northern Kentucky, and Pennyrite (Figure 6.3). The percentage of elderly households who are classified as low income remained relatively high throughout Kentucky, with a low of approximately one-third in the KIPDA ADD and a high of about three-quarters in the Lake Cumberland ADD. In

A recent AARP poll showed that 90% of seniors prefer to remain in their homes.

A 1991 survey by the National Association of Realtors found that 57% of renters aged 55 to 64 and 88% of those 65 and older felt homeownership was “not important,” and 63% of the elderly respondents were not interested in owning.
—D. P. Varady and B. J. Lipman, “What are renters really like? Results from a national survey,” *Housing Policy Debate*, vol. 5, no. 4 (1994), pp. 491-531.

⁴⁵ C. M. Sexton, “Overview of senior housing,” in M. A. Anikeeff and G. R. Mueller, editors, *Seniors Housing* (Norwell, MA: Kluwer, 1998), pp. 21-44.

⁴⁶ Joint Center for Housing Studies, *Housing America’s Senior* (Cambridge, MA: Harvard University, 2000).

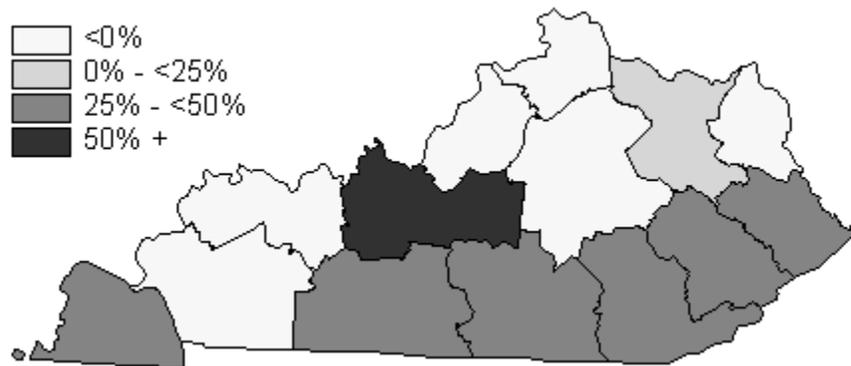
terms of individuals, this translates into approximately 237,000 low-income elderly persons.

Table 6.5. Low-income elderly households, by Area Development District, 1980 and 1990

Area Development District	1980		1990	
	Number	As a % of all elderly households	Number	As a % of all elderly households
Barren River	10,520	58.3	13,761	65.8
Big Sandy	6,040	56.1	8,662	69.1
Bluegrass	20,880	56.3	19,677	44.1
Buffalo Trace/ Gateway	5,940	60.0	6,870	66.9
Cumberland Valley	10,160	58.6	13,656	71.6
FIVCO	6,840	68.7	5,733	46.4
Green River	10,080	64.0	7,734	42.6
Kentucky River	5,380	58.0	6,895	73.4
KIPDA	30,680	57.5	22,051	32.7
Lake Cumberland	9,520	65.0	12,802	74.2
Lincoln Trail	6,180	52.3	10,111	63.3
Northern Kentucky	13,260	58.0	9,941	37.9
Pennyrile	9,260	55.5	9,013	46.5
Purchase	9,820	52.1	13,031	62.0
<i>Kentucky</i>	<i>154,560</i>	<i>57.9</i>	<i>159,937</i>	<i>50.8</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Figure 6.3. Percentage change in number of low-income elderly households, by Area Development District, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Among elderly renter households in Kentucky, there was a slight overall increase between 1980 and 1990 in the percentage with a cost burden of 30% or greater and a slight decrease in cost burdens of 50%

or more (Table 6.6). Half of the study areas saw increased percentages of households with a burden of 30% or greater, while nearly two-thirds experienced a decreased percentage of burdens over 50%. When low-income elderly households are considered, there is an overall slight decrease in both the 30% and 50% categories (Table 6.7). However, the three ADDs containing the state’s largest metropolitan area—Bluegrass, KIPDA, and Northern Kentucky—experienced increased percentages of low-income elderly renters with high and extreme cost burdens. In addition, the Pennyryle and Green River ADDs saw an increase in high cost burdens and Pennyryle, Lake Cumberland, and Cumberland Valley had increases in extreme cost burdens.

Table 6.6. Elderly renter households by cost burden and Area Development District, 1980 and 1990 (as a % of all elderly renter households)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	20.5	17.6	46.5	46.9
Big Sandy	32.1	18.6	58.5	47.2
Bluegrass	16.2	19.1	42.9	46.1
Buffalo Trace/Gateway	22.1	14.3	47.1	39.9
Cumberland Valley	13.6	21.5	45.5	44.2
FIVCO	19.7	10.5	50.0	44.5
Green River	25.4	12.4	43.2	41.8
Kentucky River	15.4	6.1	38.5	31.8
KIPDA	20.9	21.3	43.5	49.6
Lake Cumberland	14.8	20.5	41.0	43.4
Lincoln Trail	23.8	15.7	54.0	39.6
Northern Kentucky	21.0	20.6	47.3	48.4
Pennyryle	21.1	21.5	47.4	48.1
Purchase	18.6	14.8	44.3	47.4
<i>Kentucky</i>	<i>19.9</i>	<i>18.6</i>	<i>45.1</i>	<i>46.3</i>

Source: Authors’ calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: The calculations were of gross rent (including utilities) as a proportion of gross household income. Households consisting only of multiple unrelated persons (that is, households that consisted of neither families nor single persons living alone) were excluded from the calculations.

Table 6.7. Elderly low-income renter households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all elderly low income renter households)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	26.3	20.3	57.6	52.9
Big Sandy	38.5	23.1	66.7	58.5
Bluegrass	21.3	24.7	52.4	53.6
Buffalo Trace/Gateway	26.3	15.7	54.4	43.7
Cumberland Valley	20.0	24.5	60.0	50.5
FIVCO	22.0	14.7	55.9	55.7
Green River	28.2	20.2	48.5	53.1
Kentucky River	*	7.4	*	38.4
KIPDA	27.8	34.2	55.8	64.5
Lake Cumberland	18.4	22.1	46.9	46.8
Lincoln Trail	30.4	16.9	69.6	41.4
Northern Kentucky	27.1	32.4	57.3	64.0
Pennyrile	26.1	28.5	56.5	57.4
Purchase	25.5	16.9	53.9	53.7
<i>Kentucky</i>	<i>25.7</i>	<i>24.8</i>	<i>55.5</i>	<i>55.3</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: An asterisk indicates that the sample was too small to allow for an accurate estimate.

The percentage of elderly homeowners with cost burdens of 30% or greater decreased both in general and among low-income elderly households in particular (see Tables 6.8 and 6.9). Each of the 14 ADDs saw a decrease in the number of elderly homeowners with unaffordable cost burdens in both the 30% and 50% categories. In terms of low-income elderly households, however, ADDs containing large metropolitan statistical areas bucked the trend, with KIPDA and Northern Kentucky each seeing increases in the percentage of low-income elderly homeowners with both 30% and 50% cost burdens and Bluegrass seeing an increase in those with a cost burden of 50% or greater.

Table 6.8. Elderly owner households by cost burden and Area Development District, 1980 and 1990 (as a % of all elderly owner households)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	9.9	7.4	21.7	18.8
Big Sandy	10.4	8.0	19.0	18.5
Bluegrass	8.1	5.7	19.9	16.2
Buffalo Trace/Gateway	12.6	5.0	23.3	16.2
Cumberland Valley	9.4	7.1	21.1	16.6
FIVCO	7.1	4.3	15.7	13.6
Green River	11.0	6.2	23.9	14.7
Kentucky River	8.6	5.8	17.1	16.3
KIPDA	8.1	5.2	19.6	15.2
Lake Cumberland	12.1	9.7	26.6	20.3
Lincoln Trail	10.8	5.6	25.9	14.1
Northern Kentucky	6.5	5.1	19.4	15.5
Pennyrile	8.3	6.5	21.3	13.6
Purchase	9.9	5.1	25.0	16.4
<i>Kentucky</i>	<i>9.0</i>	<i>6.0</i>	<i>21.1</i>	<i>15.9</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: The homeownership costs include mortgage principal and interest payments, property taxes, insurance, and utilities.

Table 6.9. Elderly low-income owner households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all elderly low-income owner households)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	18.1	12.3	39.2	29.7
Big Sandy	19.6	11.1	34.0	25.5
Bluegrass	15.7	14.6	37.6	35.3
Buffalo Trace/Gateway	21.2	8.3	40.4	25.9
Cumberland Valley	16.1	10.5	37.1	24.0
FIVCO	11.7	10.6	25.3	29.9
Green River	17.5	16.0	39.0	33.8
Kentucky River	13.5	8.1	29.2	21.8
KIPDA	15.5	19.7	37.2	48.5
Lake Cumberland	18.2	13.6	40.9	28.0
Lincoln Trail	17.5	9.6	49.2	22.5
Northern Kentucky	13.3	15.9	38.8	45.1
Pennyrile	14.4	13.7	38.0	27.8
Purchase	18.6	9.2	47.5	28.5
<i>Kentucky</i>	<i>16.1</i>	<i>13.1</i>	<i>38.3</i>	<i>31.9</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

One possible source of assistance to some elderly homeowners is the reverse, or home equity conversion, mortgage. Many elderly homeowners have the bulk of their wealth concentrated in housing equity. For seniors who are “house rich but cash poor,” unlocking some of that equity provides liquid assets to pay for monthly household expenses, home repair or maintenance, or medical care. Before home equity conversion programs became available, the major option was to sell the home in order to obtain cash. The availability and expansion of home equity conversion programs since the 1980s offers access to liquid assets without having to sell the family home or move. For low-income elderly owners, reverse mortgages probably make sense only for the purpose of home improvement, as such owners are unlikely to have significant equity to provide significant income supplements or to pay major medical expenses.

Various home equity conversion programs are available, including first or second mortgages, home equity lines of credit or loans, and reverse mortgages. Reverse mortgages offer the greatest potential liquid assets—HUD’s demonstration program allows elderly homeowners aged 65, 75, and 85 or older to borrow as much as 26, 39, and 56% of their home’s value—and they have grown in popularity.⁴⁷ HUD’s Home Equity Conversion Mortgage (HECM) is an FHA-insured reverse mortgage that can be used by elderly homeowners to convert the equity in their home into monthly streams of income and/or a line of credit to be repaid when they cease to occupy the home.⁴⁸

A key source of housing assistance for low-income elderly renters is HUD’s Section 202 Supportive Housing for the Elderly program. The program is targeted to “a particularly vulnerable group who cannot easily access tenant-based voucher programs because of their special needs and limited mobility.”⁴⁹ As of early 2001, there were over 4,800 such units in Kentucky, with over one-third located in the KIPDA ADD. However, most of the housing assistance received by the elderly is through programs that are not specifically targeted to that group. For example, the elderly occupy some 18% of public housing and tenant-based Section 8 units in Kentucky.

Some housing advocates for the elderly have promoted the concept of shared housing as a means for reducing costs. Shared housing

⁴⁷ T. Arden-Smith, “US acts to expand ‘reverse mortgage’ option for elderly,” *Wall Street Journal*, Eastern edition (July 19, 1996), p. B3.

⁴⁸ In Kentucky, 192 homeowners have been assisted by the HECM program with a cumulative principal of \$10,157,000 since 1993 (unpublished data supplied by the HUD regional office, Atlanta).

⁴⁹ HUD, *HUD: Back in Business—Fiscal Year 2001 Budget Summary* (Washington, DC, 2000), pp. 39-40.

involves matching elderly persons with younger housemates. When asked whether home sharing would be an effective way to reduce costs and provide assistance and companionship to elderly Kentuckians, participants at a January 2001 focus group meeting adamantly agreed that a sharing program would not work. They observed that experimental programs failed here in the past primarily due to a small pool of potential clients with whom to make matches. Several added that many in the current generation of elderly wish to retain their privacy, but that the baby boomer generation might be more receptive to such a program.

As the population ages, the frail elderly grow in number. Almost one-fifth of seniors ages 70 to 74 have difficulties with activities of daily living such as dressing and bathing; the percentage increases to almost three-quarters for those 90 and over. Research has shown that only about half of seniors who believe they need housing modifications to function actually have the modifications.⁵⁰ At the national level, HUD estimates that 1.1 million elderly households lack necessary home modifications to assist with limited physical functions.⁵¹

In Kentucky, over one-fourth of elderly households face mobility limitations (see Table 6.10). Percentages ranged from a low of 21.7 in the Northern Kentucky ADD to a high of 36.3 in Kentucky River. Moreover, nearly 18% have self-care limitations, including difficulties with activities such as bathing, dressing, and eating. Again, the Northern Kentucky and Kentucky River ADDs have the lowest and highest percentages, with 14.7 and 25.8%, respectively.

Congregate Housing

Congregate housing is essentially group living for seniors who are generally healthy, but may require some assistance with some basic activities (see Table 6.4, page 93). Funding assistance for housing plus services is limited and difficult to access. Members of the Elderly Service Provider Focus Group generally agreed that the demand for this form of housing was very small, given that most elderly prefer to retain their independence as long as possible.

“Although housing advocates have seen some sharing and accessory apartment conversions as ideal solutions to the multifaceted problems of elderly home-owners, the programs that have been implemented have experienced low utilization rates. The basic reason for discrepancy is the low level of demand for these options in the target population.”—
D. P. Varady, “Elderly independence: promise and reality,” *Journal of Housing*, vol. 45, no. 6 (1988), p. 294.

⁵⁰ Joint Center for Housing Studies, *Housing America’s Seniors*.

⁵¹ HUD, *Housing Our Elders*.

Table 6.10. Elderly persons with mobility and self-care limitations, by Area Development District, 1990 (as a % of all elderly persons)

Area Development District	Mobility limitations	Self-care limitations
Barren River	26.7	20.9
Big Sandy	32.7	19.8
Bluegrass	24.4	16.7
Buffalo Trace/Gateway	25.6	17.5
Cumberland Valley	30.6	21.1
FIVCO	24.3	19.6
Green River	22.6	18.5
Kentucky River	36.3	25.8
KIPDA	22.5	15.3
Lake Cumberland	29.1	21.2
Lincoln Trail	26.4	19.1
Northern Kentucky	21.7	14.7
Pennyrile	23.9	19.3
Purchase	22.6	15.3
<i>Kentucky</i>	<i>25.1</i>	<i>17.8</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Sample, 1990.

Note: Questions about mobility and self-care limitations were not asked in the 1980 Census.

Assisted-Living Facilities

Traditionally driven by upper-income consumers, assisted-living facilities (ALFs) are rarely affordable to low- and moderate-income persons. Participants in our Elderly Service Provider Focus Group noted that there are few funding sources for affordable ALF development other than HUD-funded Section 202 conversions. Private lenders, providers said, are not working with developers to create affordable assisted-living units. In areas where smaller-scale ALFs—perhaps 12-24 units and primarily in rural communities—are needed, development is often precluded by cash flow challenges for developments under 50 units. Furthermore, although sometimes “rents” can be kept in the range of \$300 to \$700, services cost much more depending on the level of care required, and Medicaid waivers typically do not apply. The Joint Center for Housing Studies also points to Medicaid coverage and waivers as a major obstacle that forces many low-income seniors needing assisted living to relocate to nursing homes, which are more expensive and often offer more care than the resident needs.⁵²

Assisted-living facilities are among the fastest growing seniors housing units. Sexton reports that the need for assistance with activities of daily living (ADLs)—which include basic functions such

⁵² Joint Center for Housing Studies, *Housing America's Seniors*.

as bathing, dressing, and eating—and instrumental activities of daily living (IADLs)—which include functions such as transportation, housekeeping, shopping, or managing personal finance—is relatively high among older persons.⁵³ Although the proportion requiring assistance with ADLs—approximately 40%—is expected to remain relatively stable through 2020, absolute numbers will grow as the population ages; hence, Sexton notes a strong potential market for ALFs, which provide assistance with ADLs and some limited healthcare services.

Traditionally, ALFs have been targeted to seniors with higher income—typically \$25,000 or more—due to the high cost of developing and operating the facilities. Moseley and Love stress that while it is necessary to reduce the costs of providing services, such services should and can be maintained. They suggest seeking community-donated services, partnering with other providers to share services (for example, bringing in church or university groups for social and entertainment purposes), or contracting with outside providers such as hospitals for health services.⁵⁴ DeLisle suggests partnering with external providers such as Meals On Wheels, public or nonprofit transportation services, and home health care.⁵⁵ Other suggestions include developing a continuum of care, including personal and nursing care, adjacent to the residential units to benefit from economies of scale.⁵⁶

In Kentucky, it is likely that there will be growing demand for ALFs, given the increasing numbers of elders over age 75 and 85 and the increased likelihood of frailty that comes with age, along with the preference for living independently as long as possible. Essentially, older people tend to avoid group living options until they can no longer function on their own or with family support and then must seek care and support in residences like ALFs. Two central concerns and challenges related to ALFs were raised at a January 2001 focus group meeting of elderly housing and service providers: medication and personal care issues, and affordability problems.⁵⁷

Assisted-living facilities “don’t meet all the needs” of many older persons, particularly in terms of medication dispensing. Providers

⁵³ Sexton, “Overview of senior housing.”

⁵⁴ K. Moseley and D. Love, “Cost-effective approaches to providing housing for the elderly,” *Journal of Property Management*, vol. 52, no. 2 (1987), pp. 58-62.

⁵⁵ J. DeLisle, “Meeting the special needs of elderly residents,” *Journal of Property Management*, vol. 52, no. 2 (1987), pp. 52-57.

⁵⁶ Moseley and Love, “Cost effective approaches to providing housing for the elderly.”

⁵⁷ See Appendix 6 for list of participants.

referred to the personal care facility designation as a category between ALFs and skilled nursing facilities. Personal care facilities provide the services of ALFs, but also dispense medication.

Summary of Housing Issues for the Elderly

Older persons wish to live independently as long as possible. Providers agree that clients are entering facilities at a later age and in a rather frail state. One provider offered an estimate of an average entry age of 85.

There are two major concerns in regard to living at home: affordability and accessibility. Many older persons, especially homeowners, cannot afford to maintain their property or pay for necessary remodeling or other design features and services to accommodate their changing physical status. Rising energy costs are a key concern. Providers note a lack of accessible public transportation for the elderly within Jefferson County and a gap between the Louisville area and other urban areas of the state, as well as a severe lack of public transportation in rural areas. Participants note high demand for repair assistance programs and programs offering physical modifications, including ramps and bathroom grab bars, at no or low cost to elderly residents.

In general, the group agreed that the priority should be to keep elderly persons “at home” unless the costs to do so exceed those of a facility. Moreover, the group concluded that services are lacking, waiting lists are long, and money is limited. Rather than hoping and waiting for additional resources, providers should reevaluate expenditures and possibly reallocate funds in a more efficient manner or explore partnerships that could be more effective and efficient.

Persons with Disabilities

Types of Disabilities

Persons with disabilities are a diverse group with diverse needs. The Americans with Disabilities Act of 1990 (ADA) defines disability as a “physical or mental impairment that substantially limits one or more of the major life activities,” including functions such as walking, talking, hearing, and seeing, as well as activities of daily living such as bathing, dressing, or eating. Here we consider the housing needs of persons with severe mental illness, physical disabilities, mental retardation or developmental disabilities, and brain injuries.⁵⁸

⁵⁸ Service providers also expressed an interest in the housing needs of former substance abusers, which could be considered to have a form of disability and may suffer from another disability such as mental illness. However, there is relatively

Severe Mental Illness

The Kentucky Department of Mental Health and Mental Retardation Services (KDMHMRS) estimates that there were 74,400 Kentuckians with severe and persistent mental illness in 1999.⁵⁹ Approximately 27%, or 20,449, received services from a regional board during the 1999 fiscal year. Of those, 84% were under the age of 60, 58% were female, and 42% were male. Rural counties, at 53%, represented the majority of those served, with urban counties comprising 47% of those served.

Many adults with severe mental illness have low incomes and/or have limited employment capacities due to their disability. The Supplemental Security Income (SSI) program is targeted to aged, blind, and disabled persons with lower incomes. Nationally, persons with mental illness account for 33.9%, over 1.25 million, of SSI recipients. Persons with mental illness make up 25.6%, almost 88,000, of SSI recipients who work. As of December 2000, approximately 156,931 Kentuckians received SSI disability payments. Of those, 5,482, or about 3.5%, worked at least part-time jobs.⁶⁰ This suggests that approximately 53,200 Kentuckians with severe mental illness received SSI payments, and about 1,400 had earned incomes in addition to benefits.

Our focus group consisting of about 30 persons with mental illness, conducted at the Consumer Conference in Louisville, revealed mixed results in terms of preference for living independently.⁶¹ Several of the participants expressed a desire to have their own apartment or own their own home, although others expressed concern about living on their own, stating a preference for a relatively small group setting. Moreover, caseworkers interviewed for this report provided anecdotal evidence of clients who returned to group settings after problems arose with independent living. One social worker commented that for many persons with mental illness, it is important to have a familiar, stable setting with support available. She suggested building transitional apartments near daytime facilities and similar services such as Bridgehaven in Louisville.

The vast majority—85%—of adults diagnosed with severe mental illness prefer to live in their own single-family home or apartment.—Kentucky Department of Mental Health and Mental Retardation Services, *Kentucky FY 2000 Plan for Adults with Severe Mental Illness*.

little information available about this group that is not anecdotal, so we have not addressed them specifically.

⁵⁹ Kentucky Department of Mental Health and Mental Retardation Services, *Kentucky FY 2000 Plan for Adults with Severe Mental Illness* (Frankfort, 1999).

⁶⁰ Social Security Administration, *SSI Disabled Recipients Who Work* (Washington, DC, 2000).

⁶¹ Special Needs Housing Workshop, Consumer Conference, Louisville, conducted by A. Stallings Hagan, April 2, 2001.

The KDMHMRS has four major housing initiatives: regional housing development; supported housing programs; residential support; and a supported living program. Supported *housing*, often coordinated through a case management model, helps individuals to find housing in their community. Supported *living* assistance is targeted at individuals with disabilities who wish to remain living relatively independently in their own homes. Residential support usually relates to housing with on-site supportive staff.

Over the past several decades in Kentucky, the trend in housing and services for persons with severe mental illness has moved away from institutional settings and more toward community settings. Furthermore, a greater emphasis is now being placed on smaller group homes or independent living in community settings. In the 1990s, as part of an effort to align housing programs with consumer preferences, KDMHMRS's focus began to shift from residences housing six to eight individuals to smaller arrangements averaging three persons.⁶² This trend is likely to continue as a result of the Supreme Court's *Olmstead* (1999) decision, in which the Court ruled that state requirements that people with disabilities remain institutionalized in order to receive services discriminate unfairly against the disabled and violate the Americans with Disabilities Act. While this decision does not specifically address housing, it implies the need for more community-based services and affordable residential arrangements.⁶³

Community housing available specifically for persons with severe mental illness is distributed throughout the state. As of October 2000, there were approximately 408 such units in Kentucky plus an undetermined number of scattered-site units available through Shelter Plus Care and Supported Housing Program grants. The KIPDA district had the largest number of units with 100, plus a number of scattered-site units offered through the Shelter Plus Care program for persons with disabilities.⁶⁴

In terms of housing development for those with severe mental illness, seven of 15 ADDs have at least one regional housing developer. The ADDs that include the major urban areas of Covington, Louisville, and Lexington are covered, as are the Cumberland Valley (London), Pennyrile (Hopkinsville), and Barren River (Bowling Green) areas. With the exception of the Big Sandy ADD, eastern

⁶² Kentucky Department of Mental Health and Mental Retardation Services, *Housing Plan* (Frankfort, November 1997).

⁶³ Consortium for Citizens with Disabilities, "The *Olmstead* decision and housing: opportunity knocks," *Opening Doors*, no. 12 (2000).

⁶⁴ Kentucky Department of Mental Health and Mental Retardation Services, unpublished data.

Kentucky/Appalachia lacks developers. Moreover, much of west-central Kentucky is not covered by a developer.⁶⁵

Physical Disabilities

It is difficult to gauge the housing needs of persons with physical disabilities for two reasons. First, there is little detailed data on the physically disabled population. Second, many housing programs that serve persons with physical disabilities are targeted toward disabled persons in general. Service data for these programs typically do not distinguish the type of disability. Nevertheless, a standard measure for the disabled population is the decennial census, which contains data on work disabilities, mobility limitations, and self-care limitations. Of these, mobility and self-care limitations are most closely related to physical disabilities, although they may be due to other problems such as mental retardation. Table 6.11 shows that approximately 3.3% of non-elderly Kentuckians faced mobility limitations in 1990 and 3.8% faced self-care limitations. Percentages were highest in eastern Kentucky ADDs: Lake Cumberland, Cumberland Valley, Kentucky River, and Big Sandy had mobility and self-care limitation rates ranging from just under 5% to nearly 7%.

Persons with severe disabilities are more likely than the general population to live below the poverty line. The US Census Bureau's Current Population Reports indicated that in 1991-1992, 24.3% of the people with a severe disability were in poverty, compared to 12.2% of non-disabled people.⁶⁶

Over 41% of the nation's 3,690,000 non-elderly disabled SSI recipients have impairments that are not mental disorders.⁶⁷ Over 54% of SSI recipients have no other sources of income.⁶⁸ SSI income is insufficient to secure affordable housing. The Technical Assistance Collaborative reports that in 1998, no county or metropolitan area in the United States had a housing market in which a disabled person receiving SSI benefits could afford to rent an efficiency apartment based on fair market rent guidelines. In Kentucky, the 1998 average monthly SSI payment was \$494, 51.7% of which would be required to rent an efficiency unit, and 60.6% of which would be required to rent a one-bedroom apartment. In Louisville and Lexington, the respective

⁶⁵ Kentucky Department of Mental Health and Mental Retardation Services, *Kentucky FY 2000 Plan for Adults with Severe Mental Illness*.

⁶⁶ Cited in HUD, *Assessment of the Loss of Housing for Non-Elderly People with Disabilities* (Washington, DC, 2000).

⁶⁷ Social Security Administration, *SSI Disabled Recipients Who Work*.

⁶⁸ Social Security Administration, *SSI Annual Statistical Report 1999* (Washington, DC, 1999).

cost burdens for one-bedroom apartments were 82.2 and 86.2% of SSI income. For non-metropolitan areas, the figure was roughly 60%.⁶⁹

Table 6.11. Non-elderly persons with mobility and self-care limitations, by Area Development District, 1990

Area Development District	Mobility limitations		Self-care limitations	
	Persons	% of non-elderly in ADD	Persons	% of non-elderly in ADD
Barren River	4,696	3.3	5,171	3.6
Big Sandy	7,424	6.9	6,469	6.0
Bluegrass	9,673	2.4	12,177	3.0
Buffalo Trace/Gateway	2,917	3.7	3,161	4.0
Cumberland Valley	8,120	5.7	7,321	5.2
FIVCO	2,930	3.4	4,070	4.7
Green River	3,943	3.1	3,924	3.0
Kentucky River	4,726	5.8	4,759	5.9
KIPDA	13,294	2.5	18,277	3.5
Lake Cumberland	5,359	4.7	5,450	4.8
Lincoln Trail	3,531	2.5	4,610	3.2
Northern Kentucky	4,537	2.1	5,807	2.7
Pennyrile	3,827	2.9	5,864	4.4
Purchase	3,540	3.1	4,113	3.7
<i>Kentucky</i>	<i>78,517</i>	<i>3.3</i>	<i>91,173</i>	<i>3.8</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Sample, 1990.

Note: Questions about mobility and self-care limitations were not asked in the 1980 Census.

The housing needs of persons with physical disabilities are similar to those of persons with mental illness, mental retardation, or developmental disabilities in that they may require services in conjunction with their housing. The level of assistance needed varies greatly among persons with physical disabilities, just as it does for persons with mental impairments. Some may be able to live independently, while others may require occasional transportation or other services, and still others may need live-in personal attendants.

One key difference that sets the housing needs of persons with physical disabilities apart from persons with other disabilities is that they tend to have a greater need for housing that has accessibility features such as wheelchair ramps, grab bars, strategically placed electrical switches or appliances, or audio and visual aids.

Many housing assistance programs that serve persons with physical disabilities are either targeted toward persons with disabilities in

⁶⁹ E. Edgar *et al.*, *Priced Out in 1998: The Housing Crisis for People with Disabilities* (Boston, MA: Technical Assistance Collaborative, March 1999).

general or they assist the low-income population in general. When one also considers the fact that disabled persons have varying levels of needs for support services, it becomes clear that assessing the extent of housing assistance and comparing assistance with need is difficult. For example, over one-fourth, or about 13,000, of public housing and tenant-based Section 8 units in Kentucky housed non-elderly persons with disabilities in early 2001. This compares with fewer than 400 Section 811 units, which provide supported housing targeted at persons with disabilities, including those with mental illness and mental retardation or developmental disabilities.

HUD's *Assessment of the Loss of Housing for Non-Elderly People with Disabilities* concludes that as far as options beyond HUD-assisted stock go, public housing represents the most readily available housing for low-income persons with disabilities. Section 8 and other forms of tenant-based assistance are more popular, but are generally difficult to acquire and more difficult to use. Kentucky housing and service providers for persons with disabilities tend to agree. Staff of centers for independent living throughout the state note that clients have difficulty finding accessible units. In the Louisville and Northern Kentucky areas, for example, representatives lamented that they often do not refer clients to Section 8 due to long waiting lists, and that even when clients obtain a voucher, they face great difficulty in locating an affordable, accessible unit.

Resources for features to allow persons to live in their own homes are limited and waiting lists tend to be long. The Center for Accessible Living in Louisville, for example, reported a two-year waiting list for ramps as of March 2001.

Staff of centers for independent living noted low homeownership rates for persons with disabilities and suggested that more funds for homeownership assistance and rehabilitation be targeted toward persons with physical disabilities.

Finally, one of the most important initiatives to better house persons with physical disabilities, according to service providers, is the expansion of universal design specifications. Universal design makes housing accessible and safe not only for those who are non-elderly and physically disabled, but also to the frail elderly.

Mental Retardation/Developmental Disabilities

A developmental disability is defined as a

severe chronic disability of a person five years of age or older which:

€ is attributable to a mental or physical impairment or combination of mental and physical impairments;

- ∄ is manifested before the person attains age twenty-two;
- ∄ is likely to continue indefinitely;
- ∄ results in substantial functional limitations in three or more of the following areas of major life activities: (a) self care, (b) receptive and expressive language, (c) learning, (d) mobility, (e) self-direction, (f) capacity for independent living, or (g) economic self-sufficiency; and
- ∄ reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services which are of lifelong or extended duration and are individually planned and coordinated;

except that such term, when applied to infants and young children means individuals from birth to age 5, inclusive, who have substantial developmental delay or specific congenital or acquired conditions with a high probability of resulting in developmental disabilities if services are not provided.⁷⁰

Using guidelines from the Federal Administration on Developmental Disabilities, which estimates that 1.8% of the population has a developmental disability, the Kentucky Department for Mental Health and Mental Retardation Services (KDMHMRS) determined that 66,300 Kentuckians had a developmental disability. KDMHMRS reported that 7,500 individuals were served by the Division of Mental Retardation and community-based service providers in 1996.⁷¹

Many adults with mental retardation or developmental disabilities (MR/DD) have low incomes and/or have limited employment capacities related to their disabilities. The Supplemental Security Income program is targeted to aged, blind, and disabled persons with lower incomes. Nationally, persons with mental retardation account for 24.5%, or about 904,300, of SSI recipients. Persons with mental retardation comprise roughly 47%, about 161,500, of SSI recipients who work. As of December 2000, approximately 156,900 Kentuckians received SSI disability payments. Of those, 5,500, or about 3.5%, worked at least part-time jobs.⁷² This suggests that

⁷⁰ American Association of University Affiliated Programs for Persons with Developmental Disabilities, <<http://www.aauap.org/dd.htm>>.

⁷¹ Kentucky Department of Mental Health and Mental Retardation Services, *Housing Plan*.

⁷² Social Security Administration, *SSI Disabled Recipients Who Work*.

approximately 37,000 Kentuckians with mental retardation received SSI payments, and about 2,600 had earned incomes in addition to benefits.

Comments from service providers and families of persons with developmental disabilities indicate that there are limited residential choices for Kentuckians with developmental disabilities. Many rely upon care from their families due to a lack of community living options. This situation is difficult for families who must care for a young child or adult child 24 hours a day, which impedes their earning potential. The situation becomes especially problematic as caregivers age. As of April 2001, approximately 1,700 Kentuckians with developmental disabilities were on a waiting list for Supports for Community Living (SCL) assistance.⁷³ Among those on the SCL waiting list, 29% had caregivers aged 60 or older, while another 25% of caregivers are between age 51 and 60.⁷⁴

Consumer preference is divided on the relative merits of group facilities and smaller community residential settings for persons with developmental disabilities. When the state planned to close the mental retardation unit at Central State Hospital, which housed 43 adult residents, in 1999, there was an outcry of protest from families. Advocates wanted to use savings from the closure to provide community-based housing to people on the waiting list. As a result, Kentucky pledged additional funds for services and residences for persons with MR/DD. The planned use of funds includes strategies to attract and keep quality caregivers at facilities, as well as to increase the availability of smaller, more independent residences with drop-in supportive staff.

Based on anecdotal evaluations of smaller living arrangements, it seems that transitional-type community living situations in which three or four persons with developmental disabilities are housed together with occasional staff supervision is a successful model. This is not the ideal arrangement for all persons with developmental disabilities, and highly skilled care at a group home should remain an option for some families. However, given the considerable number of persons with mental retardation who work at least part-time, there are likely thousands who can benefit from a community model.

⁷³ SCL is a home- and community-based waiver under the Kentucky Medicaid program and was developed for Kentucky residents as an alternative to institutional care for an individual with mental retardation or developmental disabilities. SCL allows an individual to remain in or return to the community.

⁷⁴ Kentucky Department of Mental Health and Mental Retardation Services, *Kentucky's Plan: From Dreams to Realities for Quality and Choice for All Individuals with Mental Retardation and Other Developmental Disabilities* (Frankfort, April 2001).

Brain Injury

The Kentucky Brain Injury Services Unit conducted a pilot study of the incidence of brain injuries in Kentucky and researched use of service programs by persons with brain injuries and the needs and preferences of those persons. Their *Report of the Kentucky Acquired Brain Injury Planning Project*, released October 2000, focuses on Kentuckians with acquired brain injuries including *traumatic* brain injuries (typically a blow to the head), as well as injuries caused by lack of oxygen, exposure to toxic substances, allergic reactions, or damage from medical conditions such as meningitis, encephalitis, tumors, and others.⁷⁵

According to the study of acquired brain injuries, about 5,100 Kentuckians acquired brain injuries in 1997, the most recent year for which data are available. The Centers for Disease Control and Prevention (CDC) estimates that 95 per 100,000 persons in the United States experience traumatic brain injuries each year and 78% survive. At that rate, about 2,900 Kentuckians would have survived traumatic brain injuries, a portion of the acquired brain injury population, in 1999.⁷⁶

In terms of the needs of persons with acquired brain injuries, the estimates on incidence or even prevalence do not indicate the severity of disabilities or other conditions experienced by survivors, although “it is known that even the most mild brain injury can result in a life-long need for support, [therefore] it is not unreasonable to regard all people who survive a brain injury as being potentially in need of services.”⁷⁷ The Kentucky study contacted staff in state-funded mental illness, mental retardation/developmental disabilities, substance abuse, and vocational training and rehabilitation programs to estimate the number of persons with acquired brain injuries receiving services, and also conducted a survey of persons with brain injuries and focus groups of professionals and persons with brain injuries and their families.

The study found that approximately 1,400 persons were served in the programs studied. The largest number of persons with brain injuries, about 600, were served in Department of Vocational Rehabilitation

⁷⁵ Brain Injury Services Unit, *Report of the Kentucky Acquired Brain Injury Planning Project* (Frankfort, KY: Department for Mental Health and Mental Retardation Services, October 2000).

⁷⁶ Brain Injury Services Unit, *Report of the Kentucky Acquired Brain Injury Planning Project*.

⁷⁷ Brain Injury Services Unit, *Report of the Kentucky Acquired Brain Injury Planning Project*, p. 7.

programs. This represented approximately 2% of that agency's clientele. Approximately 44%, or nearly 600, of clients in community mental health and substance abuse programs in 37 randomly selected counties were persons with brain injuries. Persons with brain injuries made up less than 1%, or just over 100, of those served by the 14 regional mental health/mental retardation programs. The study suggested that persons with brain injuries might be diagnosed primarily as having another condition, and therefore the number of persons with acquired brain injuries receiving services might be misleadingly low.

A survey distributed to 3,500 persons with brain injuries yielded 638 usable responses. Over 70% of respondents were aged 21-65, although 44% of respondents indicated that they suffered brain injuries before age 22. The overwhelming majority of respondents (80%) lived with family members, including parents, spouses, children, or other relatives, while 18% indicated that they lived alone. Most respondents answered the question about their preferred future living arrangement, with 94% of those responding that they would like to live in their own home or with their family, either independently or with occasional help. About 5% indicated interest in living in a supervised group home, and 1% expressed interest in a nursing home. In terms of needed services, transportation was the most cited (31%), and help finding an affordable place to live was cited by 18%.

Seven mixed focus groups were conducted throughout the state. Two groups comprised mostly professionals, whereas the other five consisted mostly of persons with brain injuries and their families. The three most commonly cited needs by the focus groups were case management, employment assistance, and residential supports. "Residential supports" included in-home supports, respite care, and group homes. The study concluded that a small number of persons with brain injuries may need residential placement outside their homes.

Persons with HIV/AIDS

In 1998 and 1999, over three-fifths of diagnosed HIV cases and over 56% of the diagnosed cases of persons living with AIDS were located in the urban counties of Jefferson and Fayette (Table 6.12). Many persons with HIV or AIDS face housing challenges in the form of affordability problems and/or discrimination. In a 1997 survey of Kentuckians living with HIV and AIDs, nearly two-thirds of respondents had moved since learning of their HIV status. This might provide some insight into the difference in the percentages of persons diagnosed with HIV and those diagnosed with AIDS in Jefferson and Fayette counties. Of those who had moved, nearly one-third indicated

that they “could not pay rent.” Although 3% indicated that they had been evicted due to sexual orientation, many respondents seemed to fear stigma or discrimination, with 22% noting that they either “did not want neighbors/landlord to know of HIV status” or “had neighbors that feared catching HIV/AIDS.” Moreover, 57% of all respondents indicated that they have needed assistance paying rent, and 54% have needed help paying utility bills. One-fourth responded that they needed assistance in finding an affordable home.⁷⁸

Table 6.12. Persons living with HIV and AIDS, Kentucky, 1998 and 1999

	HIV		AIDS	
	1998	1999	1998	1999
<i>Jefferson County:</i>				
Number of cases	1,106	1,169	532	616
Percent of total cases	46.1	45.0	41.3	41.9
<i>Fayette County:</i>				
Number of cases	415	433	193	214
Percent of total cases	17.3	16.7	15.0	14.5
<i>All other counties:</i>				
Number of cases	876	995	564	622
Percent of total cases	36.6	38.3	43.7	43.6

Source: Kentucky Department for Public Health, Division of Epidemiology, *Kentucky HIV/AIDS Quarterly Report*, December 1998 and December 1999.

The Housing Opportunities for Persons with AIDS (HOPWA) program is the largest housing program targeted to persons with HIV or AIDS (Table 6.13). These funds provide assistance for housing and supportive services for low-income persons living with HIV/AIDS. According to a recent HUD evaluation, the majority of households served are in the lowest income category. Although households earning below 80% of area median income are eligible, 54% of HOPWA clients have extremely low incomes (below 30% of the median), and an additional 27% fall in to the very low income category (between 30% and 50% of the median).⁷⁹ The Kentucky Housing Corporation (KHC) administers HOPWA funds, which are available to nonprofit organizations and local governments in the six HIV/AIDS care regions in the state. Although the care regions differ in the number and type of clients whom they serve, based on input

⁷⁸ Volunteers of America of Kentucky, *Kentucky AIDS Housing Planning Document* (Louisville, 1997).

⁷⁹ HUD, *National Evaluation of the Housing Opportunities for Persons with AIDS Program (HOPWA)* (Washington, DC, 2000).

from care coordinators and service providers, one theme is common to all areas: the need for affordable housing.

Table 6.13. HOPWA funds allocated to Kentucky, 1996-2000

Fiscal Year	Amount (\$)
1996	413,000
1997	494,000
1998	485,000
1999	561,000
2000	603,000

Source: HUD, <<http://www.hud.gov/cpd/hopwahom.html>>.

The HIV/AIDS population also shares a common theme with other special needs populations in Kentucky: rural and urban disparities in services. Most of the care regions cover large geographic areas, spanning smaller cities and rural counties. Even the urban Louisville and Northern Kentucky regions, which include parts of large metropolitan areas, also include rural areas. Care coordinators in both areas described lack of transportation and medical services, as well as communication barriers, for the rural HIV/AIDS population.

Some households have low incomes prior to learning of HIV status. Others may become unable to work due to illness. Still others deplete their financial resources while undergoing medical treatment.

Like other special needs populations, persons with HIV and AIDS have a complex set of needs related to housing. Some people can live independently and merely need assistance accessing affordable housing. Others may require a supervised living arrangement with professional staff available.

One major policy implication arises from disparities between the rural and urban HIV/AIDS populations: the need for outreach to potential rural clients to educate them about the variety of assistance programs that are available and to urge them to seek medical treatment, so that households may remain healthy and a part of the workforce and not deplete all their resources in obtaining help for their condition.

The Migrant Latino Population

The Hispanic population is growing in the United States and in Kentucky. Many persons of Hispanic origin have immigrated to the United States, but a great many were born here. Hispanic is not considered a race; there are white persons of Hispanic origin and black persons of Hispanic origin, for example. Rather, Hispanic origin is tied to ethnicity or national origin. Hispanics can be descended from

ancestors in Mexico, Cuba, Puerto Rico, the Dominican Republic, and Central and South America.⁸⁰

Table 6.14 shows the change in the Hispanic population in Kentucky’s ADDs. All ADDs except Lincoln Trail and Pennyrile conformed to the Kentucky trend of a decrease between 1980 and 1990 followed by a sizeable increase from 1990 to 2000. These changes are depicted at the county level in Figures 6.4 and 6.5.

The term *Latino* is often used interchangeably with *Hispanic*. In Kentucky, the Latino population is often associated with the state’s migrant agricultural workers, although the migrant Latino population likely represents a small portion of the total Hispanic population in the state. The number of migrant farm workers varies with the seasons and is difficult to document. The Housing Assistance Council (HAC) laments an “appalling lack of data and information” about migrant and seasonal farm workers.⁸¹

Table 6.14. Hispanic population, by Area Development District, 1980, 1990, and 2000

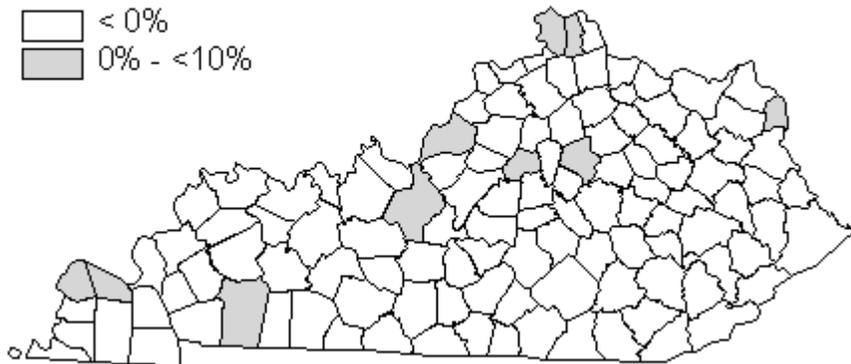
Area Development District	1980	1990	2000
Barren River	1,445	893	3,979
Big Sandy	651	387	987
Bluegrass	4,251	3,968	14,043
Buffalo Trace/Gateway	2,566	403	1,126
Cumberland Valley	3,449	649	1,637
FIVCO	735	618	1,024
Green River	5,996	753	2,168
Kentucky River	1,116	245	659
KIPDA	1,222	4,889	15,442
Lake Cumberland	1,389	623	1,780
Lincoln Trail	828	3,501	4,900
Northern Kentucky	1,584	1,450	4,982
Pennyrile	829	2,804	4,722
Purchase	1,345	801	2,490
<i>Kentucky</i>	<i>27,406</i>	<i>21,984</i>	<i>59,939</i>

Source: Authors’ calculations based on US Census Bureau, *Census of Population and Housing*, 1980, 1990, and 2000.

⁸⁰US Census Bureau, <<http://www.census.gov/population/www/socdemo/hispanic/hispdef.html>>.

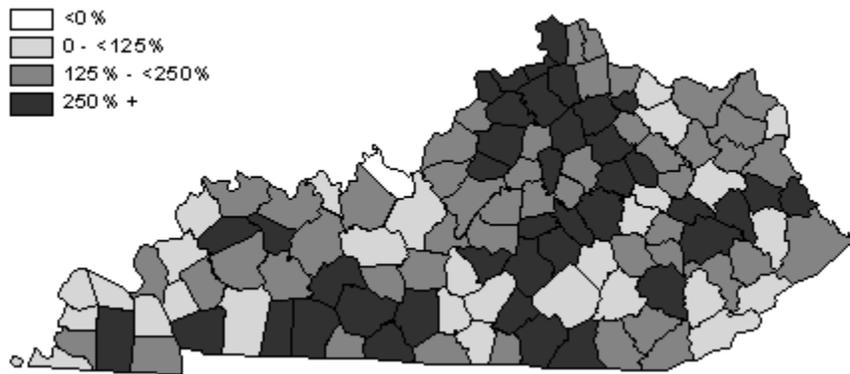
⁸¹ Housing Assistance Council, “Information about migrant and seasonal farmworker housing,” <<http://www.ruralhome.org/pubs/infoshts/farmwork.htm>>.

Figure 6.4. Percentage change in Hispanic population, by county, 1980-1990



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1980 and 1990.

Figure 6.5. Percentage change in Hispanic population, by county, 1990-2000



Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, 1990 and 2000.

The HAC conducted a housing study in conjunction with the migrant stream in the eastern part of the US in 2000.⁸² Housing units in 10 states were surveyed, including 203 units in 11 Kentucky counties: Bourbon, Clark, Fayette, and Woodford, in the Bluegrass ADD; Marion, Nelson, Washington in the Lincoln Trail ADD; and Henry, Trimble, Shelby, and Spencer in the KIPDA ADD. HAC found that 83% of the Kentucky units were overcrowded. Of the 203 units, 67

⁸² Housing Assistance Council, *Abundant Fields, Meager Shelter: Findings from a Survey of Farmworker Housing in the Eastern Migrant Stream* (2000), <<http://www.ruralhome.org/pubs/farmworker/meager/toc.htm>>.

were employer-owned and 136 were in the private rental market. Nearly two-fifths of the private market units were “severely inadequate” and 55% of the employer-owned units—the highest of the ten states in the study—were “severely inadequate.” Median monthly income of the farm workers was \$950, but only 1.5% of those surveyed indicated an unaffordable housing cost burden. Some 63% of the employer-owned units were provided rent-free. Average length of stay was 5.6 months, although Trimble County had the highest Kentucky average with 12 months.

The migrant population seems to be converting to a more permanently settled population due to labor market opportunities. According to Andres Cruz of the Hispanic Initiative Network, which is funded by the Kentucky Thoroughbred Farm Managers Club, the Latino population is becoming less seasonal because “the shortage of labor is making them stay longer, looking for permanent residences and permanent jobs.”⁸³

Analyzing the housing needs of Latinos is problematic due to inherent difficulties with census data. The population recorded in the census is generally thought to be an undercount, particularly because many Hispanic immigrants may not be included due to language barriers or fear of repercussions. The measured population, therefore, tends not to be representative of low-, very low-, and extremely low-income Hispanic households. For example, median household income in 1990 for Hispanics (\$23,200 in 1990 dollars) was virtually the same as for white households (\$23,000) and households of other races (\$23,183), although it was much higher than for black households (\$14,398).⁸⁴ Moreover, less than one-fourth of the Hispanic population could be considered low income, compared to about 31% for “other” races, 32% for whites, and over 47% for blacks in Kentucky.

The needs of permanently settled low-income Latinos are not significantly different from those of low-income persons in general to merit specially targeted housing. Rather, anecdotal evidence suggests that further outreach and education about fair housing policies and building and zoning codes is necessary. Moreover, more legal assistance may be necessary to arrange legal status in the country so that immigrants may be able to utilize housing assistance and other community resources and not fear possible repercussions after reporting a landlord for substandard housing, for example.

⁸³ Quoted in R. Brimm, “Hispanics big business for employment agencies,” *Lexington Herald-Leader* (March 22, 2001), <<http://www.kentuckyconnect.com/heraldleader/>>.

⁸⁴ Author’s calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Sample, 1990.

In regard to the migrant worker population, there is a general absence of housing assistance programs. A March 12, 2001, Lexington *Herald-Leader* brief reported that farmers in Daviess County were researching ways to create more housing for migrant workers but were generally not aware of available resources. This suggests a need for farmer education about housing development and local and state resources and requirements, as well as targeted production programs for this population.

Small and Large Low-Income Renter Households

Single Persons

In both 1980 and 1990 about 67% of low-income single persons had high cost burdens and 37% had extreme cost burdens (Table 6.15). The percentages for 1990 are very similar to those for all low-income renter households (see Table 5.4, page 64). Thus, low-income single person renters appear to have been no worse off than low income renters in general.

Table 6.15. Single-person low-income renter households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all single-person low-income renter households)

Area Development District	50% or more		30% or more	
	1980	1990	1980	1990
Barren River	41.8	36.1	66.4	63.6
Big Sandy	48.1	36.9	73.1	68.7
Bluegrass	40.5	45.2	72.2	71.1
Buffalo Trace/Gateway	39.3	27.2	65.6	57.3
Cumberland Valley	35.2	34.4	75.4	58.3
FIVCO	35.7	23.3	65.5	62.6
Green River	31.8	38.8	55.0	67.7
Kentucky River	46.2	16.3	71.8	50.7
KIPDA	35.9	43.8	65.3	75.4
Lake Cumberland	36.1	27.0	59.7	54.4
Lincoln Trail	44.9	25.6	75.4	55.4
Northern Kentucky	30.9	38.9	63.2	71.6
Pennyrile	30.2	36.9	64.2	63.2
Purchase	37.7	25.9	64.5	63.6
<i>Kentucky</i>	<i>37.0</i>	<i>37.3</i>	<i>66.7</i>	<i>67.3</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Single persons made up 41% of all low-income renter households in 1980 and about 40% in 1990. For the HUD-funded public housing and tenant-based Section 8 rental assistance programs, single persons

occupied 40% of all units in early 2001. The percentage would be higher if Section 202 housing for the elderly were included in the calculation. Thus it does not seem to be the case that low-income single persons are disadvantaged in accessing to publicly assisted rental housing; however, it may be that most single persons receiving housing assistance are either elderly or disabled.

Large Households

We define *large* to include households with five or more members. The proportion of large low-income renter households facing unaffordable cost burdens rose sharply during the 1980s, although the statewide percentages remained below the averages for all low-income renter families in 1990 (Table 6.16). As for low-income renters in general, affordability problems for large low-income renter households appear to be most severe in the largest metropolitan ADDs.

Table 6.16. Five-or-more-person low-income renter households with unaffordable cost burdens, by Area Development District, 1980 and 1990 (as a % of all large low-income owner households)

Area Development District	50% or more		30% or more	
	1980	1990	1981	1990
Barren River	24.3	28.8	48.6	60.6
Big Sandy	*	18.7	*	46.0
Bluegrass	28.2	33.1	54.6	66.0
Buffalo Trace/Gateway	*	23.1	*	40.3
Cumberland Valley	25.0	41.0	50.0	56.9
FIVCO	40.0	*	62.9	*
Green River	9.5	41.9	47.6	77.7
Kentucky River	*	20.8	*	53.8
KIPDA	20.2	44.9	50.9	73.8
Lake Cumberland	23.5	26.5	38.2	48.1
Lincoln Trail	8.3	32.1	38.9	60.1
Northern Kentucky	23.4	44.7	48.4	75.2
Pennyrile	25.0	30.8	46.2	52.6
Purchase	*	*	*	*
<i>Kentucky</i>	<i>24.0</i>	<i>34.5</i>	<i>50.7</i>	<i>62.4</i>

Source: Authors' calculations based on US Census Bureau, *Census of Population and Housing*, Public Use Microdata Samples, 1980 and 1990.

Note: An asterisk indicates that the sample was too small to allow for an accurate estimate.

The proportion of low-income renter households with five or more members declined from 11.4% to 10.0% between 1980 and 1990 and is likely to have declined further since then, consistent with the general reduction in household size. Only about 6% of HUD-assisted units in Kentucky housed large families, although 8% of tenant-based Section 8 rental assistance went to such families, presumably because that

program provides more flexibility in matching household and dwelling size. To a large degree the problem of a disproportionately small number of public housing units for large families will resolve itself as average household size continues to decline.

The Homeless Population

Although the Census Bureau attempted to include the homeless during the 2000 census, it does not plan to release any state or local counts. Nationally, some 280,500 homeless were identified in 2000, up from 229,000 in 1990. However, most homeless advocates believe that these numbers severely underestimate the extent of homelessness. Among other problems with the census data, point-in-time counts measure only a fraction of the population that will experience homelessness during a given year (or other period of time).⁸⁵

In addition to the problems associated with point-in-time surveys, the homeless are difficult to measure because many persons who are technically homeless cannot be counted because they are not living either in shelters or on the streets. Some persons may be living temporarily with friends or relatives because they are unable to afford permanent housing. Others may be living in automobiles or boxcars. In rural areas, homeless persons may be hard to locate because they live outdoors in campgrounds, caves, or other relatively isolated areas.

A recent report by Burt and Aron of the Urban Institute uses the Census Bureau's 1996 National Survey of Homeless Assistance Providers and Clients to estimate the extent of homelessness in that year.⁸⁶ They conclude that at least 800,000 persons are homeless on any given night, and between 2.3 million and 3.5 million were homeless at least once during the year. This suggests that between 0.9% and 1.3% of the national population experiences homelessness during the course of a year. These percentages can be used to give a very rough estimate of the homeless population in Kentucky in 2000. If one applies the national percentages to Kentucky, then some 36,400 to 52,500 persons experienced homelessness during the year.

Burt and Aron also calculate the homelessness rates for the population in poverty and for children in poverty. Some 6.3% to 9.6% of the total population in poverty experiences homelessness over the course of a

⁸⁵ See S. A. Holmes, "Bureau won't distribute census data on homeless," *New York Times* (June 28, 2001), <<http://college2.nytimes.com/guests/articles/2001/06/28/855894.xml>>, and National Coalition for the Homeless, "The 2000 Census and homelessness," <<http://www.nationalhomeless.org/census2001.html>>.

⁸⁶ M. Burt and L. Aron, *America's Homeless II: Populations and Services*, <<http://www.urban.org/housing/homeless/numbers/toc.htm>>.

year. Applied to Kentucky poverty statistics for 1997, this translates into between 40,700 and 62,100 persons. Because Kentucky has a higher poverty rate than does the country as a whole, its overall homelessness rate may be higher than that suggested by the national rate. At the national level, between 6.2% and 9.3% of children in poverty experience homelessness over the course of a year. This suggests that between 14,200 and 21,400 children in poverty experience homelessness during a given year.

We do not address the specific needs of the homeless population in this report largely because that is the subject of a separate project commissioned by the Kentucky Housing Corporation. However, we do call attention to recent research that suggests that the primary cause of homelessness is the lack of affordable housing.⁸⁷ Thus the affordability problems of the homeless need to be added to those of low-income renters and homeowners in Kentucky to get a full picture of housing needs caused by the burdens of unaffordable housing costs.

⁸⁷ B. O'Flaherty, *Making Room: The Economics of Homelessness* (Cambridge, MA: Harvard University Press, 1996); J. M. Quigley, S. Raphael, and E. Smolensky, "Homeless in America, homeless in California," *Review of Economics and Statistics* (forthcoming).

Chapter 7

Conclusions: Unmet Housing Needs

Affordability of Rental Housing

“You don’t need a degree in economics to see that wages are too low and rents too high.”—Barbara Ehrenreich, *Nickel and Dimed: On (Not) Getting By in America* (2001), p. 199.

There is a large and growing unmet need for affordable rental housing in Kentucky. Although housing costs are relatively low in Kentucky, incomes are also relatively low, and growth in the low-income population is outpacing expansion of affordable housing.

The rental affordability problem in Kentucky deteriorated during the 1980s. Among all low-income renters in Kentucky, the average gap in 1990 between gross rent paid (including utilities) and affordable rent was \$93 in year 2000 dollars. In 1980, the average rent gap was \$78 (in 2000 dollars). In 1990, the gap was the greatest in the largest metropolitan areas, where rents were least affordable to low-income households. In Northern Kentucky, the average gap was \$154, while in KIPDA, Bluegrass, and Green River the gaps were \$132, \$126, and \$113, respectively. On the other hand, the average rent gap was as low as \$14 in Kentucky River, \$25 in Lake Cumberland, and \$30 in Buffalo Trace/Gateway.

Moreover, in 1990 some two-thirds of low-income (below 80% of median income) renter households faced high cost burdens (over 30% of income spent on housing costs) and nearly two-fifths faced extreme cost burdens (over 50% of income spent on housing costs). Among very low-income renters (below 50% of median income), nearly three-fourths faced high cost burdens and one-half faced extreme cost burdens. Among extremely low-income renters (below 30% of median income), four-fifths had high cost burdens, and nearly two-thirds had extreme cost burdens. In absolute numbers, about 106,600 low-income renter households experienced high cost burdens in 1990, a 23% increase over 1980. The 1990 figure represented over one-quarter of all renter households in Kentucky. Looking at the worst cases alone, some 36,000 extremely low-income renter households (about one-tenth of the total) contended with extreme cost burdens in 1990.

Our projections for 2000 suggest that about 112,000 low-income renter households do not receive any assistance with housing costs. Some of these households are able to afford market-rate housing, but most cannot. Moreover, some low-income households in subsidized housing do not receive enough assistance to ensure that their housing costs are affordable. Thus we expect that the absolute number of renting households with affordability problems continued to increase during the 1990s.

An effective response to the rental affordability problem is difficult to achieve within the current federal policy context. Unlike the situation in most other developed countries, affordable housing is not considered to be an entitlement in the United States. Consequently, the federal government has never provided enough funding to ensure that housing is affordable to all or even a majority of low-income households.

Significant expansion of the Section 8 rental assistance program would be required, along with an expansion of programs to finance the production of affordable housing. The latter is perhaps not quite so difficult as the former, but in the absence of rent subsidies, new housing is not going to be affordable to the poorest households even if it is produced using tax credits and below-market financing.

Affordability of Homeownership

Indicators suggest that the affordability of homeownership for low-income households declined during the 1990s. Although the homeownership rate increased slightly in Kentucky, the latter half of the decade saw a sharp increase in the foreclosure rate. While affordability declined for the low-income population, indicators suggest that it improved significantly for middle- and upper-income households.

Similar trends occurred during the 1980s. According to our cost burden measures, the numbers of low-income owners with affordability problems increased between 1980 and 1990, although those increased numbers represented declining proportions of the total number of low-income owners. About two-fifths of low-income owners experienced high cost burdens in 1990, and about half of those experienced extreme cost burdens. About two-thirds of extremely low-income owners experienced high cost burdens, and about two-thirds of that group faced extreme cost burdens. A total of about 74,200 low-income owners experienced unaffordable cost burdens in 1990 and, of these, about 21,000 were in the worst-case category—extremely low income with extreme cost burdens. Nearly half of the homeowners with affordability problems in 1990 were elderly.

Although we have used the same criteria to measure affordability in the ownership sector as in the rental sector, we emphasize that cost burdens in the ownership sector are not directly comparable to those in the rental sector. In particular, part of the cash cost of homeownership is the repayment of principal on the mortgage loan. That repayment builds up the value of an investment asset. Thus some owners experiencing an affordability problem are able to cash out their investment and thereby solve the problem. Reverse equity mortgages can help elderly homeowners to do this without having to leave their

“The Federal Government must continue to expand rental assistance. Failing to provide sufficient annual increases in rental housing assistance will exacerbate worst case needs and leave extremely low income American families stranded in an increasingly constricted housing market.”—HUD, *Rental Housing Assistance—The Worsening Crisis* (2000), p. xii.

The Kentucky Housing Affordability Index showed a significant increase in affordability during the 1990s for households with median incomes purchasing houses at median prices; however, affordability for first-time buyers declined.—Kentucky Real Estate Commission, <<http://www.krec.net>>.

homes. Other households have deliberately chosen to endure high cost burdens in the early stages of homeownership in order to benefit from that sacrifice later in life. Thus many of the affordability problems in the ownership sector can either be resolved by the affected households or are temporary intentional situations.

However, some low-income households face affordability problems that leave them with no good alternatives. The rising foreclosure rates in recent years suggest that this is increasingly the case. Job losses in declining areas have left some households without employment income and with mortgage debt that exceeds the market values of their houses. The sensible thing for these households to do is to walk away from the debt.

But the larger problem may be that too many new low-income homeowners are unprepared for the responsibility of homeownership. Household incomes may not be sufficiently stable, and required down payments have been too low or nonexistent. Under such circumstances, a low-income household with temporary loss of income would be rational to walk away from a house in which no equity was invested. It may be that homeownership has expanded as far as it can go, given the distribution of income and wealth in Kentucky. Improving educational standards may well be the most productive means for improving income levels and, in turn, allowing more households to enjoy the benefits of homeownership.

Affordable Housing and Economic Development Policy

For Kentucky, the affordability problem is a problem of inadequate income rather than one of high housing costs. Thus Kentucky's current emphasis on improving educational outcomes in the state may well be an effective way to mitigate future affordability problems. In this and other ways, economic development policy and housing policy are linked together.

One other important link between community and economic development policy and housing policy concerns those areas of the state experiencing long-term economic decline. We have shown that the 14 counties that lost population during the 1990s also lost population during the 1980s (Table 2.2, page 7). Does it make sense to expand the subsidized housing stock in declining areas of the state if there is no effective economic development policy for those areas? Would it be better in the long run to encourage unemployed residents of such areas to seek opportunities in growing parts of the state? These are difficult questions.

Moreover, homeownership is undoubtedly a bad investment in declining areas unless there is an effective program in place for

community and economic development. Encouraging low-income households to invest their meager assets in an investment that yields a minimal or even negative return does not make sense. It is also a poor investment of public funds to subsidize home purchases in such places. However, for low-income households that are not mobile, low-cost homeownership may be a suitable means for providing good quality shelter.

Special Needs

In many cases, the housing problems of special needs populations are the same as those faced by low-income households generally. Incomes are too low and housing costs are too high. The elderly are a case in point. Some 55% of elderly low-income renter households experienced high cost burdens, and about 25% experienced extreme cost burdens in 1990. These percentages were virtually unchanged from 1980. Among elderly low-income owners, 32% faced high cost burdens and 13% extreme cost burdens in 1990, representing an improvement over the comparable figures for 1980. Of the 74,200 low-income owner households with unaffordable cost burdens in 1990, 26,000, or over one-third, were elderly. The primary housing problem of the elderly and most other special needs populations is one of affordability. These groups tend to have limited opportunities to increase their incomes, so they are especially vulnerable to the problem of unaffordable housing costs. Solving the affordability problem for all low-income households, particularly renter households, would go a long way towards solving the housing problems of low income elderly and other populations, including the HIV/AIDS, disabled, and migrant Latino populations.

Nevertheless, some categories of low-income households do have special needs that need to be considered when designing housing programs. The elderly population is expected to expand by 42% between 2000 and 2020. The 75-and-over population is expected to increase by more than 16%, and the 85-and-over population by more than 13% during that same period. Programs need to be expanded to help low-income elderly to remain at home as long as they wish and as long as is feasible, given the state of their health and the cost of providing services at home rather than in assisted-living or other facilities. Such programs would include assistance with repairs and modifications to accommodate increasing frailty. Establishing legislation to prevent predatory lending practices, which often target elderly widows, should also be a high priority. Non-predatory equity and reverse mortgage loan programs should be expanded to assist low-income owners needing major home repairs or renovations.

Another major problem faced by low-income elderly is the lack of affordable assisted-living facilities and personal care facilities, which also provide for dispensing of medication. Although such facilities are available for those who can afford them, there is relatively little provision of such housing for low-income elderly. Additional funding should be provided to encourage nonprofits and other developers to produce affordable assisted-living facilities and related types of supported living accommodations for the elderly in areas where a need for such housing is demonstrated.

In many cases it is difficult to make specific recommendations regarding special needs groups because relatively little information is available about those groups. For example, relatively little is known about the Latino migrant population, and most of that information is anecdotal. In 1990, the Hispanic population recorded by the census was no worse off than the population in general; however, it is widely believed that many Latino workers are not counted by the census. Similarly, it is widely believed that the census does a very poor job of enumerating the homeless population. Further research is needed to develop an accurate basis for policy.

Further Research

Phase II of this study will provide more details about population, income, and housing trends in the 1990s. Once the 2000 PUMS data are released, we will be able to calculate cost burdens by ADD for 2000 and also new estimates of the numbers of assisted and unassisted low-income households in each county.

The model developed here to project low-income rates and estimates of the numbers of unassisted renters on a county-by-county basis should also be useful for producing periodic updates of housing needs between the decennial censuses, because the poverty and wage data used in our model are produced relatively frequently.

It would be desirable to have a better measure of the degree of overlap across various housing assistance programs, particularly the overlap between the Low Income Housing Tax Credit programs and tenant-based Section 8 Certificates and Vouchers. A survey of LIHTC properties would help us to produce a much more accurate measure of the number of assisted units in the state and in each ADD and county.

There is also a need to conduct systematic surveys of the housing problems of certain special needs groups. In particular, it is difficult to conclude much about the needs of migrant Latinos and persons with disabilities without more data than currently exist. Migrant Latinos are not well counted by the decennial census, and the studies that have been conducted have not been comprehensive, either geographically or

substantively. Similarly, persons with disabilities are not identified with sufficient detail in the census to allow us to reach specific conclusions about the needs of particular groups of disabled persons.

Appendixes

Appendix 1: Counties and Area Development Districts

Table A1.1. Kentucky counties, listed by Area Development District

Area Development District	Counties within each District
Barren River	Allen, Barren, Butler, Edmonson, Hart, Logan, Metcalfe, Monroe, Simpson, Warren
Big Sandy	Floyd, Johnson, Magoffin, Martin, Pike
Bluegrass	Anderson, Bourbon, Boyle, Clark, Estill, Fayette, Franklin, Garrard, Harrison, Jessamine, Lincoln, Madison, Mercer, Nicholas, Powell, Scott, Woodford
Buffalo Trace/ Gateway	<i>Buffalo Trace</i> : Bracken, Fleming, Lewis, Mason, Robertson; <i>Gateway</i> : Bath, Menifee, Montgomery, Morgan, Rowan
Cumberland Valley	Bell, Clay, Harlan, Jackson, Knox, Laurel, Rockcastle, Whitley
FIVCO	Boyd, Carter, Elliott, Greenup, Lawrence
Green River	Daviess, Hancock, Henderson, McLean, Ohio, Union, Webster
Kentucky River	Breathitt, Knott, Lee, Leslie, Letcher, Owsley, Perry, Wolfe
KIPDA*	Bullitt, Henry, Jefferson, Oldham, Shelby, Spencer, Trimble
Lake Cumberland	Adair, Casey, Clinton, Cumberland, Green, McCreary, Pulaski, Russell, Taylor, Wayne
Lincoln Trail	Breckinridge, Grayson, Hardin, Larue, Marion, Meade, Nelson, Washington
Northern Kentucky	Boone, Campbell, Carroll, Gallatin, Grant, Kenton, Owen, Pendleton
Pennyrile	Caldwell, Christian, Crittenden, Hopkins, Livingston, Lyon, Muhlenberg, Todd, Trigg
Purchase	Ballard, Calloway, Carlisle, Fulton, Graves, Hickman, Marshall, McCracken

* The Kentuckiana Regional Planning and Development Agency also covers two counties in Indiana; however, those two counties are excluded from the analysis in this report.

Appendix 2: Measuring the Percentage of Households Below the Low-Income Thresholds

To measure the percentage of low-income households, we approximated the method used by HUD. For each year studied, we first calculated median household income for all family-type households across all metropolitan PUMAs, on the one hand, and across all non-metropolitan PUMAs, on the other hand. These two medians for each year were then adjusted for household size using the factors specified by HUD. Then household income was compared with the medians adjusted for household size.

We then assigned households to categories depending on whether they were low income (below 80% of median family income as adjusted for household size and metropolitan/non-metropolitan location), very low income (below 50% of median family income), or extremely low income (below 30% of median family income). The low-income category thus includes households in the very low- and extremely low-income categories, and the very low-income category includes households in the extremely low-income category.

The calculations were undertaken only for family-type households and single persons. Multi-person non-family-type households were excluded from the calculation because it is difficult to interpret household income in such cases, particularly for the purposes of determining eligibility for housing assistance.

By “metropolitan” PUMA we mean a PUMA that contains at least one county that is in a metropolitan area as defined by the Office of Management and Budget (OMB); “non-metropolitan” PUMAs do not contain any counties that are within metropolitan areas. We are unable to select only metropolitan counties, because households within PUMAs that contain a combination of metropolitan and non-metropolitan counties are classified as being located within a mixed metropolitan/non-metropolitan area. We classified the mixed PUMAs as metropolitan rather than non-metropolitan. This meant, for example, that in 1990 some 28 non-metropolitan counties were classified as metropolitan, along with the 19 counties classified as metropolitan by the OMB.

The household size factors are 0.7, 0.8, and 0.9 for one-, two-, and three-person households and 1.00, 1.08, 1.16, and 1.32 (and so on) for four-, five-, six-, and seven-person and larger households.⁸⁸

⁸⁸ HUD Notice PDR-2001-03, “Transmittal of Fiscal Year (FY) 2001 Income Limits for the Public Housing and Section 8 Programs,” April 6, 2001, <<http://www.huduser.org/datasets/il/fmr01/sect801.pdf>>.

Appendix 3: Estimating the Percentage of Households Below the Low-Income Thresholds Using Poverty and Wage Data

Our forecasting method involved specifying and estimating a regression model for 1990 and then using that model with more recent data to predict the percentage of households expected to be low income in 1997.

In theory, the percentage (or rate) of households that are low income can be defined as follows:

$$LIR = PR + WPR,$$

where *LIR* is the low-income rate, *PR* is the percentage of households below the poverty line, and *WPR* is the “working poor rate,” which is defined here as the percentage of households that are above the poverty line but without sufficient income to exceed the low-income threshold. This equation suggests the poverty rate plus some measure of the working poor rate should be important indicators of the low-income rate. As a proxy for the poverty rate of households, we use the poverty rate for individuals. As a proxy for the working poor rate, we use the mean real wage per employee (*RW*). The lower the real wage rate, the greater the number of workers below the low-income threshold.

Preliminary estimation of the model for 1990 indicated that the Purchase ADD was an outlier, with a low-income rate about 10 percentage points higher than predicted by the model. For this reason, we introduced a dummy variable equal to one for Purchase and zero for all other ADDs. We then reestimated the model with the following results:

$$LIR = 30.1372 + 1.546\Delta PR + 0.000940\Delta RW + 2/11.985\Delta PURCHASE$$

where all of the estimated coefficients are statistically highly significant. The R^2 statistic of 0.93 indicates that 93% of the variation in the low income rate is explained by the combined effects of the poverty rate, real wages, and the dummy variable for the Purchase ADD. We then used these coefficients together with poverty data for 1997—the most recent poverty data available—and the real wage data for the same year, to predict the low-income rates for 1997.

Appendix 4: Calculation of Federal Income Tax Expenditures for Owner-Occupied Housing in Kentucky

The calculations shown in Table A4.1 are based on statistics published by the Internal Revenue Service. The values of the mortgage interest and real estate tax concessions (lines 3a and 4a) were determined by first calculating the average taxable income within each Adjusted Gross Income (AGI) group. Then the marginal tax rate applicable to the average taxable income was obtained for each taxpayer filing status (single, married filing jointly, married filing separately, or head of household). Then those marginal tax rates were weighted by the proportion of filers within each filing status. The weighted marginal tax rates were multiplied by the amount of the tax deduction in each AGI group to produce the estimates of tax expenditures shown in the table.

The total mortgage interest tax concession is shown on line 3a by AGI and for the state. A comparison of lines 1b and 3b shows less than 10% of the total tax concession went to the 54% of taxpayers with AGIs below \$30,000, while nearly 80% went to the 24% of taxpayers with AGIs above \$50,000. Lines 3b and 5b show that taxpayers with incomes over \$200,000 contributed over 27% of income tax revenues but received only 14% of the mortgage interest concession. Comparison of lines 3b and 5b also shows that taxpayers with AGIs between \$50,000 and \$100,000 received the greatest benefits relative to their contributions to tax revenues. Lines 7a and 7b indicate that the average taxpayer taking the mortgage interest deduction reduced income tax liability by about \$1,600, which was 28% of the average taxpayer's liability.

The tax concession for local real estate taxes was worth a total of about \$108 million in 1997 in Kentucky (line 4a). Line 4b shows that the over \$200,000 AGI group contributed a much greater share of the tax revenues than it received in benefits, and the \$50,000 to \$100,000 groups received the greatest benefits relative to their contributions. Overall, the average taxpayer taking the real estate tax deduction reduced income tax liability by about \$270, which was nearly 5% of the average taxpayer's liability (lines 8a and 8b).⁸⁹

⁸⁹ It is not possible to do analogous calculations for the capital gains exemption because capital gains are not taken as a deduction or a credit; the relevant income is simply not reported on the tax return unless it is taxable.

Table A4.1. Federal income tax expenditures for mortgage interest and local real estate taxes for owner-occupied housing, by adjusted gross income category, Kentucky, 1997

	Under \$20,000	\$20,000- \$29,999	\$30,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000- \$199,999	\$200,000 and over	Total
1.a. Number of taxable returns	489,343	244,294	301,194	193,975	67,529	35,454	10,692	15,526	1,358,005
1.b. Percentage of total	36.0	18.0	22.2	14.3	5.0	2.6	0.8	1.1	100.0
2.a. Percentage with itemized deductions	4.3	17.1	39.1	69.9	87.8	93.2	95.1	96.3	26.9
2.b. Number of mortgage interest itemizers	22,142	33,711	102,853	122,137	52,285	27,654	8,109	11,480	380,371
2.c. Percentage of returns within income group with mortgage interest deduction	4.5	13.8	34.1	63.0	77.4	78.0	75.8	73.9	28.0
2.d. Number of real estate tax itemizers	25,714	34,892	104,072	125,790	55,981	31,039	9,442	13,946	400,876
2.e. Percentage of returns within income group with real estate tax deduction	5.3	14.3	34.6	64.8	82.9	87.5	88.3	89.8	29.5
3.a. Mortgage interest tax concession (\$1,000s)	19,424	34,223	89,194	181,842	93,856	65,108	28,083	84,493	596,221
3.b. Percentage of total mortgage interest concession	3.3	5.7	15.0	30.5	15.7	10.9	4.7	14.2	100.0
4.a. Real estate tax concession (\$1,000s)	2,924	3,612	14,333	31,125	18,300	13,739	6,090	17,616	107,738
4.b. Percentage of total real estate tax concession	2.7	3.4	13.3	28.9	17.0	12.8	5.7	16.4	100.0
5.a. Tax liability, taxable returns (\$1,000s)	381,853	514,584	1,230,821	1,432,645	867,105	761,123	385,736	2,079,238	7,653,103
5.b. Percentage of total tax liability	5.0	6.7	16.1	18.7	11.3	9.9	5.0	27.2	100.0
6.a. Average tax liability (\$)	780	2,106	4,086	7,386	12,840	21,468	36,077	133,920	5,636
6.b. Average tax liability if mortgage interest deduction is abolished (\$)	820	2,247	4,383	8,323	14,230	23,304	38,704	139,362	6,075
6.c. Average tax liability if real estate tax deduction is abolished (\$)	786	2,121	4,134	7,546	13,111	21,855	36,647	135,054	5,715
7.a. Average mortgage interest concession for itemizers (\$)	877	1,015	867	1,489	1,795	2,354	3,463	7,360	1,567
7.b. As a percentage of average tax liability	112.4	48.2	21.2	20.2	14.0	11.0	9.6	5.5	27.8
8.a. Average real estate tax concession for itemizers (\$)	114	104	138	247	327	443	645	1,263	269
8.b. As a percentage of average tax liability	14.6	4.9	3.4	3.4	2.5	2.1	1.8	0.9	4.8

Source: Authors' calculations based on Internal Revenue Service Tax Statistics, <<http://www.irs.ustreas.gov>>.

Appendix 5: National Low Income Housing Coalition Estimates of Affordability

Table A5.1 gives measures of rental housing affordability in 2000 based on county estimates published by the National Low Income Housing Coalition (NLIHC). The NLIHC estimates are based on Fair Market Rents (FMRs) and median incomes determined by HUD. The NLIHC assumes that the state and county median incomes for renters were the same proportions of median incomes for all households in 2000 as they were according to the 1990 census. Information about the distribution of rental incomes was derived from the 1999 American Housing Survey. There is no attempt to match household size with the size of the dwelling unit, and no adjustment is made for the proportion of households who occupy public housing or receive other rent subsidies.

According to the NLIHC estimates, the ADDs with the worst affordability problems are in the Appalachians. Kentucky River, Cumberland Valley, and FIVCO have the worst problems, followed by Lake Cumberland and Big Sandy. Both FMRs and median incomes are relatively low in these ADDs. The counties with the worst mismatch between renter incomes and housing costs are Owsley and Wolfe Counties in the Kentucky River ADD. About three-quarters of renters in those counties cannot afford a two-bedroom unit at FMR. These counties have the lowest estimated median renter household incomes for 2000 (\$8,200 and \$9,100, respectively). They are followed not far behind by Magoffin and Martin Counties in Big Sandy, Clay, Harlan, and Jackson Counties in Cumberland Valley, Elliott County in FIVCO, and Breathitt and Lee Counties, also in Kentucky River.

Generally, the NLIHC estimates for 2000 display a geographical pattern that is similar to that presented by our estimates of low-income rates for 1997 (see Table 2.17, page 20). Big Sandy, Cumberland Valley, Kentucky River, and Lake Cumberland were the four ADDs with the greatest low-income rates in 1990 and which were estimated to have the greatest rates in 1997.⁹⁰ However, we note that in both 1980 and 1990 there was not a close relationship at the ADD level between the low-income rate and the percentage of households with affordability problems. Thus we hesitate to draw any firm conclusions regarding the geographic distribution of affordability problems in

⁹⁰ FIVCO is an anomaly, with a below-average estimated low-income rate for 1997, but significantly below-average affordability in 2000 according to NLIHC's estimates.

Kentucky based on the NLIHC estimates.⁹¹ Nevertheless, the NLIHC estimates are important because they demonstrate that a significant affordability problem persists even if the specific estimates are subject to a wide margin of error.

Table A5.1. Affordability based on fair market rents and estimates of median renter incomes, 2000

Area	Maximum affordable rents by income percentile			Fair market rents			Percentage of renters who cannot afford		
	30% of median income	50% of median income	80% of median income	One bedroom unit	Two bedroom unit	Three bedroom unit	One bedroom unit	Two bedroom unit	Three bedroom unit
Barren River	176	293	469	311	396	503	27	35	44
Big Sandy	148	247	396	306	369	478	32	39	50
Bluegrass	217	362	579	410	504	681	28	35	47
Buffalo Trace/ Gateway	143	238	381	293	363	469	31	39	49
Cumberland Valley	122	204	326	329	401	521	42	50	62
FIVCO	139	232	372	350	432	551	38	47	59
Green River	176	294	471	329	425	554	28	36	47
Kentucky River	106	177	283	293	367	470	43	52	64
KIPDA	207	346	553	410	502	692	30	36	49
Lake Cumberland	143	238	381	303	371	480	32	40	51
Lincoln Trail	208	346	554	310	384	505	23	29	38
Northern Kentucky	232	386	618	402	536	717	26	35	46
Pennyrile	188	314	502	338	407	543	28	34	44
Purchase	159	265	423	299	371	478	29	36	45
<i>Kentucky</i>	<i>195</i>	<i>325</i>	<i>519</i>	<i>361</i>	<i>450</i>	<i>600</i>	<i>28</i>	<i>35</i>	<i>46</i>

Source: Authors' calculations based on National Low Income Housing Coalition, *Out of Reach* (Washington, DC: NLIHC, 2000), <<http://www.nlihc.org>>.

Note: The ADD values are weighted averages of the values reported by NLIHC for counties; the weights are the number of rental dwellings in each county as a proportion of the total number for the ADD.

⁹¹ Our analysis of the 2000 PUMS data in Phase II of this study will provide much more conclusive evidence.

Appendix 6: Elderly Service Provider Focus Group Participants

Elsie Atherton
Community Investment Specialist
Metro United Way
334 E. Broadway
Louisville, KY 40202
(502) 583 2822, ext. 263
elsiea@metrouw.org

Steven C. Bourassa
Professor and Chair
Department of Urban and Public Affairs
University of Louisville
426 W. Bloom Street
Louisville, KY 40208
(502) 852 5720
steven.bourassa@louisville.edu

Joyce Connor
Coordinator, Senior Social Services
Catholic Charities
2911 S. Fourth Street
Louisville, KY 40208
(502) 637-9786
jconnor@archlou.org

Diane Foster
Housing Authority of Louisville
420 S. Eighth Street
Louisville, KY 20242
(502) 574 3422

Harriette Friedlander
Executive Director
Elderserve
411 E. Muhammad Ali Boulevard
Louisville, KY 40202
(502) 587 8673
hfriedlander@seniorhouse.org

Amber Giacalone
Housing Authority of Jefferson County
801 Vine Street
Louisville, KY 40204
(502) 574 1000

Janice Austin
Support Services Coordinator
Sayre Christian Village
3816 Camelot Drive
Lexington, KY 40517
(859) 273 1845
joa26@juno.com

Troy Burden
Christian Church Homes of Kentucky
960 S. Fourth Street
Louisville, KY 40203
(502) 560 5140
troy.burden@firelinedsl.com

Theta Dixon
Manager, Southwest Resource Center
Metro United Way
10936 Dixie Highway
Louisville, KY 40272
(502) 935 0310
thetad@metrouw.org

Carolyn S. Franklin
Neighborhood Development Specialist
New Directions Housing Corporation
1000 E. Liberty Street
Louisville, KY 40204
(502) 589 2272, ext. 3007
carolynf@ndhc.org

William Friedlander
President and CEO
Neighborhood Development
Corporation
1244 S. Fourth Street
Louisville, KY 40203
(502) 637 2591
ndc02@mindspring.com

Angela Stallings Hagan
Graduate Fellow, Ph.D. Program
Department of Urban and Public
Affairs
University of Louisville
426 W. Bloom Street
Louisville, KY 40208
(502) 852 8936
angela.hagan@louisville.edu

Karen P. Jones
Multifamily Special Needs Program
Manager
Kentucky Housing Corporation
1231 Louisville Road
Frankfort, KY 40601
(502) 564 7630, ext. 331
kjones@kyhousing.org

Sue Kirkman
Director
KIPDA Area Agency on Aging
11520 Commonwealth Drive
Louisville, KY 40299
(502) 266 6084
sue.kirkman@mail.state.ky.us

Krista Mills
US Department of Housing and Urban
Development
601 W. Broadway
Louisville, KY 40206
(502) 582 6163, ext. 203
krista_mills@hud.gov

Deborah Rattle
Planning Officer
Seven Counties Services
101 W. Muhammad Ali Boulevard
Louisville, KY 40202
(502) 589 8600, ext. 1199
drattle@sevencounties.org

Cindy Venable
Jefferson County Office for Aging and
Disabled Citizens
810 Barret Avenue
Louisville, KY 40204
(502) 574 5092
cindy.venable@co.jefferson.ky.us

Bob White
President and CEO
Presbyterian Homes and Services of
Kentucky
4109 Bardstown Road, Suite C
Louisville, KY 40218
(502) 495 9409, ext. 27
quail@bluegrass.net

Davey J. King
Research Analyst
Kentucky Housing Corporation
1231 Louisville Road
Frankfort, KY 40601
(502) 564 7630, ext. 450
dking@kyhousing.org

Pat Lassiter
Housing Authority of Louisville
420 S. Eighth Street
Louisville, KY 40272
(502) 574 3422

Gary Parker
President and CEO
Baptist Life Communities
800 Highland Avenue
Covington, KY 41014

Cathy Rogers
Senior Citizens Services Coordinator
United Crescent Hill Ministries
1860 Frankfort Avenue
Louisville, KY 40206
(502) 893 0346
larcatmcr@aol.com

Mary Wethington
Public Housing Manager
Housing Authority of Jefferson County
4314 Bishop Lane
Louisville, KY 40218
(502) 459 9083
blppha@iglou.com

Fran Wilson
Aging Resource Center, Inc.
900 S. Fourth Street
Louisville, KY 40203
(502) 589 4941

Appendix 7: Kentucky and Area Development District Profiles

Kentucky

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	3,660,777	3,685,296	4,041,769
% change from previous census or estimate		0.7%	9.7%
2. Children under 18 years old	1,082,730	954,094	994,818
% change from previous census or estimate		-11.9%	4.3%
3. Elderly			
Persons 65 or older	409,828	466,845	504,793
% change from previous census or estimate		13.9%	8.1%
Persons 75 or older	158,390	198,619	230,850
% change from previous census or estimate		25.4%	16.2%
Persons 85 or older	33,664	46,367	58,261
% change from previous census or estimate		37.7%	25.7%
4. Median age	29.1	33.0	35.9
5. Educational attainment of persons 25 years or older			
Did not complete high school	46.9%	35.4%	n/a
Completed high school, no college	31.3%	31.8%	n/a
Less than 4 years of college	10.7%	19.2%	n/a
Completed at least 4 years of college	11.1%	13.6%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	7.1%	7.2%	n/a
Prevented from work, % of 65 or older population	43.3%	41.7%	n/a
Self care limitations, % of under 65 population	n/a	3.3%	n/a
Self care limitations, % of 65 or older population	n/a	25.1%	n/a
Mobility limitations, % of under 65 population	n/a	3.8%	n/a
Mobility limitations, % of 65 or older population	n/a	17.8%	n/a
7. By race			
White (for 2000 Census if single race designated)	3,379,006	3,391,832	3,640,889
% change from previous census		0.4%	7.3%
Black (for 2000 Census if single race designated)	259,477	262,907	295,994
% change from previous census		1.3%	12.6%
Other (for 2000 Census if single race designated)	22,294	30,557	62,443
% change from previous census		37.1%	104.3%
Two or more races	n/a	n/a	42,443
8. Hispanic origin	27,406	21,984	59,939
% change from previous census		-19.8%	172.6%
9. Households	1,263,355	1,379,782	1,590,647
% change from previous census		9.2%	15.3%
Household type			
Married couple family type, % of all households	65.4%	59.2%	53.9%
Male-headed family type, % of all households	2.3%	2.9%	3.7%
Female-headed family type no spouse, % of all households	10.2%	11.6%	11.8%
Single person non-family type, % of all households	20.0%	23.3%	26.0%
Multi-person non-family type, % of all households	2.2%	3.1%	4.5%
Average household size	2.82	2.60	2.47

B. Household income and poverty

1. Median household income (all households), nominal \$	\$13,965	\$22,534	n/a
2000 \$	\$33,124	\$31,293	n/a
% change from previous census		-5.5%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$6,835	\$12,252	n/a
By race			
White	\$14,355	\$23,202	n/a
Black	\$9,221	\$14,871	n/a
Other	\$12,856	\$23,183	
Hispanic origin	\$10,263	\$21,805	n/a

Kentucky

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	33.2%	33.1%	n/a
Very low income (below 50% of median family income)	19.3%	20.5%	n/a
Extremely low income (below 30% of median family income)	9.3%	10.8%	n/a
4. Low-income households by group (% of group total)			
Elderly	57.9%	50.8%	n/a
By race			
White	31.7%	32.0%	n/a
Black	54.3%	47.4%	n/a
Other	40.2%	31.1%	n/a
Hispanic origin	43.7%	24.7%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	17.6%	19.0%	16.0%
Children (0-17, %)	21.6%	24.5%	23.1%
Elderly (65+, %)	22.1%	19.5%	n/a
By race (%)			
White	16.4%	17.8%	n/a
Black	33.5%	35.2%	n/a
Other	24.6%	20.5%	n/a
Hispanic origin	28.1%	21.3%	n/a
C. Housing stock			
1. Total units	1,369,125	1,506,845	1,750,927
% change from previous census		10.1%	16.2%
Total year round units	1,355,434	1,485,686	1,720,507
% change from previous census		9.6%	15.8%
Seasonal or occasional use units	13,691	21,159	30,420
2. Vacancy rate (year round units)	6.8%	7.1%	7.5%
3. Type of unit			
Mobile home	8.3%	12.3%	n/a
Single-family	73.6%	68.8%	n/a
Multi-family or other type	18.1%	18.9%	n/a
4. Services			
% lacking complete plumbing facilities	7.1%	2.9%	n/a
% lacking complete kitchen	5.8%	2.1%	n/a
% lacking telephone (occupied units)	11.9%	10.2%	n/a
Sewage disposal			
Public	54.3%	56.4%	n/a
Septic tank	37.7%	39.8%	n/a
Other	8.0%	3.8%	n/a
Source of water			
Public or private company	74.1%	80.6%	n/a
Well, drilled	13.9%	11.4%	n/a
Well, dug	4.3%	2.3%	n/a
Other	7.7%	5.7%	n/a
5. Tenure			
Owner-occupied units	884,825	960,469	1,125,397
% of occupied units that are owner-occupied	70.0%	69.6%	70.8%
% of owner occupied units with householder 65 or older	23.3%	25.8%	24.4%
% white householders in owner-occupied units	71.7%	71.7%	73.6%
% black householders in owner-occupied units	47.9%	43.1%	41.4%
% other or multiple race householders in owner-occupied units	44.0%	43.3%	43.9%
% hispanic householders in owner-occupied units	56.6%	47.8%	36.4%

Kentucky

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	12.4%	11.4%	n/a
2 bedrooms	34.8%	32.6%	n/a
3 bedrooms	40.3%	41.9%	n/a
4 bedrooms	10.5%	11.8%	n/a
5+ bedrooms	2.1%	2.3%	n/a
7. Crowded units (1.01 or more persons per room)	4.7%	2.6%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$34,200	\$50,500	n/a
2000 \$	\$68,359	\$65,272	n/a
% change from previous census		-4.5%	n/a
Median selected monthly owner costs (nominal \$)	\$210	\$302	n/a
2000 \$	\$420	\$390	n/a
% change from previous census		-7.0%	n/a
Utility costs (median monthly cost, nominal \$)	\$82	\$117	n/a
2000 \$	\$164	\$151	n/a
% change from previous census		-7.7%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$198	\$319	n/a
2000 \$	\$396	\$412	n/a
% change from previous census		4.2%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$330	\$340	n/a
2 bedrooms	\$424	\$427	n/a
3 bedrooms	\$474	\$482	n/a
4+ bedrooms	\$458	\$500	n/a
Mean gross rent paid by low income households (nominal \$)	\$165	\$253	n/a
2000 \$	\$330	\$327	n/a
% change from previous census		-1.0%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$126	\$181	n/a
2000 \$	\$253	\$234	n/a
% change from previous census		-7.5%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$78	\$93	n/a

E. Housing assistance

1. Subsidized rental units		
Total HUD Office of Public and Indian Housing (PIH) available units**		53,014
HUD Office of Housing units		40,117
HOME rental units		620
RHS rental units		12,286
LIHTC units		13,772
Double-counted units		11,324
Vacancies		9,438
Net number of units		108,486
Low income renter households 2000 (estimated)		210,852
Unassisted low income renter households		111,804
As a % of total		53.0%

Kentucky

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$8,398
Average monthly total tenant payment (\$)			\$188
Distribution by household size (%)			
1 person			37.4%
2 persons			24.0%
3-4 persons			31.4%
5+ persons			7.1%
Race (%)			
White			65.8%
Black			34.3%
Other			0.3%
Hispanic (%)			1.0%
Elderly			18.2%
Disabled			24.6%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		25,146	20,664

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	16.7%	14.8%	n/a
Low income	47.8%	40.8%	n/a
Very low income	64.6%	52.9%	n/a
Extremely low income	85.5%	67.9%	n/a
Low income elderly	38.3%	31.9%	n/a
All elderly owners (65+)	21.1%	15.9%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	35.4%	37.4%	n/a
Low income	63.3%	66.2%	n/a
Very low income	73.1%	72.4%	n/a
Extremely low income	81.1%	79.4%	n/a
Low income elderly	55.5%	55.3%	n/a
All elderly renters (65+)	45.1%	46.3%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	7.2%	5.4%	n/a
Low income	24.3%	19.9%	n/a
Very low income	37.5%	30.2%	n/a
Extremely low income	63.1%	46.4%	n/a
Low income elderly	16.1%	13.1%	n/a
All elderly owners (65+)	9.0%	6.0%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	16.6%	18.1%	n/a
Low income	32.9%	37.1%	n/a
Very low income	48.6%	49.0%	n/a
Extremely low income	66.5%	63.2%	n/a
Low income elderly	25.7%	24.8%	n/a
All elderly renters (65+)	19.9%	18.6%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Kentucky (by tenure)

	<u>Owners</u>		<u>Renters</u>	
	<u>1980</u>	<u>1990</u>	<u>1980</u>	<u>1990</u>
A. Population				
1. Total persons	2,606,000	2,591,578	946,920	975,177
% change from previous census or estimate		-0.6%		3.0%
2. Children under 18 years old	768,960	642,469	313,620	302,180
% change from previous census or estimate		-16.4%		-3.6%
3. Elderly				
Persons 65 or older	310,600	360,417	79,560	79,250
% change from previous census or estimate		16.0%		-0.4%
Persons 75 or older	111,900	139,106	32,620	36,697
% change from previous census or estimate		24.3%		12.5%
Persons 85 or older	20,600	26,494	5,920	8,229
% change from previous census or estimate		28.6%		39.0%
4. Median age	32	26	24	26
5. Educational attainment of persons 25 years or older				
Did not complete high school	45.6%	33.7%	50.9%	38.3%
Completed high school, no college	30.7%	33.1%	25.8%	28.9%
Less than 4 years of college	12.5%	18.9%	12.8%	20.4%
Completed at least 4 years of college	11.2%	14.3%	10.5%	12.4%
6. Disabled population				
Prevented from work, % of under 65 population	7.1%	6.9%	7.0%	7.8%
Prevented from work, % of 65 or older population	39.1%	36.6%	46.6%	48.8%
Self care limitations, % of under 65 population	n/a	3.5%	n/a	4.2%
Self care limitations, % of 65 or older population	n/a	13.4%	n/a	17.2%
Mobility limitations, % of under 65 population	n/a	3.0%	n/a	3.5%
Mobility limitations, % of 65 or older population	n/a	19.8%	n/a	28.2%
7. By race				
White (for 2000 Census if single race designated)	2,471,360	2,466,409	820,520	831,918
% change from previous census		-0.2%		1.4%
Black (for 2000 Census if single race designated)	125,940	112,404	116,860	131,805
% change from previous census		-10.7%		12.8%
Other (for 2000 Census if single race designated)	8,700	12,765	9,540	11,454
% change from previous census		46.7%		20.1%
Two or more races				
8. Hispanic origin	15,440	8,117	9,900	8,378
% change from previous census		-47.4%		-15.4%
9. Households	884,825	960,469	378,530	419,313
% change from previous census		8.5%		10.8%
Household type				
Married couple family type, % of all households	73.9%	69.3%	46.8%	39.0%
Male-headed family type, % of all households	2.1%	2.4%	2.4%	3.4%
Female-headed family type no spouse, % of all households	7.8%	7.9%	15.1%	18.4%
Single person non-family type, % of all households	15.3%	19.0%	31.2%	33.6%
Multi-person non-family type, % of all households	0.9%	1.5%	4.5%	5.6%
Average household size	2.92	2.68	2.55	2.39
B. Household income and poverty				
1. Median household income (all households), nominal \$	\$16,625	\$27,132	\$9,115	\$14,000
2000 \$	\$39,433	\$37,678	\$21,620	\$19,442
% change from previous census		-4.4%		-10.1%
2. Median household income by group (nominal \$)				
Elderly (householder 65 or older)	\$7,690	\$32,050	\$4,540	\$16,000
By race				
White	\$16,825	\$27,400	\$9,560	\$14,568
Black	\$12,748	\$21,632	\$6,805	\$10,124
Other	\$21,015	\$34,613	\$8,005	\$17,000
Hispanic origin	\$13,775	\$27,111	\$8,020	\$14,000

Kentucky (by tenure)

	<u>Owners</u>		<u>Renters</u>	
	<u>1980</u>	<u>1990</u>	<u>1980</u>	<u>1990</u>
3. Low-income households (as % of total households)*				
Low income (below 80% of median family income)	25.9%	26.1%	51.2%	49.7%
Very low income (below 50% of median family income)	14.2%	14.9%	32.1%	34.0%
Extremely low income (below 30% of median family income)	6.1%	7.3%	17.2%	19.2%
4. Low-income households by group (% of group total)				
Elderly	52.4%	45.4%	76.5%	71.0%
By race				
White	25.3%	25.9%	48.9%	48.2%
Black	39.8%	31.2%	68.2%	60.1%
Other	20.0%	22.1%	58.2%	39.9%
Hispanic origin	32.9%	18.5%	58.6%	31.2%
5. Poverty rates				
All persons (%)	12.0%	11.9%	32.6%	36.2%
Children (0-17, %)	13.8%	13.8%	42.4%	46.4%
Elderly (65+, %)	19.3%	16.3%	37.4%	38.3%
By race (%)				
White	11.7%	11.7%	30.3%	34.3%
Black	18.5%	15.7%	47.9%	48.8%
Other	9.7%	11.8%	37.8%	28.2%
Hispanic origin	17.1%	6.0%	43.7%	27.5%

C. Housing stock

1. Total units	884,825	960,469	378,530	419,313
% change from previous census		8.5%		10.8%
Total year round units	n/a	n/a	n/a	n/a
% change from previous census	n/a	n/a	n/a	n/a
Seasonal or occasional use units	n/a	n/a	n/a	n/a
2. Vacancy rate (year round units)	n/a	n/a	n/a	n/a
3. Type of unit				
Mobile home	9.2%	12.9%	5.8%	8.0%
Single-family	87.1%	84.8%	44.9%	37.1%
Multi-family or other type	3.7%	2.3%	49.3%	54.9%
4. Services				
% lacking complete plumbing facilities	4.6%	2.0%	8.9%	3.3%
% lacking complete kitchen	3.4%	1.0%	7.3%	2.2%
% lacking telephone (occupied units)	7.3%	6.1%	22.7%	19.8%
Sewage disposal				
Public	47.2%	48.4%	71.4%	76.3%
Septic tank	46.5%	48.1%	19.2%	20.3%
Other	6.3%	3.5%	9.4%	3.4%
Source of water				
Public or private company	71.2%	78.1%	82.1%	88.3%
Well, drilled	16.2%	13.2%	8.1%	6.3%
Well, dug	4.3%	2.5%	3.8%	1.8%
Other	8.2%	6.2%	6.0%	3.5%
5. By number of bedrooms				
0-1 bedrooms	3.6%	2.5%	30.1%	28.2%
2 bedrooms	29.5%	25.7%	44.0%	44.1%
3 bedrooms	50.4%	52.5%	20.5%	22.2%
4 bedrooms	13.7%	15.9%	4.5%	4.5%
5+ bedrooms	2.7%	3.3%	0.9%	0.9%
6. Crowded units (1.01 or more persons per room)	3.6%	1.7%	6.8%	4.1%

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

Kentucky (by metro PUMA status)

	<u>Metro</u>		<u>Non-Metro</u>	
	<u>1980</u>	<u>1990</u>	<u>1980</u>	<u>1990</u>
A. Population				
1. Total persons	1,985,040	2,120,725	1,671,240	1,546,670
% change from previous census or estimate		6.8%		-7.5%
2. Children under 18 years old	579,920	542,924	509,200	405,487
% change from previous census or estimate		-6.4%		-20.4%
3. Elderly				
Persons 65 or older	215,000	262,876	197,600	202,023
% change from previous census or estimate		22.3%		2.2%
Persons 75 or older	83,780	109,740	77,520	86,531
% change from previous census or estimate		31.0%		11.6%
Persons 85 or older	18,060	25,044	16,240	19,454
% change from previous census or estimate		38.7%		19.8%
4. Median age	29	33	28	32
5. Educational attainment of persons 25 years or older				
Did not complete high school	40.1%	28.9%	55.5%	44.0%
Completed high school, no college	32.0%	32.5%	26.2%	31.1%
Less than 4 years of college	14.7%	22.0%	9.9%	15.2%
Completed at least 4 years of college	13.2%	16.6%	8.3%	9.7%
6. Disabled population				
Prevented from work, % of under 65 population	5.5%	5.4%	9.0%	9.7%
Prevented from work, % of 65 or older population	38.7%	37.3%	48.4%	47.5%
Self care limitations, % of under 65 population	n/a	3.4%	n/a	4.4%
Self care limitations, % of 65 or older population	n/a	16.5%	n/a	19.5%
Mobility limitations, % of under 65 population	n/a	2.6%	n/a	4.2%
Mobility limitations, % of 65 or older population	n/a	22.9%	n/a	28.0%
7. By race				
White (for 2000 Census if single race designated)	1,777,280	1,901,771	1,596,600	1,478,002
% change from previous census		7.0%		-7.4%
Black (for 2000 Census if single race designated)	194,480	201,189	66,740	59,637
% change from previous census		3.4%		-10.6%
Other (for 2000 Census if single race designated)	13,280	17,765	7,900	9,031
% change from previous census		33.8%		14.3%
Two or more races				
8. Hispanic origin	13,260	13,529	14,360	5,981
% change from previous census		2.0%		-58.3%
9. Households	698,222	805,583	564,880	569,659
% change from previous census		15.4%		0.8%
Household type				
Married couple family type, % of all households	63.2%	57.4%	69.2%	63.9%
Male-headed family type, % of all households	2.1%	2.7%	2.3%	2.7%
Female-headed family type no spouse, % of all households	10.5%	11.9%	9.3%	9.9%
Single person non-family type, % of all households	21.5%	24.6%	18.1%	21.7%
Multi-person non-family type, % of all households	2.6%	3.4%	1.1%	1.8%
Average household size	2.77	2.56	2.87	2.63
B. Household income and poverty				
1. Median household income (all households), nominal \$	\$15,830	\$26,000	\$11,720	\$18,000
2000 \$	\$37,547	\$36,106	\$27,799	\$24,997
% change from previous census		-3.8%		-10.1%
2. Median household income by group (nominal \$)				
Elderly (householder 65 or older)	\$7,650	\$14,174	\$6,060	\$10,476
By race				
White	\$16,510	\$27,031	\$11,910	\$18,094
Black	\$9,262	\$14,874	\$8,147	\$13,090
Other	\$12,715	\$24,400	\$9,377	\$18,700
Hispanic origin	\$11,120	\$24,400	\$10,170	\$21,000

Kentucky (by metro PUMA status)

	<u>Metro</u>		<u>Non-Metro</u>	
	<u>1980</u>	<u>1990</u>	<u>1980</u>	<u>1990</u>
3. Low-income households (as % of total households)*				
Low income (below 80% of median family income)	32.5%	22.4%	34.0%	47.9%
Very low income (below 50% of median family income)	19.0%	12.7%	19.7%	31.4%
Extremely low income (below 30% of median family income)	9.6%	5.7%	8.8%	17.8%
4. Low-income households by group (% of group total)				
Elderly	59.4%	38.0%	56.3%	67.4%
By race				
White	30.2%	20.3%	33.4%	47.4%
Black	56.1%	44.0%	48.7%	59.8%
Other	44.3%	22.1%	33.2%	48.3%
Hispanic origin	48.1%	16.3%	39.5%	33.9%
5. Poverty rates				
All persons (%)	13.6%	14.2%	22.4%	24.8%
Children (0-17, %)	17.8%	19.5%	27.2%	30.6%
Elderly (65+, %)	18.4%	15.5%	28.2%	26.7%
By race (%)				
White	11.5%	12.2%	21.9%	24.4%
Black	33.0%	33.5%	34.9%	36.9%
Other	24.7%	20.4%	24.5%	20.0%
Hispanic origin	25.4%	19.2%	30.6%	16.6%
C. Housing stock				
1. Total units	698,220	869,598	564,880	632,491
% change from previous census		24.5%		12.0%
Total year round units	754,440	862,149	609,680	619,127
% change from previous census		14.3%		1.5%
Seasonal or occasional use units	3,840	7,449	9,920	13,364
2. Vacancy rate (year round units)	6.3%	6.6%	7.3%	8.0%
3. Type of unit				
Mobile home	4.9%	7.1%	12.4%	18.9%
Single-family	71.2%	68.4%	76.9%	69.6%
Multi-family or other type	23.9%	24.5%	10.7%	11.6%
4. Services				
% lacking complete plumbing facilities	2.9%	1.3%	11.6%	5.1%
% lacking complete kitchen	3.0%	1.2%	9.2%	3.2%
% lacking telephone (occupied units)	7.9%	7.1%	16.7%	14.8%
Sewage disposal				
Public	70.2%	71.6%	34.8%	35.6%
Septic tank	26.2%	26.6%	51.7%	57.8%
Other	3.6%	1.8%	13.5%	6.6%
Source of water				
Public or private company	87.6%	90.8%	57.5%	66.5%
Well, drilled	4.6%	3.5%	25.0%	22.1%
Well, dug	2.1%	1.1%	7.1%	4.1%
Other	5.7%	4.5%	10.4%	7.3%
5. By number of bedrooms				
0-1 bedrooms	15.0%	13.4%	9.0%	8.7%
2 bedrooms	32.7%	31.2%	36.5%	34.4%
3 bedrooms	38.9%	40.3%	42.4%	43.7%
4 bedrooms	11.4%	12.7%	9.8%	10.7%
5+ bedrooms	2.1%	2.4%	2.3%	2.5%
6. Crowded units (1.01 or more persons per room)	3.7%	2.3%	5.7%	2.7%

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

Barren River

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	217,041	221,719	255,225
% change from previous census or estimate		2.2%	15.1%
2. Children under 18 years old	60,743	56,050	62,142
% change from previous census or estimate		-7.7%	10.9%
3. Elderly			
Persons 65 or older	27,515	30,757	32,714
% change from previous census or estimate		11.8%	6.4%
Persons 75 or older	10,596	13,465	15,126
% change from previous census or estimate		27.1%	12.3%
Persons 85 or older	2,239	3,010	3,972
% change from previous census or estimate		34.4%	32.0%
4. Median age	29.0	34.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	53.2%	41.8%	n/a
Completed high school, no college	27.5%	32.0%	n/a
Less than 4 years of college	9.9%	15.3%	n/a
Completed at least 4 years of college	9.4%	10.9%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	6.4%	8.0%	n/a
Prevented from work, % of 65 or older population	44.8%	44.1%	n/a
Self care limitations, % of under 65 population	n/a	3.3%	n/a
Self care limitations, % of 65 or older population	n/a	26.7%	n/a
Mobility limitations, % of under 65 population	n/a	3.6%	n/a
Mobility limitations, % of 65 or older population	n/a	20.9%	n/a
7. By race			
White (for 2000 Census if single race designated)	202,401	206,690	233,563
% change from previous census		2.1%	13.0%
Black (for 2000 Census if single race designated)	13,810	13,711	15,087
% change from previous census		-0.7%	10.0%
Other (for 2000 Census if single race designated)	830	1,318	4,084
% change from previous census		58.8%	209.9%
Two or more races	n/a	n/a	2,491
8. Hispanic origin	1,445	893	3,979
% change from previous census		-38.2%	345.6%
9. Households	76,353	84,320	99,775
% change from previous census		10.4%	18.3%
Household type			
Married couple family type, % of all households	66.9%	60.8%	55.9%
Male-headed family type, % of all households	2.4%	2.8%	3.6%
Female-headed family type no spouse, % of all households	8.9%	10.1%	10.6%
Single person non-family type, % of all households	19.6%	25.6%	25.2%
Multi-person non-family type, % of all households	2.2%	3.1%	4.7%
Average household size	2.75	2.56	2.48

B. Household income and poverty

1. Median household income (all households), nominal \$	\$11,965	\$19,738	n/a
2000 \$	\$28,380	\$27,410	n/a
% change from previous census		-3.4%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$5,665	\$10,688	n/a
By race			
White	\$12,047	\$20,019	n/a
Black	\$8,510	\$12,720	n/a
Other	\$19,030	\$18,700	
Hispanic origin	\$6,130	\$25,000	n/a

Barren River

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	31.9%	43.6%	n/a
Very low income (below 50% of median family income)	18.3%	27.9%	n/a
Extremely low income (below 30% of median family income)	7.6%	15.7%	n/a
4. Low-income households by group (% of group total)			
Elderly	58.3%	65.8%	n/a
By race			
White	30.9%	42.4%	n/a
Black	47.8%	60.5%	n/a
Other	35.7%	55.6%	n/a
Hispanic origin	56.5%	51.2%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	19.3%	20.6%	16.2%
Children (0-17, %)	21.2%	24.8%	23.5%
Elderly (65+, %)	28.9%	26.2%	n/a
By race (%)			
White	17.5%	19.5%	n/a
Black	35.0%	36.7%	n/a
Other	33.3%	26.6%	n/a
Hispanic origin	23.6%	27.0%	n/a
C. Housing stock			
1. Total units	85,030	93,006	112,237
% change from previous census		9.4%	20.7%
Total year round units	83,589	90,996	109,411
% change from previous census		8.9%	20.2%
Seasonal or occasional use units	1,441	2,010	2,826
2. Vacancy rate (year round units)	8.7%	7.3%	8.8%
3. Type of unit			
Mobile home	9.6%	15.1%	n/a
Single-family	77.3%	71.2%	n/a
Multi-family or other type	13.1%	13.8%	n/a
4. Services			
% lacking complete plumbing facilities	10.1%	3.6%	n/a
% lacking complete kitchen	8.4%	2.7%	n/a
% lacking telephone (occupied units)	13.9%	12.7%	n/a
Sewage disposal			
Public	40.8%	41.5%	n/a
Septic tank	48.1%	54.1%	n/a
Other	11.1%	4.5%	n/a
Source of water			
Public or private company	67.6%	82.4%	n/a
Well, drilled	18.3%	10.2%	n/a
Well, dug	4.7%	2.3%	n/a
Other	9.4%	5.1%	n/a
5. Tenure			
Owner-occupied units	54,250	60,170	71,665
% of occupied units that are owner-occupied	71.1%	71.4%	71.8%
% of owner occupied units with householder 65 or older	26.3%	28.4%	25.1%
% white householders in owner-occupied units	72.3%	73.0%	74.0%
% black householders in owner-occupied units	52.4%	46.9%	46.3%
% other or multiple race householders in owner-occupied units	41.1%	45.2%	39.7%
% hispanic householders in owner-occupied units	64.5%	57.4%	34.2%

Barren River

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	10.8%	9.4%	n/a
2 bedrooms	35.2%	32.9%	n/a
3 bedrooms	41.9%	44.3%	n/a
4 bedrooms	10.0%	11.1%	n/a
5+ bedrooms	2.1%	2.2%	n/a
7. Crowded units (1.01 or more persons per room)	4.3%	2.3%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$32,500	\$37,500	n/a
2000 \$	\$64,961	\$48,469	n/a
% change from previous census		-25.4%	n/a
Median selected monthly owner costs (nominal \$)	\$194	\$261	n/a
2000 \$	\$388	\$337	n/a
% change from previous census		-13.0%	n/a
Utility costs (median monthly cost, nominal \$)	\$75	\$114	n/a
2000 \$	\$150	\$148	n/a
% change from previous census		-1.6%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$165	\$273	n/a
2000 \$	\$330	\$353	n/a
% change from previous census		7.0%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$270	\$291	n/a
2 bedrooms	\$362	\$362	n/a
3 bedrooms	\$430	\$439	n/a
4+ bedrooms	\$280	\$357	n/a
Mean gross rent paid by low income households (nominal \$)	\$143	\$245	n/a
2000 \$	\$287	\$316	n/a
% change from previous census		10.2%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$106	\$201	n/a
2000 \$	\$212	\$260	n/a
% change from previous census		23.1%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$75	\$56	n/a

E. Housing assistance

1. Subsidized rental units	
Total HUD Office of Public and Indian Housing (PIH) available units**	2,657
HUD Office of Housing units	2,111
HOME rental units	55
RHS rental units	775
LIHTC units	793
Double-counted units	676
Vacancies	497
Net number of units	5,715
Low income renter households 2000 (estimated)	12,245
Unassisted low income renter households	7,027
As a % of total	57.4%

Barren River

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$8,938
Average monthly total tenant payment (\$)			\$202
Distribution by household size (%)			
1 person			42.9%
2 persons			22.7%
3-4 persons			27.1%
5+ persons			7.0%
Race (%)			
White			71.9%
Black			25.3%
Other			2.8%
Hispanic (%)			0.5%
Elderly			24.1%
Disabled			24.8%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		1,452	1,244

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	17.0%	15.3%	n/a
Low income	44.7%	36.2%	n/a
Very low income	60.1%	47.9%	n/a
Extremely low income	80.0%	68.3%	n/a
Low income elderly	39.2%	29.7%	n/a
All elderly owners (65+)	21.7%	18.8%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	35.2%	36.8%	n/a
Low income	64.2%	57.9%	n/a
Very low income	74.8%	69.4%	n/a
Extremely low income	88.6%	74.5%	n/a
Low income elderly	57.6%	52.9%	n/a
All elderly renters (65+)	46.5%	46.9%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	8.7%	5.8%	n/a
Low income	25.2%	16.4%	n/a
Very low income	37.1%	25.9%	n/a
Extremely low income	61.8%	44.2%	n/a
Low income elderly	18.1%	12.3%	n/a
All elderly owners (65+)	9.9%	7.4%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	16.9%	18.8%	n/a
Low income	35.2%	30.3%	n/a
Very low income	48.1%	40.3%	n/a
Extremely low income	78.5%	53.3%	n/a
Low income elderly	26.3%	20.3%	n/a
All elderly renters (65+)	20.5%	17.6%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Big Sandy

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	181,759	165,020	160,532
% change from previous census or estimate		-9.2%	-2.7%
2. Children under 18 years old	61,234	47,104	39,056
% change from previous census or estimate		-23.1%	-17.1%
3. Elderly			
Persons 65 or older	16,602	17,904	19,203
% change from previous census or estimate		7.8%	7.3%
Persons 75 or older	5,733	7,146	8,268
% change from previous census or estimate		24.6%	15.7%
Persons 85 or older	1,172	1,512	1,885
% change from previous census or estimate		29.0%	24.7%
4. Median age	27.0	32.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	61.5%	50.3%	n/a
Completed high school, no college	24.9%	28.8%	n/a
Less than 4 years of college	7.4%	13.4%	n/a
Completed at least 4 years of college	6.2%	7.5%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	13.8%	15.1%	n/a
Prevented from work, % of 65 or older population	61.4%	59.5%	n/a
Self care limitations, % of under 65 population	n/a	6.9%	n/a
Self care limitations, % of 65 or older population	n/a	32.7%	n/a
Mobility limitations, % of under 65 population	n/a	6.0%	n/a
Mobility limitations, % of 65 or older population	n/a	19.8%	n/a
7. By race			
White (for 2000 Census if single race designated)	180,843	163,868	157,925
% change from previous census		-9.4%	-3.6%
Black (for 2000 Census if single race designated)	544	633	941
% change from previous census		16.4%	48.7%
Other (for 2000 Census if single race designated)	372	519	867
% change from previous census		39.5%	67.1%
Two or more races	n/a	n/a	799
8. Hispanic origin	651	387	987
% change from previous census		-40.6%	155.0%
9. Households	58,894	59,021	63,396
% change from previous census		0.2%	7.4%
Household type			
Married couple family type, % of all households	73.0%	65.6%	58.7%
Male-headed family type, % of all households	2.4%	3.0%	3.7%
Female-headed family type no spouse, % of all households	8.9%	11.3%	11.7%
Single person non-family type, % of all households	15.0%	18.9%	23.8%
Multi-person non-family type, % of all households	0.7%	1.2%	2.1%
Average household size	3.07	2.77	2.49

B. Household income and poverty

1. Median household income (all households), nominal \$	\$13,005	\$16,072	n/a
2000 \$	\$30,847	\$22,319	n/a
% change from previous census		-27.6%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$6,095	\$11,025	n/a
By race			
White	\$13,005	\$16,060	n/a
Black	\$9,005	\$18,673	n/a
Other	\$5,205	\$30,359	
Hispanic origin	\$18,375	\$25,849	n/a

Big Sandy

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	31.6%	52.1%	n/a
Very low income (below 50% of median family income)	18.0%	34.8%	n/a
Extremely low income (below 30% of median family income)	8.9%	19.8%	n/a
4. Low-income households by group (% of group total)			
Elderly	56.1%	69.1%	n/a
By race			
White	31.6%	52.2%	n/a
Black	28.6%	47.5%	n/a
Other	60.0%	24.6%	n/a
Hispanic origin	6.7%	14.6%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	22.4%	29.5%	26.0%
Children (0-17, %)	27.3%	35.3%	34.3%
Elderly (65+, %)	25.7%	23.1%	n/a
By race (%)			
White	21.5%	29.5%	n/a
Black	0.0%	40.2%	n/a
Other	30.8%	13.2%	n/a
Hispanic origin	7.0%	28.8%	n/a
C. Housing stock			
1. Total units	63,289	64,807	70,708
% change from previous census		2.4%	9.1%
Total year round units	63,106	64,572	70,184
% change from previous census		2.3%	8.7%
Seasonal or occasional use units	183	235	524
2. Vacancy rate (year round units)	6.7%	8.6%	9.7%
3. Type of unit			
Mobile home	20.1%	28.5%	n/a
Single-family	73.4%	63.4%	n/a
Multi-family or other type	6.5%	8.0%	n/a
4. Services			
% lacking complete plumbing facilities	10.7%	4.1%	n/a
% lacking complete kitchen	8.8%	2.9%	n/a
% lacking telephone (occupied units)	20.8%	16.2%	n/a
Sewage disposal			
Public	16.2%	17.8%	n/a
Septic tank	67.5%	73.4%	n/a
Other	16.3%	8.8%	n/a
Source of water			
Public or private company	32.4%	46.2%	n/a
Well, drilled	53.0%	45.7%	n/a
Well, dug	10.8%	5.4%	n/a
Other	3.8%	2.7%	n/a
5. Tenure			
Owner-occupied units	44,905	44,895	49,474
% of occupied units that are owner-occupied	76.2%	76.1%	78.0%
% of owner occupied units with householder 65 or older	19.6%	23.6%	22.9%
% white householders in owner-occupied units	76.3%	76.2%	78.3%
% black householders in owner-occupied units	65.6%	57.5%	62.0%
% other or multiple race householders in owner-occupied units	58.2%	62.3%	59.9%
% hispanic householders in owner-occupied units	68.3%	64.3%	65.0%

Big Sandy

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	7.3%	6.8%	n/a
2 bedrooms	38.2%	36.4%	n/a
3 bedrooms	42.8%	45.3%	n/a
4 bedrooms	9.7%	9.2%	n/a
5+ bedrooms	2.1%	2.4%	n/a
7. Crowded units (1.01 or more persons per room)	7.7%	2.9%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$26,250	\$27,500	n/a
2000 \$	\$52,468	\$35,544	n/a
% change from previous census		-32.3%	n/a
Median selected monthly owner costs (nominal \$)	\$128	\$182	n/a
2000 \$	\$256	\$235	n/a
% change from previous census		-8.1%	n/a
Utility costs (median monthly cost, nominal \$)	\$73	\$109	n/a
2000 \$	\$145	\$140	n/a
% change from previous census		-3.1%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$175	\$280	n/a
2000 \$	\$350	\$362	n/a
% change from previous census		3.5%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$280	\$275	n/a
2 bedrooms	\$352	\$350	n/a
3 bedrooms	\$410	\$406	n/a
4+ bedrooms	\$420	\$425	n/a
Mean gross rent paid by low income households (nominal \$)	\$152	\$242	n/a
2000 \$	\$305	\$313	n/a
% change from previous census		2.8%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$105	\$183	n/a
2000 \$	\$210	\$236	n/a
% change from previous census		12.5%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$95	\$77	n/a

E. Housing assistance

1. Subsidized rental units	
Total HUD Office of Public and Indian Housing (PIH) available units**	2,741
HUD Office of Housing units	1,099
HOME rental units	40
RHS rental units	689
LIHTC units	213
Double-counted units	356
Vacancies	385
Net number of units	4,426
Low income renter households 2000 (estimated)	8,248
Unassisted low income renter households	4,207
As a % of total	51.0%

Big Sandy

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$7,307
Average monthly total tenant payment (\$)			\$163
Distribution by household size (%)			
1 person			39.2%
2 persons			24.7%
3-4 persons			30.5%
5+ persons			5.5%
Race (%)			
White			99.3%
Black			0.6%
Other			0.1%
Hispanic (%)			0.1%
Elderly			18.6%
Disabled			30.0%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		111	173

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	15.5%	19.3%	n/a
Low income	40.1%	35.6%	n/a
Very low income	61.0%	47.5%	n/a
Extremely low income	87.5%	60.3%	n/a
Low income elderly	34.0%	25.5%	n/a
All elderly owners (65+)	19.0%	18.5%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	34.6%	43.4%	n/a
Low income	70.0%	65.6%	n/a
Very low income	86.7%	74.4%	n/a
Extremely low income	98.0%	78.4%	n/a
Low income elderly	66.7%	58.5%	n/a
All elderly renters (65+)	58.5%	47.2%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	8.1%	8.2%	n/a
Low income	25.7%	17.1%	n/a
Very low income	41.9%	26.8%	n/a
Extremely low income	66.7%	40.2%	n/a
Low income elderly	19.6%	11.1%	n/a
All elderly owners (65+)	10.4%	8.0%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	18.7%	23.3%	n/a
Low income	42.4%	35.4%	n/a
Very low income	63.3%	44.0%	n/a
Extremely low income	84.0%	58.5%	n/a
Low income elderly	38.5%	23.1%	n/a
All elderly renters (65+)	32.1%	18.6%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Bluegrass

A. Population

	1980	1990	2000
1. Total persons	547,280	589,974	686,003
% change from previous census or estimate		7.8%	16.3%
2. Children under 18 years old	150,982	142,829	159,121
% change from previous census or estimate		-5.4%	11.4%
3. Elderly			
Persons 65 or older	55,666	67,133	75,721
% change from previous census or estimate		20.6%	12.8%
Persons 75 or older	22,296	28,623	34,847
% change from previous census or estimate		28.4%	21.7%
Persons 85 or older	5,033	6,894	8,908
% change from previous census or estimate		37.0%	29.2%
4. Median age	28.0	32.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	40.1%	29.4%	n/a
Completed high school, no college	30.0%	29.1%	n/a
Less than 4 years of college	12.8%	21.1%	n/a
Completed at least 4 years of college	17.1%	20.4%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	5.0%	4.9%	n/a
Prevented from work, % of 65 or older population	39.8%	38.6%	n/a
Self care limitations, % of under 65 population	n/a	2.4%	n/a
Self care limitations, % of 65 or older population	n/a	24.4%	n/a
Mobility limitations, % of under 65 population	n/a	3.0%	n/a
Mobility limitations, % of 65 or older population	n/a	16.7%	n/a
7. By race			
White (for 2000 Census if single race designated)	496,501	534,276	607,203
% change from previous census		7.6%	13.6%
Black (for 2000 Census if single race designated)	47,025	48,860	55,454
% change from previous census		3.9%	13.5%
Other (for 2000 Census if single race designated)	3,754	6,838	15,122
% change from previous census		82.2%	121.1%
Two or more races	n/a	n/a	8,224
8. Hispanic origin	4,251	3,968	14,043
% change from previous census		-6.7%	253.9%
9. Households	193,238	223,795	273,051
% change from previous census		15.8%	22.0%
Household type			
Married couple family type, % of all households	61.7%	56.5%	51.3%
Male-headed family type, % of all households	2.1%	2.7%	3.4%
Female-headed family type no spouse, % of all households	10.3%	11.3%	11.3%
Single person non-family type, % of all households	21.7%	28.4%	27.1%
Multi-person non-family type, % of all households	4.1%	4.9%	6.8%
Average household size	2.70	2.52	2.41

B. Household income and poverty

1. Median household income (all households), nominal \$	\$14,117	\$25,094	n/a
2000 \$	\$33,484	\$34,848	n/a
% change from previous census		4.1%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$7,555	\$13,105	n/a
By race			
White	\$14,865	\$26,000	n/a
Black	\$8,505	\$15,500	n/a
Other	\$11,025	\$19,000	
Hispanic origin	\$10,415	\$27,000	n/a

Bluegrass

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	33.7%	25.8%	n/a
Very low income (below 50% of median family income)	19.4%	15.4%	n/a
Extremely low income (below 30% of median family income)	9.6%	7.7%	n/a
4. Low-income households by group (% of group total)			
Elderly	56.3%	44.1%	n/a
By race			
White	31.5%	24.2%	n/a
Black	57.6%	44.4%	n/a
Other	51.1%	22.8%	n/a
Hispanic origin	48.9%	13.4%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	16.1%	16.0%	13.0%
Children (0-17, %)	19.9%	20.6%	19.1%
Elderly (65+, %)	20.8%	18.3%	n/a
By race (%)			
White	15.0%	14.5%	n/a
Black	32.2%	32.6%	n/a
Other	29.1%	21.0%	n/a
Hispanic origin	33.7%	24.4%	n/a
C. Housing stock			
1. Total units	208,796	242,088	294,327
% change from previous census		15.9%	21.6%
Total year round units	207,903	240,510	291,985
% change from previous census		15.7%	21.4%
Seasonal or occasional use units	893	1,578	2,342
2. Vacancy rate (year round units)	7.1%	6.9%	6.5%
3. Type of unit			
Mobile home	5.3%	7.5%	n/a
Single-family	68.6%	65.9%	n/a
Multi-family or other type	26.1%	26.6%	n/a
4. Services			
% lacking complete plumbing facilities	5.4%	2.1%	n/a
% lacking complete kitchen	4.5%	1.5%	n/a
% lacking telephone (occupied units)	11.0%	10.1%	n/a
Sewage disposal			
Public	66.5%	71.9%	n/a
Septic tank	27.6%	25.5%	n/a
Other	5.9%	2.6%	n/a
Source of water			
Public or private company	86.0%	91.0%	n/a
Well, drilled	2.7%	1.6%	n/a
Well, dug	2.1%	0.9%	n/a
Other	9.2%	6.4%	n/a
5. Tenure			
Owner-occupied units	119,789	139,487	173,492
% of occupied units that are owner-occupied	62.0%	62.3%	63.5%
% of owner occupied units with householder 65 or older	22.4%	24.1%	22.6%
% white householders in owner-occupied units	63.8%	64.5%	66.5%
% black householders in owner-occupied units	43.2%	41.0%	39.1%
% other or multiple race householders in owner-occupied units	38.5%	34.8%	33.7%
% hispanic householders in owner-occupied units	48.1%	43.4%	25.9%

Bluegrass

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	15.2%	13.8%	n/a
2 bedrooms	32.6%	30.1%	n/a
3 bedrooms	38.8%	40.4%	n/a
4 bedrooms	11.3%	12.9%	n/a
5+ bedrooms	2.2%	2.7%	n/a
7. Crowded units (1.01 or more persons per room)	3.9%	2.3%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$42,500	\$57,500	n/a
2000 \$	\$84,949	\$74,319	n/a
% change from previous census		-12.5%	n/a
Median selected monthly owner costs (nominal \$)	\$248	\$396	n/a
2000 \$	\$496	\$512	n/a
% change from previous census		3.3%	n/a
Utility costs (median monthly cost, nominal \$)	\$80	\$115	n/a
2000 \$	\$161	\$149	n/a
% change from previous census		-7.3%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$212	\$346	n/a
2000 \$	\$424	\$447	n/a
% change from previous census		5.5%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$370	\$371	n/a
2 bedrooms	\$474	\$487	n/a
3 bedrooms	\$524	\$570	n/a
4+ bedrooms	\$474	\$534	n/a
Mean gross rent paid by low income households (nominal \$)	\$182	\$275	n/a
2000 \$	\$363	\$355	n/a
% change from previous census		-2.2%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$135	\$177	n/a
2000 \$	\$270	\$229	n/a
% change from previous census		-15.1%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$93	\$126	n/a

E. Housing assistance

1. Subsidized rental units	
Total HUD Office of Public and Indian Housing (PIH) available units**	10,266
HUD Office of Housing units	8,507
HOME rental units	83
RHS rental units	2,164
LIHTC units	2,714
Double-counted units	1,722
Vacancies	1,915
Net number of units	22,012
Low income renter households 2000 (estimated)	37,363
Unassisted low income renter households	17,266
As a % of total	46.2%

Bluegrass

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$8,829
Average monthly total tenant payment (\$)			\$192
Distribution by household size (%)			
1 person			33.9%
2 persons			25.7%
3-4 persons			33.1%
5+ persons			6.9%
Race (%)			
White			68.5%
Black			34.1%
Other			0.3%
Hispanic (%)			0.5%
Elderly			19.3%
Disabled			19.3%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		4,902	4,565

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	17.6%	14.5%	n/a
Low income	50.1%	43.5%	n/a
Very low income	64.3%	57.0%	n/a
Extremely low income	84.5%	70.7%	n/a
Low income elderly	37.6%	35.3%	n/a
All elderly owners (65+)	19.9%	16.2%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	38.7%	37.7%	n/a
Low income	66.1%	70.9%	n/a
Very low income	76.0%	75.0%	n/a
Extremely low income	82.6%	82.1%	n/a
Low income elderly	52.4%	53.6%	n/a
All elderly renters (65+)	42.9%	46.1%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	6.5%	4.8%	n/a
Low income	23.5%	21.6%	n/a
Very low income	34.9%	31.3%	n/a
Extremely low income	56.0%	46.3%	n/a
Low income elderly	15.7%	14.6%	n/a
All elderly owners (65+)	8.1%	5.7%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	17.7%	18.0%	n/a
Low income	34.1%	42.6%	n/a
Very low income	50.5%	54.9%	n/a
Extremely low income	67.3%	68.5%	n/a
Low income elderly	21.3%	24.7%	n/a
All elderly renters (65+)	16.2%	19.1%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Buffalo Trace/Gateway

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	120,976	118,223	131,466
% change from previous census or estimate		-2.3%	11.2%
2. Children under 18 years old	36,504	29,943	31,297
% change from previous census or estimate		-18.0%	4.5%
3. Elderly			
Persons 65 or older	14,646	16,011	16,938
% change from previous census or estimate		9.3%	5.8%
Persons 75 or older	5,632	7,010	7,702
% change from previous census or estimate		24.5%	9.9%
Persons 85 or older	1,267	1,675	1,965
% change from previous census or estimate		32.2%	17.3%
4. Median age	28.0	32.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	58.1%	47.0%	n/a
Completed high school, no college	26.4%	30.2%	n/a
Less than 4 years of college	7.2%	13.6%	n/a
Completed at least 4 years of college	8.3%	9.3%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	7.4%	8.2%	n/a
Prevented from work, % of 65 or older population	41.6%	42.2%	n/a
Self care limitations, % of under 65 population	n/a	3.7%	n/a
Self care limitations, % of 65 or older population	n/a	25.6%	n/a
Mobility limitations, % of under 65 population	n/a	4.0%	n/a
Mobility limitations, % of 65 or older population	n/a	17.5%	n/a
7. By race			
White (for 2000 Census if single race designated)	117,317	114,700	125,999
% change from previous census		-2.2%	9.9%
Black (for 2000 Census if single race designated)	3,349	3,150	3,514
% change from previous census		-5.9%	11.6%
Other (for 2000 Census if single race designated)	310	373	980
% change from previous census		20.3%	162.7%
Two or more races	n/a	n/a	973
8. Hispanic origin	2,566	403	1,126
% change from previous census		-84.3%	179.4%
9. Households	40,794	43,225	50,293
% change from previous census		6.0%	16.4%
Household type			
Married couple family type, % of all households	68.7%	62.1%	57.6%
Male-headed family type, % of all households	2.5%	3.1%	3.7%
Female-headed family type no spouse, % of all households	8.9%	10.2%	10.2%
Single person non-family type, % of all households	18.6%	23.6%	24.6%
Multi-person non-family type, % of all households	1.4%	2.4%	3.8%
Average household size	2.87	2.62	2.48

B. Household income and poverty

1. Median household income (all households), nominal \$	\$10,505	\$18,360	n/a
2000 \$	\$24,917	\$25,497	n/a
% change from previous census		2.3%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$5,650	\$9,800	n/a
By race			
White	\$10,537	\$18,449	n/a
Black	\$9,920	\$7,869	n/a
Other	\$12,005	\$25,000	
Hispanic origin	\$5,000	\$37,968	n/a

Buffalo Trace/Gateway

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	36.4%	47.6%	n/a
Very low income (below 50% of median family income)	22.2%	32.4%	n/a
Extremely low income (below 30% of median family income)	9.3%	17.1%	n/a
4. Low-income households by group (% of group total)			
Elderly	60.0%	66.9%	n/a
By race			
White	36.2%	47.2%	n/a
Black	44.2%	64.3%	n/a
Other	28.6%	36.5%	n/a
Hispanic origin	54.5%	20.6%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	25.0%	26.7%	21.4%
Children (0-17, %)	29.9%	32.6%	30.3%
Elderly (65+, %)	31.2%	27.7%	n/a
By race (%)			
White	25.6%	26.4%	n/a
Black	26.0%	35.9%	n/a
Other	40.9%	23.4%	n/a
Hispanic origin	39.0%	25.7%	n/a
C. Housing stock			
1. Total units	44,110	47,839	57,654
% change from previous census		8.5%	20.5%
Total year round units	43,739	46,885	55,663
% change from previous census		7.2%	18.7%
Seasonal or occasional use units	371	954	1,991
2. Vacancy rate (year round units)	6.7%	7.8%	9.6%
3. Type of unit			
Mobile home	11.0%	19.6%	n/a
Single-family	79.5%	70.0%	n/a
Multi-family or other type	9.5%	10.4%	n/a
4. Services			
% lacking complete plumbing facilities	15.7%	7.5%	n/a
% lacking complete kitchen	12.2%	5.2%	n/a
% lacking telephone (occupied units)	16.8%	16.5%	n/a
Sewage disposal			
Public	32.7%	34.6%	n/a
Septic tank	49.8%	55.9%	n/a
Other	17.5%	9.5%	n/a
Source of water			
Public or private company	57.6%	68.6%	n/a
Well, drilled	12.1%	11.5%	n/a
Well, dug	12.2%	6.3%	n/a
Other	18.1%	13.6%	n/a
5. Tenure			
Owner-occupied units	28,789	31,313	37,697
% of occupied units that are owner-occupied	70.6%	72.4%	75.0%
% of owner occupied units with householder 65 or older	26.6%	27.6%	24.8%
% white householders in owner-occupied units	70.9%	72.9%	75.7%
% black householders in owner-occupied units	59.2%	55.3%	51.2%
% other or multiple race householders in owner-occupied units	37.9%	41.6%	57.2%
% hispanic householders in owner-occupied units	62.0%	63.0%	51.5%

Buffalo Trace/Gateway

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	8.7%	8.7%	n/a
2 bedrooms	34.4%	32.6%	n/a
3 bedrooms	42.1%	44.6%	n/a
4 bedrooms	11.8%	11.8%	n/a
5+ bedrooms	2.9%	2.3%	n/a
7. Crowded units (1.01 or more persons per room)	6.3%	3.6%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied

Median house value (nominal \$)	\$28,750	\$32,500	n/a
2000 \$	\$57,465	\$42,007	n/a
% change from previous census		-26.9%	n/a
Median selected monthly owner costs (nominal \$)	\$162	\$208	n/a
2000 \$	\$324	\$269	n/a
% change from previous census		-17.0%	n/a
Utility costs (median monthly cost, nominal \$)	\$78	\$109	n/a
2000 \$	\$156	\$141	n/a
% change from previous census		-9.6%	n/a

2. Rented

Median gross rent (includes utilities, nominal \$)	\$149	\$230	n/a
2000 \$	\$298	\$297	n/a
% change from previous census		-0.2%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$210	\$242	n/a
2 bedrooms	\$310	\$321	n/a
3 bedrooms	\$384	\$343	n/a
4+ bedrooms	\$360	\$402	n/a
Mean gross rent paid by low income households (nominal \$)	\$129	\$214	n/a
2000 \$	\$259	\$277	n/a
% change from previous census		7.1%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$98	\$191	n/a
2000 \$	\$195	\$247	n/a
% change from previous census		26.6%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$64	\$30	n/a

E. Housing assistance

1. Subsidized rental units

Total HUD Office of Public and Indian Housing (PIH) available units**	1,375
HUD Office of Housing units	623
HOME rental units	150
RHS rental units	895
LIHTC units	388
Double-counted units	557
Vacancies	250
Net number of units	2,874
Low income renter households 2000 (estimated)	7,778
Unassisted low income renter households	5,154
As a % of total	66.3%

Buffalo Trace/Gateway

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$8,089
Average monthly total tenant payment (\$)			\$177
Distribution by household size (%)			
1 person			42.8%
2 persons			24.7%
3-4 persons			26.7%
5+ persons			5.4%
Race (%)			
White			89.6%
Black			10.1%
Other			0.2%
Hispanic (%)			0.4%
Elderly			24.6%
Disabled			14.7%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		207	216

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	20.3%	14.5%	n/a
Low income	47.6%	32.8%	n/a
Very low income	61.7%	41.1%	n/a
Extremely low income	91.2%	60.6%	n/a
Low income elderly	40.4%	25.9%	n/a
All elderly owners (65+)	23.3%	16.2%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	33.6%	35.9%	n/a
Low income	60.1%	52.4%	n/a
Very low income	70.5%	59.1%	n/a
Extremely low income	93.6%	71.6%	n/a
Low income elderly	54.4%	43.7%	n/a
All elderly renters (65+)	47.1%	39.9%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	10.6%	4.9%	n/a
Low income	26.7%	12.6%	n/a
Very low income	39.1%	18.3%	n/a
Extremely low income	85.3%	30.8%	n/a
Low income elderly	21.2%	8.3%	n/a
All elderly owners (65+)	12.6%	5.0%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	17.9%	20.1%	n/a
Low income	35.0%	29.3%	n/a
Very low income	45.5%	38.3%	n/a
Extremely low income	72.3%	53.4%	n/a
Low income elderly	26.3%	15.7%	n/a
All elderly renters (65+)	22.1%	14.3%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Cumberland Valley

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	227,557	223,024	238,270
% change from previous census or estimate		-2.0%	6.8%
2. Children under 18 years old	74,704	62,477	60,398
% change from previous census or estimate		-16.4%	-3.3%
3. Elderly			
Persons 65 or older	25,953	27,900	29,812
% change from previous census or estimate		7.5%	6.9%
Persons 75 or older	9,849	11,886	13,494
% change from previous census or estimate		20.7%	13.5%
Persons 85 or older	1,832	2,747	3,475
% change from previous census or estimate		49.9%	26.5%
4. Median age	27.0	32.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	63.2%	52.0%	n/a
Completed high school, no college	23.3%	27.8%	n/a
Less than 4 years of college	6.7%	12.1%	n/a
Completed at least 4 years of college	6.8%	8.1%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	12.0%	13.5%	n/a
Prevented from work, % of 65 or older population	54.7%	52.8%	n/a
Self care limitations, % of under 65 population	n/a	5.7%	n/a
Self care limitations, % of 65 or older population	n/a	30.6%	n/a
Mobility limitations, % of under 65 population	n/a	5.2%	n/a
Mobility limitations, % of 65 or older population	n/a	21.1%	n/a
7. By race			
White (for 2000 Census if single race designated)	222,951	219,086	231,295
% change from previous census		-1.7%	5.6%
Black (for 2000 Census if single race designated)	3,971	3,105	3,513
% change from previous census		-21.8%	13.1%
Other (for 2000 Census if single race designated)	635	833	1,533
% change from previous census		31.2%	84.0%
Two or more races	n/a	n/a	1,929
8. Hispanic origin	3,449	649	1,637
% change from previous census		-81.2%	152.2%
9. Households	74,935	80,449	92,251
% change from previous census		7.4%	14.7%
Household type			
Married couple family type, % of all households	68.6%	62.0%	56.4%
Male-headed family type, % of all households	2.5%	3.2%	3.8%
Female-headed family type no spouse, % of all households	11.0%	13.1%	12.8%
Single person non-family type, % of all households	17.3%	21.7%	24.5%
Multi-person non-family type, % of all households	0.7%	1.4%	2.5%
Average household size	3.00	2.73	2.51

B. Household income and poverty

1. Median household income (all households), nominal \$	\$10,010	\$14,386	n/a
2000 \$	\$23,743	\$19,978	n/a
% change from previous census		-15.9%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$6,155	\$9,732	n/a
By race			
White	\$10,045	\$14,465	n/a
Black	\$6,505	\$7,428	n/a
Other	\$21,432	\$18,100	
Hispanic origin	\$6,665	\$11,000	n/a

Cumberland Valley

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	40.4%	57.5%	n/a
Very low income (below 50% of median family income)	25.5%	38.9%	n/a
Extremely low income (below 30% of median family income)	12.4%	23.4%	n/a
4. Low-income households by group (% of group total)			
Elderly	58.6%	71.6%	n/a
By race			
White	40.1%	57.3%	n/a
Black	60.7%	73.5%	n/a
Other	25.0%	56.4%	n/a
Hispanic origin	55.2%	53.6%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	30.2%	33.5%	27.9%
Children (0-17, %)	36.7%	41.5%	37.9%
Elderly (65+, %)	30.2%	27.4%	n/a
By race (%)			
White	29.5%	33.2%	n/a
Black	47.1%	53.4%	n/a
Other	37.5%	24.8%	n/a
Hispanic origin	57.1%	46.2%	n/a
C. Housing stock			
1. Total units	81,027	88,139	102,819
% change from previous census		8.8%	16.7%
Total year round units	80,766	87,640	101,927
% change from previous census		8.5%	16.3%
Seasonal or occasional use units	261	499	892
2. Vacancy rate (year round units)	7.2%	8.2%	9.5%
3. Type of unit			
Mobile home	13.0%	22.0%	n/a
Single-family	77.2%	67.7%	n/a
Multi-family or other type	9.8%	10.4%	n/a
4. Services			
% lacking complete plumbing facilities	17.7%	7.1%	n/a
% lacking complete kitchen	12.1%	3.9%	n/a
% lacking telephone (occupied units)	24.5%	20.0%	n/a
Sewage disposal			
Public	28.3%	28.5%	n/a
Septic tank	54.1%	64.4%	n/a
Other	17.6%	7.0%	n/a
Source of water			
Public or private company	54.7%	64.2%	n/a
Well, drilled	32.6%	27.7%	n/a
Well, dug	4.1%	2.4%	n/a
Other	8.6%	5.7%	n/a
5. Tenure			
Owner-occupied units	53,424	57,769	68,268
% of occupied units that are owner-occupied	71.3%	71.8%	74.0%
% of owner occupied units with householder 65 or older	26.7%	26.4%	24.3%
% white householders in owner-occupied units	71.5%	72.0%	74.3%
% black householders in owner-occupied units	61.9%	58.3%	56.7%
% other or multiple race householders in owner-occupied units	65.3%	61.0%	64.2%
% hispanic householders in owner-occupied units	63.8%	66.2%	67.5%

Cumberland Valley

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	9.5%	8.1%	n/a
2 bedrooms	39.5%	37.4%	n/a
3 bedrooms	40.1%	43.1%	n/a
4 bedrooms	9.0%	9.3%	n/a
5+ bedrooms	2.0%	2.1%	n/a
7. Crowded units (1.01 or more persons per room)	8.0%	3.5%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$21,250	\$27,500	n/a
2000 \$	\$42,474	\$35,544	n/a
% change from previous census		-16.3%	n/a
Median selected monthly owner costs (nominal \$)	\$127	\$168	n/a
2000 \$	\$254	\$217	n/a
% change from previous census		-14.5%	n/a
Utility costs (median monthly cost, nominal \$)	\$77	\$101	n/a
2000 \$	\$154	\$130	n/a
% change from previous census		-15.7%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$155	\$241	n/a
2000 \$	\$310	\$311	n/a
% change from previous census		0.5%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$208	\$252	n/a
2 bedrooms	\$316	\$310	n/a
3 bedrooms	\$380	\$379	n/a
4+ bedrooms	\$340	\$449	n/a
Mean gross rent paid by low income households (nominal \$)	\$139	\$227	n/a
2000 \$	\$277	\$294	n/a
% change from previous census		6.1%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$103	\$180	n/a
2000 \$	\$206	\$233	n/a
% change from previous census		13.3%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$71	\$61	n/a

E. Housing assistance

1. Subsidized rental units	
Total HUD Office of Public and Indian Housing (PIH) available units**	3,979
HUD Office of Housing units	2,058
HOME rental units	31
RHS rental units	1,233
LIHTC units	766
Double-counted units	1,025
Vacancies	613
Net number of units	7,042
Low income renter households 2000 (estimated)	15,971
Unassisted low income renter households	9,541
As a % of total	59.7%

Cumberland Valley

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$7,480
Average monthly total tenant payment (\$)			\$162
Distribution by household size (%)			
1 person			32.9%
2 persons			27.0%
3-4 persons			33.5%
5+ persons			7.0%
Race (%)			
White			96.7%
Black			3.1%
Other			0.1%
Hispanic (%)			0.1%
Elderly			17.9%
Disabled			32.3%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		332	628

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	20.4%	19.1%	n/a
Low income	44.8%	34.8%	n/a
Very low income	58.8%	45.7%	n/a
Extremely low income	82.9%	59.9%	n/a
Low income elderly	37.1%	24.0%	n/a
All elderly owners (65+)	21.1%	16.6%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	37.3%	45.8%	n/a
Low income	67.2%	62.4%	n/a
Very low income	79.1%	71.9%	n/a
Extremely low income	89.6%	81.8%	n/a
Low income elderly	60.0%	50.5%	n/a
All elderly renters (65+)	45.5%	44.2%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	9.7%	8.7%	n/a
Low income	24.2%	17.5%	n/a
Very low income	36.0%	25.8%	n/a
Extremely low income	61.0%	41.5%	n/a
Low income elderly	16.1%	10.5%	n/a
All elderly owners (65+)	9.4%	7.1%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	16.8%	28.9%	n/a
Low income	32.8%	39.6%	n/a
Very low income	45.7%	50.9%	n/a
Extremely low income	67.9%	66.0%	n/a
Low income elderly	20.0%	24.5%	n/a
All elderly renters (65+)	13.6%	21.5%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

FIVCO

A. Population

	1980	1990	2000
1. Total persons	140,734	132,685	135,849
% change from previous census or estimate		-5.7%	2.4%
2. Children under 18 years old	42,781	33,748	31,770
% change from previous census or estimate		-21.1%	-5.9%
3. Elderly			
Persons 65 or older	15,455	17,769	19,359
% change from previous census or estimate		15.0%	8.9%
Persons 75 or older	5,613	7,312	8,388
% change from previous census or estimate		30.3%	14.7%
Persons 85 or older	1,229	1,601	1,942
% change from previous census or estimate		30.3%	21.3%
4. Median age	30.0	35.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	48.6%	38.7%	n/a
Completed high school, no college	33.3%	32.9%	n/a
Less than 4 years of college	9.8%	18.3%	n/a
Completed at least 4 years of college	8.3%	10.1%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	8.1%	9.1%	n/a
Prevented from work, % of 65 or older population	48.4%	45.5%	n/a
Self care limitations, % of under 65 population	n/a	3.4%	n/a
Self care limitations, % of 65 or older population	n/a	24.3%	n/a
Mobility limitations, % of under 65 population	n/a	4.7%	n/a
Mobility limitations, % of 65 or older population	n/a	19.6%	n/a
7. By race			
White (for 2000 Census if single race designated)	139,147	130,914	132,637
% change from previous census		-5.9%	1.3%
Black (for 2000 Census if single race designated)	1,260	1,230	1,531
% change from previous census		-2.4%	24.5%
Other (for 2000 Census if single race designated)	327	541	756
% change from previous census		65.4%	39.7%
Two or more races	n/a	n/a	925
8. Hispanic origin	735	618	1,024
% change from previous census		-15.9%	65.7%
9. Households	47,985	49,300	53,480
% change from previous census		2.7%	8.5%
Household type			
Married couple family type, % of all households	70.7%	64.5%	59.3%
Male-headed family type, % of all households	2.1%	2.6%	3.3%
Female-headed family type no spouse, % of all households	8.7%	10.4%	10.9%
Single person non-family type, % of all households	17.4%	21.5%	23.8%
Multi-person non-family type, % of all households	1.0%	1.6%	2.7%
Average household size	2.90	2.64	2.48

B. Household income and poverty

1. Median household income (all households), nominal \$	\$14,197	\$21,700	n/a
2000 \$	\$33,674	\$30,135	n/a
% change from previous census		-10.5%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$6,600	\$11,700	n/a
By race			
White	\$14,255	\$21,677	n/a
Black	\$8,130	\$22,600	n/a
Other	\$20,407	\$25,650	
Hispanic origin	\$6,762	\$19,077	n/a

FIVCO

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	39.2%	30.5%	n/a
Very low income (below 50% of median family income)	24.3%	18.0%	n/a
Extremely low income (below 30% of median family income)	12.3%	7.6%	n/a
4. Low-income households by group (% of group total)			
Elderly	68.7%	46.4%	n/a
By race			
White	39.1%	30.6%	n/a
Black	60.0%	34.2%	n/a
Other	16.7%	5.8%	n/a
Hispanic origin	50.0%	22.5%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	18.2%	21.8%	19.7%
Children (0-17, %)	22.6%	29.0%	29.4%
Elderly (65+, %)	22.5%	19.2%	n/a
By race (%)			
White	18.5%	21.8%	n/a
Black	27.3%	26.9%	n/a
Other	27.3%	28.2%	n/a
Hispanic origin	34.8%	32.6%	n/a
C. Housing stock			
1. Total units	51,785	53,635	59,634
% change from previous census		3.6%	11.2%
Total year round units	51,501	53,144	58,763
% change from previous census		3.2%	10.6%
Seasonal or occasional use units	284	491	871
2. Vacancy rate (year round units)	6.8%	7.2%	9.0%
3. Type of unit			
Mobile home	10.8%	16.7%	n/a
Single-family	78.9%	73.3%	n/a
Multi-family or other type	10.4%	9.9%	n/a
4. Services			
% lacking complete plumbing facilities	8.1%	3.7%	n/a
% lacking complete kitchen	6.7%	2.5%	n/a
% lacking telephone (occupied units)	11.3%	10.4%	n/a
Sewage disposal			
Public	46.9%	46.6%	n/a
Septic tank	44.3%	48.3%	n/a
Other	8.8%	5.1%	n/a
Source of water			
Public or private company	67.7%	73.1%	n/a
Well, drilled	22.7%	19.1%	n/a
Well, dug	7.2%	5.1%	n/a
Other	2.5%	2.7%	n/a
5. Tenure			
Owner-occupied units	37,016	37,942	41,652
% of occupied units that are owner-occupied	77.1%	77.0%	77.9%
% of owner occupied units with householder 65 or older	22.4%	27.1%	26.8%
% white householders in owner-occupied units	77.4%	77.2%	78.1%
% black householders in owner-occupied units	54.2%	52.3%	57.1%
% other or multiple race householders in owner-occupied units	56.3%	60.6%	64.9%
% hispanic householders in owner-occupied units	76.0%	59.7%	64.5%

FIVCO

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	7.8%	7.3%	n/a
2 bedrooms	34.6%	32.6%	n/a
3 bedrooms	44.3%	46.4%	n/a
4 bedrooms	11.1%	11.5%	n/a
5+ bedrooms	2.1%	2.1%	n/a
7. Crowded units (1.01 or more persons per room)	4.7%	2.0%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$32,500	\$37,500	n/a
2000 \$	\$64,961	\$48,469	n/a
% change from previous census		-25.4%	n/a
Median selected monthly owner costs (nominal \$)	\$190	\$250	n/a
2000 \$	\$380	\$323	n/a
% change from previous census		-14.9%	n/a
Utility costs (median monthly cost, nominal \$)	\$78	\$116	n/a
2000 \$	\$157	\$150	n/a
% change from previous census		-4.2%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$187	\$285	n/a
2000 \$	\$374	\$368	n/a
% change from previous census		-1.4%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$270	\$242	n/a
2 bedrooms	\$400	\$372	n/a
3 bedrooms	\$420	\$459	n/a
4+ bedrooms	\$416	\$463	n/a
Mean gross rent paid by low income households (nominal \$)	\$165	\$221	n/a
2000 \$	\$330	\$286	n/a
% change from previous census		-13.3%	
Mean gross affordable rent for low inc. households (nom. \$)	\$131	\$151	n/a
2000 \$	\$262	\$196	n/a
% change from previous census		-25.4%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$67	\$90	n/a

E. Housing assistance

1. Subsidized rental units		
Total HUD Office of Public and Indian Housing (PIH) available units**		2,136
HUD Office of Housing units		1,127
HOME rental units		9
RHS rental units		419
LIHTC units		319
Double-counted units		384
Vacancies		315
Net number of units		3,626
Low income renter households 2000 (estimated)		6,891
Unassisted low income renter households		3,581
As a % of total		52.0%

FIVCO

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$7,818
Average monthly total tenant payment (\$)			\$169
Distribution by household size (%)			
1 person			41.0%
2 persons			21.4%
3-4 persons			31.1%
5+ persons			7.0%
Race (%)			
White			98.3%
Black			1.7%
Other			0.0%
Hispanic (%)			0.7%
Elderly			20.7%
Disabled			29.5%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		320	309

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	14.9%	14.1%	n/a
Low income	40.1%	46.3%	n/a
Very low income	53.3%	60.5%	n/a
Extremely low income	76.7%	84.4%	n/a
Low income elderly	25.3%	29.9%	n/a
All elderly owners (65+)	15.7%	13.6%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	40.1%	37.3%	n/a
Low income	61.2%	65.0%	n/a
Very low income	69.9%	69.4%	n/a
Extremely low income	79.7%	80.6%	n/a
Low income elderly	55.9%	55.7%	n/a
All elderly renters (65+)	50.0%	44.5%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	6.9%	6.0%	n/a
Low income	22.6%	26.5%	n/a
Very low income	33.0%	39.4%	n/a
Extremely low income	57.5%	75.2%	n/a
Low income elderly	11.7%	10.6%	n/a
All elderly owners (65+)	7.1%	4.3%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	18.5%	17.8%	n/a
Low income	30.8%	35.1%	n/a
Very low income	42.9%	44.3%	n/a
Extremely low income	58.2%	66.1%	n/a
Low income elderly	22.0%	14.7%	n/a
All elderly renters (65+)	19.7%	10.5%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Green River

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	199,048	199,342	207,377
% change from previous census or estimate		0.1%	4.0%
2. Children under 18 years old	60,076	53,934	52,376
% change from previous census or estimate		-10.2%	-2.9%
3. Elderly			
Persons 65 or older	23,544	26,614	28,316
% change from previous census or estimate		13.0%	6.4%
Persons 75 or older	9,507	11,507	13,225
% change from previous census or estimate		21.0%	14.9%
Persons 85 or older	1,949	2,720	3,382
% change from previous census or estimate		39.6%	24.3%
4. Median age	29.0	33.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	43.9%	32.6%	n/a
Completed high school, no college	36.2%	36.9%	n/a
Less than 4 years of college	11.0%	19.6%	n/a
Completed at least 4 years of college	8.9%	11.0%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	6.3%	6.1%	n/a
Prevented from work, % of 65 or older population	41.6%	41.1%	n/a
Self care limitations, % of under 65 population	n/a	3.1%	n/a
Self care limitations, % of 65 or older population	n/a	22.6%	n/a
Mobility limitations, % of under 65 population	n/a	3.0%	n/a
Mobility limitations, % of 65 or older population	n/a	18.5%	n/a
7. By race			
White (for 2000 Census if single race designated)	187,290	188,075	193,565
% change from previous census		0.4%	2.9%
Black (for 2000 Census if single race designated)	10,908	10,320	10,116
% change from previous census		-5.4%	-2.0%
Other (for 2000 Census if single race designated)	850	947	1,892
% change from previous census		11.4%	99.8%
Two or more races	n/a	n/a	1,804
8. Hispanic origin	5,996	753	2,168
% change from previous census		-87.4%	187.9%
9. Households	69,518	74,829	81,496
% change from previous census		7.6%	8.9%
Household type			
Married couple family type, % of all households	66.9%	60.9%	55.9%
Male-headed family type, % of all households	2.0%	2.6%	3.5%
Female-headed family type no spouse, % of all households	9.1%	10.7%	11.1%
Single person non-family type, % of all households	20.4%	25.2%	25.9%
Multi-person non-family type, % of all households	1.6%	2.3%	3.6%
Average household size	2.79	2.60	2.48

B. Household income and poverty

1. Median household income (all households), nominal \$	\$15,610	\$23,000	n/a
2000 \$	\$37,025	\$31,940	n/a
% change from previous census		-13.7%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$6,895	\$12,000	n/a
By race			
White	\$16,010	\$23,260	n/a
Black	\$8,260	\$15,000	n/a
Other	\$24,815	\$30,790	
Hispanic origin	\$9,005	\$34,122	n/a

Green River

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	33.6%	25.6%	n/a
Very low income (below 50% of median family income)	19.6%	15.4%	n/a
Extremely low income (below 30% of median family income)	10.0%	7.2%	n/a
4. Low-income households by group (% of group total)			
Elderly	64.0%	42.6%	n/a
By race			
White	32.4%	24.7%	n/a
Black	60.9%	46.0%	n/a
Other	25.0%	19.9%	n/a
Hispanic origin	52.6%	0.0%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	14.2%	17.0%	14.1%
Children (0-17, %)	14.6%	20.9%	19.7%
Elderly (65+, %)	22.5%	18.8%	n/a
By race (%)			
White	12.0%	15.3%	n/a
Black	39.8%	47.4%	n/a
Other	26.0%	20.4%	n/a
Hispanic origin	26.0%	35.9%	n/a
C. Housing stock			
1. Total units	73,385	80,780	88,283
% change from previous census		10.1%	9.3%
Total year round units	73,240	80,264	87,631
% change from previous census		9.6%	9.2%
Seasonal or occasional use units	145	516	652
2. Vacancy rate (year round units)	5.1%	6.8%	7.0%
3. Type of unit			
Mobile home	8.4%	12.2%	n/a
Single-family	77.2%	71.5%	n/a
Multi-family or other type	14.4%	16.3%	n/a
4. Services			
% lacking complete plumbing facilities	3.9%	1.3%	n/a
% lacking complete kitchen	3.1%	1.1%	n/a
% lacking telephone (occupied units)	8.5%	9.4%	n/a
Sewage disposal			
Public	59.1%	60.8%	n/a
Septic tank	36.3%	37.3%	n/a
Other	4.6%	1.9%	n/a
Source of water			
Public or private company	81.8%	90.1%	n/a
Well, drilled	11.8%	7.0%	n/a
Well, dug	3.9%	1.5%	n/a
Other	2.4%	1.4%	n/a
5. Tenure			
Owner-occupied units	50,812	53,647	59,289
% of occupied units that are owner-occupied	73.1%	71.7%	72.8%
% of owner occupied units with householder 65 or older	24.7%	26.2%	25.5%
% white householders in owner-occupied units	74.0%	72.9%	74.3%
% black householders in owner-occupied units	53.8%	46.7%	45.1%
% other or multiple race householders in owner-occupied units	54.2%	62.6%	48.4%
% hispanic householders in owner-occupied units	61.8%	60.7%	40.5%

Green River

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	11.0%	11.7%	n/a
2 bedrooms	37.4%	32.6%	n/a
3 bedrooms	41.2%	43.9%	n/a
4 bedrooms	8.9%	10.1%	n/a
5+ bedrooms	1.4%	1.6%	n/a
7. Crowded units (1.01 or more persons per room)	3.9%	2.4%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$32,500	\$42,500	n/a
2000 \$	\$64,961	\$54,932	n/a
% change from previous census		-15.4%	n/a
Median selected monthly owner costs (nominal \$)	\$202	\$298	n/a
2000 \$	\$404	\$385	n/a
% change from previous census		-4.6%	n/a
Utility costs (median monthly cost, nominal \$)	\$81	\$117	n/a
2000 \$	\$162	\$151	n/a
% change from previous census		-6.3%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$190	\$290	n/a
2000 \$	\$380	\$375	n/a
% change from previous census		-1.3%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$320	\$287	n/a
2 bedrooms	\$424	\$407	n/a
3 bedrooms	\$510	\$463	n/a
4+ bedrooms	\$540	\$445	n/a
Mean gross rent paid by low income households (nominal \$)	\$169	\$247	n/a
2000 \$	\$338	\$320	n/a
% change from previous census		-5.4%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$140	\$160	n/a
2000 \$	\$280	\$206	n/a
% change from previous census		-26.4%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$58	\$113	n/a

E. Housing assistance

1. Subsidized rental units		
Total HUD Office of Public and Indian Housing (PIH) available units**		2,691
HUD Office of Housing units		2,551
HOME rental units		34
RHS rental units		334
LIHTC units		515
Double-counted units		416
Vacancies		497
Net number of units		5,709
Low income renter households 2000 (estimated)		10,356
Unassisted low income renter households		5,143
As a % of total		49.7%

Green River

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$8,951
Average monthly total tenant payment (\$)			\$196
Distribution by household size (%)			
1 person			37.9%
2 persons			26.2%
3-4 persons			30.8%
5+ persons			5.0%
Race (%)			
White			79.4%
Black			20.3%
Other			0.4%
Hispanic (%)			0.1%
Elderly			19.3%
Disabled			21.0%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		1,549	770

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	15.8%	13.3%	n/a
Low income	45.5%	48.4%	n/a
Very low income	62.8%	71.8%	n/a
Extremely low income	81.5%	88.3%	n/a
Low income elderly	39.0%	33.8%	n/a
All elderly owners (65+)	23.9%	14.7%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	31.8%	36.6%	n/a
Low income	55.8%	72.6%	n/a
Very low income	65.8%	75.7%	n/a
Extremely low income	77.2%	89.8%	n/a
Low income elderly	48.5%	53.1%	n/a
All elderly renters (65+)	43.2%	41.8%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	6.5%	5.2%	n/a
Low income	20.8%	25.9%	n/a
Very low income	32.8%	44.3%	n/a
Extremely low income	49.1%	73.7%	n/a
Low income elderly	17.5%	16.0%	n/a
All elderly owners (65+)	11.0%	6.2%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	14.4%	17.7%	n/a
Low income	27.6%	40.8%	n/a
Very low income	42.5%	55.4%	n/a
Extremely low income	56.1%	81.4%	n/a
Low income elderly	28.2%	20.2%	n/a
All elderly renters (65+)	25.4%	12.4%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Kentucky River

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	134,437	123,495	120,656
% change from previous census or estimate		-8.1%	-2.3%
2. Children under 18 years old	46,276	35,531	29,455
% change from previous census or estimate		-23.2%	-17.1%
3. Elderly			
Persons 65 or older	13,738	13,828	14,517
% change from previous census or estimate		0.7%	5.0%
Persons 75 or older	5,292	5,916	6,369
% change from previous census or estimate		11.8%	7.7%
Persons 85 or older	1,072	1,343	1,659
% change from previous census or estimate		25.3%	23.5%
4. Median age	27.0	31.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	64.5%	55.0%	n/a
Completed high school, no college	21.9%	26.5%	n/a
Less than 4 years of college	6.9%	11.2%	n/a
Completed at least 4 years of college	6.7%	7.3%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	14.0%	13.7%	n/a
Prevented from work, % of 65 or older population	62.9%	60.5%	n/a
Self care limitations, % of under 65 population	n/a	5.8%	n/a
Self care limitations, % of 65 or older population	n/a	36.3%	n/a
Mobility limitations, % of under 65 population	n/a	5.9%	n/a
Mobility limitations, % of 65 or older population	n/a	25.8%	n/a
7. By race			
White (for 2000 Census if single race designated)	133,051	122,296	118,449
% change from previous census		-8.1%	-3.1%
Black (for 2000 Census if single race designated)	1,160	917	1,134
% change from previous census		-20.9%	23.7%
Other (for 2000 Census if single race designated)	226	282	521
% change from previous census		24.8%	84.8%
Two or more races	n/a	n/a	552
8. Hispanic origin	1,116	245	659
% change from previous census		-78.0%	169.0%
9. Households	42,625	43,740	47,012
% change from previous census		2.6%	7.5%
Household type			
Married couple family type, % of all households	71.4%	63.7%	56.7%
Male-headed family type, % of all households	2.7%	3.5%	4.2%
Female-headed family type no spouse, % of all households	10.1%	12.3%	12.8%
Single person non-family type, % of all households	15.2%	19.7%	24.0%
Multi-person non-family type, % of all households	0.6%	1.3%	2.3%
Average household size	3.12	2.79	2.51

B. Household income and poverty

1. Median household income (all households), nominal \$	\$10,410	\$14,399	n/a
2000 \$	\$24,691	\$19,996	n/a
% change from previous census		-19.0%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$6,032	\$9,756	n/a
By race			
White	\$10,430	\$14,412	n/a
Black	\$6,737	\$9,156	n/a
Other	\$11,822	\$15,124	
Hispanic origin	\$6,907	n/a	n/a

Kentucky River

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	39.6%	56.6%	n/a
Very low income (below 50% of median family income)	24.6%	40.9%	n/a
Extremely low income (below 30% of median family income)	12.0%	26.3%	n/a
4. Low-income households by group (% of group total)			
Elderly	58.0%	73.4%	n/a
By race			
White	39.5%	56.5%	n/a
Black	55.6%	73.0%	n/a
Other	n/a	42.7%	n/a
Hispanic origin	50.0%	88.4%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	30.5%	36.3%	30.0%
Children (0-17, %)	36.2%	43.4%	38.8%
Elderly (65+, %)	29.1%	27.5%	n/a
By race (%)			
White	29.4%	36.3%	n/a
Black	29.5%	46.0%	n/a
Other	12.5%	25.5%	n/a
Hispanic origin	47.5%	33.5%	n/a
C. Housing stock			
1. Total units	45,604	48,197	52,871
% change from previous census		5.7%	9.7%
Total year round units	45,412	47,959	52,161
% change from previous census		5.6%	8.8%
Seasonal or occasional use units	192	238	710
2. Vacancy rate (year round units)	6.1%	8.8%	9.9%
3. Type of unit			
Mobile home	16.5%	26.3%	n/a
Single-family	76.2%	66.8%	n/a
Multi-family or other type	7.3%	6.9%	n/a
4. Services			
% lacking complete plumbing facilities	22.0%	10.3%	n/a
% lacking complete kitchen	15.9%	5.1%	n/a
% lacking telephone (occupied units)	27.4%	19.9%	n/a
Sewage disposal			
Public	19.2%	18.8%	n/a
Septic tank	57.4%	70.8%	n/a
Other	23.4%	10.4%	n/a
Source of water			
Public or private company	27.7%	31.4%	n/a
Well, drilled	46.4%	52.6%	n/a
Well, dug	14.9%	8.5%	n/a
Other	11.0%	7.5%	n/a
5. Tenure			
Owner-occupied units	31,079	33,278	36,975
% of occupied units that are owner-occupied	72.9%	76.1%	78.7%
% of owner occupied units with householder 65 or older	24.0%	22.7%	23.1%
% white householders in owner-occupied units	73.0%	76.2%	78.9%
% black householders in owner-occupied units	68.9%	62.2%	60.9%
% other or multiple race householders in owner-occupied units	57.6%	58.8%	65.2%
% hispanic householders in owner-occupied units	63.7%	69.4%	67.6%

Kentucky River

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	8.5%	8.0%	n/a
2 bedrooms	39.6%	38.0%	n/a
3 bedrooms	40.0%	42.1%	n/a
4 bedrooms	9.5%	9.7%	n/a
5+ bedrooms	2.4%	2.2%	n/a
7. Crowded units (1.01 or more persons per room)	9.3%	3.9%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$18,750	\$17,500	n/a
2000 \$	\$37,477	\$22,619	n/a
% change from previous census		-39.6%	n/a
Median selected monthly owner costs (nominal \$)	\$112	\$156	n/a
2000 \$	\$224	\$202	n/a
% change from previous census		-9.9%	n/a
Utility costs (median monthly cost, nominal \$)	\$73	\$99	n/a
2000 \$	\$145	\$128	n/a
% change from previous census		-12.0%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$145	\$196	n/a
2000 \$	\$290	\$253	n/a
% change from previous census		-12.6%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$234	\$215	n/a
2 bedrooms	\$292	\$226	n/a
3 bedrooms	\$308	\$306	n/a
4+ bedrooms	\$464	\$284	n/a
Mean gross rent paid by low income households (nominal \$)	\$122	\$189	n/a
2000 \$	\$243	\$244	n/a
% change from previous census		0.3%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$92	\$178	n/a
2000 \$	\$183	\$229	n/a
% change from previous census		25.5%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$60	\$14	n/a

E. Housing assistance

1. Subsidized rental units	
Total HUD Office of Public and Indian Housing (PIH) available units**	863
HUD Office of Housing units	584
HOME rental units	44
RHS rental units	445
LIHTC units	356
Double-counted units	391
Vacancies	165
Net number of units	1,901
Low income renter households 2000 (estimated)	6,888
Unassisted low income renter households	5,153
As a % of total	74.8%

Kentucky River

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$6,888
Average monthly total tenant payment (\$)			\$148
Distribution by household size (%)			
1 person			33.6%
2 persons			25.2%
3-4 persons			33.6%
5+ persons			8.2%
Race (%)			
White			93.5%
Black			6.0%
Other			0.4%
Hispanic (%)			1.0%
Elderly			17.3%
Disabled			15.7%
3. Homeownership assistance		<u>(1973-1990)</u>	<u>(1991-2000)</u>
KHC Home Loan Program (# of loans)		38	97

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	17.0%	19.3%	n/a
Low income	36.6%	34.6%	n/a
Very low income	56.3%	43.8%	n/a
Extremely low income	78.3%	61.3%	n/a
Low income elderly	29.2%	21.8%	n/a
All elderly owners (65+)	17.1%	16.3%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	36.5%	39.6%	n/a
Low income	64.4%	55.7%	n/a
Very low income	76.9%	64.8%	n/a
Extremely low income	94.9%	77.0%	n/a
Low income elderly	*	38.4%	n/a
All elderly renters (65+)	38.5%	31.8%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	10.1%	9.1%	n/a
Low income	22.0%	17.5%	n/a
Very low income	33.6%	25.1%	n/a
Extremely low income	58.7%	37.4%	n/a
Low income elderly	13.5%	8.1%	n/a
All elderly owners (65+)	8.6%	5.8%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	23.2%	18.7%	n/a
Low income	43.6%	26.4%	n/a
Very low income	56.7%	32.8%	n/a
Extremely low income	81.4%	48.3%	n/a
Low income elderly	*	7.4%	n/a
All elderly renters (65+)	15.4%	6.1%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

KIPDA

A. Population	1980	1990	2000
1. Total persons	804,395	796,305	869,306
% change from previous census or estimate		-1.0%	9.2%
2. Children under 18 years old	228,934	198,994	215,082
% change from previous census or estimate		-13.1%	8.1%
3. Elderly			
Persons 65 or older	85,402	101,693	109,464
% change from previous census or estimate		19.1%	7.6%
Persons 75 or older	33,317	42,257	50,432
% change from previous census or estimate		26.8%	19.3%
Persons 85 or older	7,064	10,212	12,414
% change from previous census or estimate		44.6%	21.6%
4. Median age	30.0	33.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	37.4%	26.7%	n/a
Completed high school, no college	34.6%	31.2%	n/a
Less than 4 years of college	13.5%	23.8%	n/a
Completed at least 4 years of college	14.5%	18.2%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	5.2%	5.1%	n/a
Prevented from work, % of 65 or older population	35.7%	34.1%	n/a
Self care limitations, % of under 65 population	n/a	2.5%	n/a
Self care limitations, % of 65 or older population	n/a	22.5%	n/a
Mobility limitations, % of under 65 population	n/a	3.5%	n/a
Mobility limitations, % of 65 or older population	n/a	15.3%	n/a
7. By race			
White (for 2000 Census if single race designated)	683,609	670,542	702,455
% change from previous census		-1.9%	4.8%
Black (for 2000 Census if single race designated)	114,777	117,945	136,700
% change from previous census		2.8%	15.9%
Other (for 2000 Census if single race designated)	6,009	7,818	18,666
% change from previous census		30.1%	138.8%
Two or more races	n/a	n/a	11,485
8. Hispanic origin	1,222	4,889	15,442
% change from previous census		300.1%	215.9%
9. Households	288,112	309,417	349,375
% change from previous census		7.4%	12.9%
Household type			
Married couple family type, % of all households	59.6%	53.2%	48.8%
Male-headed family type, % of all households	2.4%	3.0%	3.8%
Female-headed family type no spouse, % of all households	12.5%	13.7%	13.8%
Single person non-family type, % of all households	22.3%	27.8%	28.2%
Multi-person non-family type, % of all households	3.2%	4.2%	5.4%
Average household size	2.74	2.53	2.43
B. Household income and poverty			
1. Median household income (all households), nominal \$	\$16,712	\$27,000	n/a
2000 \$	\$39,639	\$37,495	n/a
% change from previous census		-5.4%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$7,915	\$16,380	n/a
By race			
White	\$17,690	\$29,395	n/a
Black	\$10,005	\$14,388	n/a
Other	\$13,987	\$25,748	n/a
Hispanic origin	\$13,740	\$24,400	n/a

KIPDA

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	30.3%	21.0%	n/a
Very low income (below 50% of median family income)	18.0%	11.9%	n/a
Extremely low income (below 30% of median family income)	9.3%	5.5%	n/a
4. Low-income households by group (% of group total)			
Elderly	57.5%	32.7%	n/a
By race			
White	26.7%	17.0%	n/a
Black	53.0%	44.8%	n/a
Other	38.2%	25.1%	n/a
Hispanic origin	34.6%	18.5%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	12.1%	13.4%	11.8%
Children (0-17, %)	15.8%	19.1%	18.0%
Elderly (65+, %)	14.7%	12.1%	n/a
By race (%)			
White	9.2%	9.7%	n/a
Black	31.8%	34.1%	n/a
Other	20.9%	21.6%	n/a
Hispanic origin	21.7%	17.7%	n/a
C. Housing stock			
1. Total units	306,621	330,623	371,766
% change from previous census		7.8%	12.4%
Total year round units	306,225	329,527	369,913
% change from previous census		7.6%	12.3%
Seasonal or occasional use units	396	1,096	1,853
2. Vacancy rate (year round units)	5.9%	6.1%	5.6%
3. Type of unit			
Mobile home	2.2%	2.9%	n/a
Single-family	71.4%	69.0%	n/a
Multi-family or other type	26.4%	28.1%	n/a
4. Services			
% lacking complete plumbing facilities	1.3%	0.7%	n/a
% lacking complete kitchen	1.9%	0.9%	n/a
% lacking telephone (occupied units)	6.0%	5.3%	n/a
Sewage disposal			
Public	77.4%	79.2%	n/a
Septic tank	21.2%	20.1%	n/a
Other	1.4%	0.7%	n/a
Source of water			
Public or private company	95.0%	96.4%	n/a
Well, drilled	1.6%	1.2%	n/a
Well, dug	0.9%	0.4%	n/a
Other	2.5%	2.0%	n/a
5. Tenure			
Owner-occupied units	195,400	206,559	237,294
% of occupied units that are owner-occupied	67.8%	66.8%	67.9%
% of owner occupied units with householder 65 or older	19.8%	24.6%	24.6%
% white householders in owner-occupied units	71.0%	70.9%	73.7%
% black householders in owner-occupied units	47.8%	42.8%	40.7%
% other or multiple race householders in owner-occupied units	50.0%	47.5%	42.9%
% hispanic householders in owner-occupied units	58.9%	50.3%	31.9%

KIPDA

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	15.9%	14.5%	n/a
2 bedrooms	31.3%	29.7%	n/a
3 bedrooms	38.5%	39.2%	n/a
4 bedrooms	12.0%	14.0%	n/a
5+ bedrooms	2.1%	2.7%	n/a
7. Crowded units (1.01 or more persons per room)	3.4%	2.1%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$37,500	\$42,500	n/a
2000 \$	\$74,955	\$54,932	n/a
% change from previous census		-26.7%	n/a
Median selected monthly owner costs (nominal \$)	\$237	\$403	n/a
2000 \$	\$474	\$521	n/a
% change from previous census		10.0%	n/a
Utility costs (median monthly cost, nominal \$)	\$86	\$129	n/a
2000 \$	\$172	\$166	n/a
% change from previous census		-3.6%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$208	\$340	n/a
2000 \$	\$416	\$439	n/a
% change from previous census		5.7%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$350	\$371	n/a
2 bedrooms	\$450	\$468	n/a
3 bedrooms	\$574	\$592	n/a
4+ bedrooms	\$524	\$641	n/a
Mean gross rent paid by low income households (nominal \$)	\$171	\$270	n/a
2000 \$	\$342	\$349	n/a
% change from previous census		2.0%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$132	\$168	n/a
2000 \$	\$263	\$217	n/a
% change from previous census		-17.4%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$79	\$132	n/a

E. Housing assistance

1. Subsidized rental units		
Total HUD Office of Public and Indian Housing (PIH) available units**		12,506
HUD Office of Housing units		11,205
HOME rental units		1
RHS rental units		1,113
LIHTC units		4,155
Double-counted units		2,699
Vacancies		2,286
Net number of units		26,281
Low income renter households 2000 (estimated)		42,412
Unassisted low income renter households		18,417
As a % of total		43.4%

KIPDA

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$8,120
Average monthly total tenant payment (\$)			\$193
Distribution by household size (%)			
1 person			34.5%
2 persons			22.1%
3-4 persons			34.1%
5+ persons			8.7%
Race (%)			
White			26.5%
Black			73.5%
Other			0.0%
Hispanic (%)			2.4%
Elderly			11.0%
Disabled			25.3%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		10,107	8,229

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	14.6%	13.6%	n/a
Low income	49.5%	62.0%	n/a
Very low income	68.9%	82.0%	n/a
Extremely low income	90.3%	91.7%	n/a
Low income elderly	37.2%	48.5%	n/a
All elderly owners (65+)	19.6%	15.2%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	34.3%	37.4%	n/a
Low income	62.4%	74.1%	n/a
Very low income	70.6%	76.0%	n/a
Extremely low income	73.9%	80.9%	n/a
Low income elderly	55.8%	64.5%	n/a
All elderly renters (65+)	43.5%	49.6%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	5.7%	4.5%	n/a
Low income	24.7%	31.8%	n/a
Very low income	41.8%	51.8%	n/a
Extremely low income	70.8%	80.1%	n/a
Low income elderly	15.5%	19.7%	n/a
All elderly owners (65+)	8.1%	5.2%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	16.7%	17.2%	n/a
Low income	32.9%	43.2%	n/a
Very low income	49.0%	58.0%	n/a
Extremely low income	62.3%	70.0%	n/a
Low income elderly	27.8%	34.2%	n/a
All elderly renters (65+)	20.9%	21.3%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Lake Cumberland

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	171,049	174,283	193,452
% change from previous census or estimate		1.9%	11.0%
2. Children under 18 years old	50,504	44,251	46,300
% change from previous census or estimate		-12.4%	4.6%
3. Elderly			
Persons 65 or older	22,638	25,609	28,714
% change from previous census or estimate		13.1%	12.1%
Persons 75 or older	8,378	10,925	12,756
% change from previous census or estimate		30.4%	16.8%
Persons 85 or older	1,713	2,407	3,198
% change from previous census or estimate		40.5%	32.9%
4. Median age	31.0	34.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	62.8%	50.3%	n/a
Completed high school, no college	24.3%	30.0%	n/a
Less than 4 years of college	6.7%	12.2%	n/a
Completed at least 4 years of college	6.2%	7.5%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	11.2%	10.5%	n/a
Prevented from work, % of 65 or older population	48.2%	48.9%	n/a
Self care limitations, % of under 65 population	n/a	4.7%	n/a
Self care limitations, % of 65 or older population	n/a	29.1%	n/a
Mobility limitations, % of under 65 population	n/a	4.8%	n/a
Mobility limitations, % of 65 or older population	n/a	21.2%	n/a
7. By race			
White (for 2000 Census if single race designated)	166,988	170,331	187,539
% change from previous census		2.0%	10.1%
Black (for 2000 Census if single race designated)	3,686	3,372	3,309
% change from previous census		-8.5%	-1.9%
Other (for 2000 Census if single race designated)	375	580	1,284
% change from previous census		54.7%	121.4%
Two or more races	n/a	n/a	1,320
8. Hispanic origin	1,389	623	1,780
% change from previous census		-55.1%	185.7%
9. Households	59,803	66,604	78,101
% change from previous census		11.4%	17.3%
Household type			
Married couple family type, % of all households	69.8%	63.4%	57.1%
Male-headed family type, % of all households	2.3%	2.7%	3.6%
Female-headed family type no spouse, % of all households	9.1%	10.3%	10.6%
Single person non-family type, % of all households	17.9%	24.5%	25.8%
Multi-person non-family type, % of all households	0.8%	1.6%	2.9%
Average household size	2.82	2.57	2.43

B. Household income and poverty

1. Median household income (all households), nominal \$	\$9,237	\$15,932	n/a
2000 \$	\$21,909	\$22,125	n/a
% change from previous census		1.0%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$5,115	\$8,400	n/a
By race			
White	\$9,242	\$15,993	n/a
Black	\$8,180	\$16,000	n/a
Other	\$16,585	\$6,000	
Hispanic origin	\$14,120	\$30,450	n/a

Lake Cumberland

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	42.4%	52.3%	n/a
Very low income (below 50% of median family income)	25.2%	35.4%	n/a
Extremely low income (below 30% of median family income)	11.1%	19.5%	n/a
4. Low-income households by group (% of group total)			
Elderly	65.0%	74.2%	n/a
By race			
White	42.3%	52.2%	n/a
Black	48.2%	51.2%	n/a
Other	44.4%	83.8%	n/a
Hispanic origin	36.8%	46.5%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	28.7%	28.0%	22.7%
Children (0-17, %)	34.2%	34.2%	33.1%
Elderly (65+, %)	34.6%	33.3%	n/a
By race (%)			
White	29.2%	27.7%	n/a
Black	33.9%	39.1%	n/a
Other	8.7%	48.1%	n/a
Hispanic origin	28.2%	30.9%	n/a
C. Housing stock			
1. Total units	69,868	76,574	92,528
% change from previous census		9.6%	20.8%
Total year round units	66,241	72,602	87,002
% change from previous census		9.6%	19.8%
Seasonal or occasional use units	3,627	3,972	5,526
2. Vacancy rate (year round units)	9.7%	8.3%	10.2%
3. Type of unit			
Mobile home	12.1%	19.5%	n/a
Single-family	79.9%	71.8%	n/a
Multi-family or other type	8.0%	8.7%	n/a
4. Services			
% lacking complete plumbing facilities	17.1%	6.8%	n/a
% lacking complete kitchen	13.8%	4.6%	n/a
% lacking telephone (occupied units)	19.7%	16.5%	n/a
Sewage disposal			
Public	24.2%	26.0%	n/a
Septic tank	57.9%	66.0%	n/a
Other	17.9%	7.9%	n/a
Source of water			
Public or private company	48.6%	63.9%	n/a
Well, drilled	27.7%	19.9%	n/a
Well, dug	6.1%	3.3%	n/a
Other	17.6%	12.8%	n/a
5. Tenure			
Owner-occupied units	46,308	50,993	60,054
% of occupied units that are owner-occupied	77.4%	76.6%	76.9%
% of owner occupied units with householder 65 or older	26.8%	27.8%	27.6%
% white householders in owner-occupied units	77.6%	76.8%	77.4%
% black householders in owner-occupied units	70.5%	64.1%	58.6%
% other or multiple race householders in owner-occupied units	67.3%	59.1%	58.5%
% hispanic householders in owner-occupied units	66.9%	77.3%	54.8%

Lake Cumberland

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	8.1%	8.2%	n/a
2 bedrooms	34.3%	33.8%	n/a
3 bedrooms	42.8%	44.0%	n/a
4 bedrooms	12.1%	11.5%	n/a
5+ bedrooms	2.7%	2.6%	n/a
7. Crowded units (1.01 or more persons per room)	5.4%	2.5%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$26,250	\$32,500	n/a
2000 \$	\$52,468	\$42,007	n/a
% change from previous census		-19.9%	n/a
Median selected monthly owner costs (nominal \$)	\$149	\$190	n/a
2000 \$	\$298	\$246	n/a
% change from previous census		-17.5%	n/a
Utility costs (median monthly cost, nominal \$)	\$67	\$99	n/a
2000 \$	\$134	\$128	n/a
% change from previous census		-4.6%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$152	\$231	n/a
2000 \$	\$304	\$299	n/a
% change from previous census		-1.7%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$210	\$202	n/a
2 bedrooms	\$322	\$306	n/a
3 bedrooms	\$330	\$362	n/a
4+ bedrooms	\$274	\$339	n/a
Mean gross rent paid by low income households (nominal \$)	\$128	\$207	n/a
2000 \$	\$256	\$267	n/a
% change from previous census		4.3%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$105	\$187	n/a
2000 \$	\$211	\$242	n/a
% change from previous census		15.0%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$45	\$25	n/a

E. Housing assistance

1. Subsidized rental units		
Total HUD Office of Public and Indian Housing (PIH) available units**		2,265
HUD Office of Housing units		1,495
HOME rental units		28
RHS rental units		1,041
LIHTC units		722
Double-counted units		933
Vacancies		402
Net number of units		4,618
Low income renter households 2000 (estimated)		11,135
Unassisted low income renter households		6,919
As a % of total		62.1%

Lake Cumberland

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$7,893
Average monthly total tenant payment (\$)			\$178
Distribution by household size (%)			
1 person			42.9%
2 persons			24.1%
3-4 persons			26.7%
5+ persons			7.7%
Race (%)			
White			92.8%
Black			5.5%
Other			0.9%
Hispanic (%)			0.5%
Elderly			20.0%
Disabled			35.8%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		755	1,240

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	22.3%	15.9%	n/a
Low income	47.5%	30.7%	n/a
Very low income	58.9%	38.5%	n/a
Extremely low income	81.9%	57.6%	n/a
Low income elderly	40.9%	28.0%	n/a
All elderly owners (65+)	26.6%	20.3%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	38.8%	37.6%	n/a
Low income	60.3%	52.8%	n/a
Very low income	67.6%	62.8%	n/a
Extremely low income	85.5%	74.1%	n/a
Low income elderly	46.9%	46.8%	n/a
All elderly renters (65+)	41.0%	43.4%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	11.2%	6.7%	n/a
Low income	25.9%	14.3%	n/a
Very low income	34.3%	21.2%	n/a
Extremely low income	55.6%	32.4%	n/a
Low income elderly	18.2%	13.6%	n/a
All elderly owners (65+)	12.1%	9.7%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	18.2%	19.6%	n/a
Low income	30.1%	27.6%	n/a
Very low income	43.9%	36.6%	n/a
Extremely low income	72.6%	52.4%	n/a
Low income elderly	18.4%	22.1%	n/a
All elderly renters (65+)	14.8%	20.5%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Lincoln Trail

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	217,666	219,101	243,202
% change from previous census or estimate		0.7%	11.0%
2. Children under 18 years old	68,571	61,980	65,398
% change from previous census or estimate		-9.6%	5.5%
3. Elderly			
Persons 65 or older	19,749	23,122	27,219
% change from previous census or estimate		17.1%	17.7%
Persons 75 or older	7,514	9,699	11,778
% change from previous census or estimate		29.1%	21.4%
Persons 85 or older	1,549	2,167	2,950
% change from previous census or estimate		39.9%	36.1%
4. Median age	25.0	30.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	45.0%	33.4%	n/a
Completed high school, no college	36.2%	37.2%	n/a
Less than 4 years of college	9.9%	19.5%	n/a
Completed at least 4 years of college	9.0%	9.9%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	5.7%	5.7%	n/a
Prevented from work, % of 65 or older population	44.6%	43.2%	n/a
Self care limitations, % of under 65 population	n/a	2.5%	n/a
Self care limitations, % of 65 or older population	n/a	26.4%	n/a
Mobility limitations, % of under 65 population	n/a	3.2%	n/a
Mobility limitations, % of 65 or older population	n/a	19.1%	n/a
7. By race			
White (for 2000 Census if single race designated)	196,843	197,044	216,643
% change from previous census		0.1%	9.9%
Black (for 2000 Census if single race designated)	16,879	17,635	17,938
% change from previous census		4.5%	1.7%
Other (for 2000 Census if single race designated)	3,944	4,422	5,072
% change from previous census		12.1%	14.7%
Two or more races	n/a	n/a	3,549
8. Hispanic origin	828	3,501	4,900
% change from previous census		322.8%	40.0%
9. Households	66,883	75,905	90,849
% change from previous census		13.5%	19.7%
Household type			
Married couple family type, % of all households	71.3%	65.4%	58.5%
Male-headed family type, % of all households	2.3%	2.9%	4.0%
Female-headed family type no spouse, % of all households	8.6%	10.0%	11.2%
Single person non-family type, % of all households	16.4%	22.1%	22.8%
Multi-person non-family type, % of all households	1.4%	2.2%	3.6%
Average household size	3.00	2.76	2.60

B. Household income and poverty

1. Median household income (all households), nominal \$	\$13,005	\$21,516	n/a
2000 \$	\$30,847	\$29,879	n/a
% change from previous census		-3.1%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$6,577	\$11,753	n/a
By race			
White	\$13,415	\$21,806	n/a
Black	\$9,207	\$20,000	n/a
Other	\$10,005	\$22,563	
Hispanic origin	\$13,070	\$20,375	n/a

Lincoln Trail

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	28.7%	40.1%	n/a
Very low income (below 50% of median family income)	15.3%	23.2%	n/a
Extremely low income (below 30% of median family income)	6.9%	12.4%	n/a
4. Low-income households by group (% of group total)			
Elderly	52.3%	63.3%	n/a
By race			
White	27.8%	39.4%	n/a
Black	41.9%	49.3%	n/a
Other	31.0%	43.2%	n/a
Hispanic origin	22.9%	41.7%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	18.2%	16.9%	14.0%
Children (0-17, %)	21.0%	20.4%	19.1%
Elderly (65+, %)	25.0%	21.8%	n/a
By race (%)			
White	16.8%	16.3%	n/a
Black	31.2%	25.8%	n/a
Other	22.0%	11.7%	n/a
Hispanic origin	20.8%	12.5%	n/a
C. Housing stock			
1. Total units	75,066	86,015	103,271
% change from previous census		14.6%	20.1%
Total year round units	72,689	82,360	98,756
% change from previous census		13.3%	19.9%
Seasonal or occasional use units	2,377	3,655	4,515
2. Vacancy rate (year round units)	8.0%	7.8%	8.0%
3. Type of unit			
Mobile home	13.3%	17.5%	n/a
Single-family	72.2%	68.4%	n/a
Multi-family or other type	14.5%	14.1%	n/a
4. Services			
% lacking complete plumbing facilities	8.0%	3.5%	n/a
% lacking complete kitchen	6.6%	2.6%	n/a
% lacking telephone (occupied units)	13.5%	10.6%	n/a
Sewage disposal			
Public	42.4%	44.0%	n/a
Septic tank	47.6%	50.7%	n/a
Other	10.0%	5.4%	n/a
Source of water			
Public or private company	61.7%	69.9%	n/a
Well, drilled	18.1%	15.5%	n/a
Well, dug	7.0%	4.0%	n/a
Other	13.2%	10.6%	n/a
5. Tenure			
Owner-occupied units	47,704	53,938	67,058
% of occupied units that are owner-occupied	71.3%	71.1%	73.8%
% of owner occupied units with householder 65 or older	21.1%	24.5%	22.6%
% white householders in owner-occupied units	73.7%	74.0%	76.7%
% black householders in owner-occupied units	40.3%	37.4%	43.8%
% other or multiple race householders in owner-occupied units	35.7%	39.9%	50.4%
% hispanic householders in owner-occupied units	42.8%	38.5%	42.9%

Lincoln Trail

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	9.0%	8.6%	n/a
2 bedrooms	33.3%	31.4%	n/a
3 bedrooms	44.8%	45.7%	n/a
4 bedrooms	10.6%	11.7%	n/a
5+ bedrooms	2.3%	2.7%	n/a
7. Crowded units (1.01 or more persons per room)	5.1%	2.7%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$32,500	\$42,500	n/a
2000 \$	\$64,961	\$54,932	n/a
% change from previous census		-15.4%	n/a
Median selected monthly owner costs (nominal \$)	\$205	\$297	n/a
2000 \$	\$410	\$384	n/a
% change from previous census		-6.3%	n/a
Utility costs (median monthly cost, nominal \$)	\$77	\$112	n/a
2000 \$	\$154	\$145	n/a
% change from previous census		-6.0%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$212	\$313	n/a
2000 \$	\$424	\$405	n/a
% change from previous census		-4.5%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$330	\$306	n/a
2 bedrooms	\$410	\$402	n/a
3 bedrooms	\$474	\$527	n/a
4+ bedrooms	\$474	\$500	n/a
Mean gross rent paid by low income households (nominal \$)	\$171	\$270	n/a
2000 \$	\$341	\$349	n/a
% change from previous census		2.4%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$124	\$235	n/a
2000 \$	\$247	\$304	n/a
% change from previous census		22.9%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$93	\$45	n/a

E. Housing assistance

1. Subsidized rental units	
Total HUD Office of Public and Indian Housing (PIH) available units**	1,659
HUD Office of Housing units	1,417
HOME rental units	80
RHS rental units	977
LIHTC units	837
Double-counted units	658
Vacancies	375
Net number of units	4,312
Low income renter households 2000 (estimated)	9,975
Unassisted low income renter households	6,038
As a % of total	60.5%

Lincoln Trail

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$8,865
Average monthly total tenant payment (\$)			\$191
Distribution by household size (%)			
1 person			37.0%
2 persons			23.5%
3-4 persons			33.1%
5+ persons			6.7%
Race (%)			
White			66.6%
Black			32.1%
Other			0.8%
Hispanic (%)			0.9%
Elderly			21.8%
Disabled			19.3%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		1,965	1,594

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	20.8%	15.9%	n/a
Low income	56.9%	35.1%	n/a
Very low income	71.3%	48.6%	n/a
Extremely low income	97.7%	61.8%	n/a
Low income elderly	49.2%	22.5%	n/a
All elderly owners (65+)	25.9%	14.1%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	33.7%	32.8%	n/a
Low income	71.5%	54.7%	n/a
Very low income	75.6%	70.3%	n/a
Extremely low income	90.7%	76.0%	n/a
Low income elderly	69.6%	41.4%	n/a
All elderly renters (65+)	54.0%	39.6%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	9.0%	4.7%	n/a
Low income	28.6%	14.2%	n/a
Very low income	41.2%	24.8%	n/a
Extremely low income	74.4%	37.8%	n/a
Low income elderly	17.5%	9.6%	n/a
All elderly owners (65+)	10.8%	5.6%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	14.2%	14.4%	n/a
Low income	36.0%	25.5%	n/a
Very low income	54.2%	40.3%	n/a
Extremely low income	75.9%	57.6%	n/a
Low income elderly	30.4%	16.9%	n/a
All elderly renters (65+)	23.8%	15.7%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Northern Kentucky

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	313,550	334,979	391,417
% change from previous census or estimate		6.8%	16.8%
2. Children under 18 years old	96,367	93,141	105,280
% change from previous census or estimate		-3.3%	13.0%
3. Elderly			
Persons 65 or older	34,655	38,458	42,069
% change from previous census or estimate		11.0%	9.4%
Persons 75 or older	13,254	15,953	18,995
% change from previous census or estimate		20.4%	19.1%
Persons 85 or older	2,942	3,656	4,607
% change from previous census or estimate		24.3%	26.0%
4. Median age	28.0	31.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	43.0%	28.4%	n/a
Completed high school, no college	35.8%	34.7%	n/a
Less than 4 years of college	10.6%	22.1%	n/a
Completed at least 4 years of college	10.6%	14.8%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	5.5%	5.0%	n/a
Prevented from work, % of 65 or older population	37.6%	33.8%	n/a
Self care limitations, % of under 65 population	n/a	2.1%	n/a
Self care limitations, % of 65 or older population	n/a	21.7%	n/a
Mobility limitations, % of under 65 population	n/a	2.7%	n/a
Mobility limitations, % of 65 or older population	n/a	14.7%	n/a
7. By race			
White (for 2000 Census if single race designated)	306,801	326,963	373,489
% change from previous census		6.6%	14.2%
Black (for 2000 Census if single race designated)	5,354	5,890	9,079
% change from previous census		10.0%	54.1%
Other (for 2000 Census if single race designated)	1,395	2,126	5,306
% change from previous census		52.4%	149.6%
Two or more races	n/a	n/a	3,543
8. Hispanic origin	1,584	1,450	4,982
% change from previous census		-8.5%	243.6%
9. Households	107,903	122,761	149,717
% change from previous census		13.8%	22.0%
Household type			
Married couple family type, % of all households	63.9%	58.8%	54.0%
Male-headed family type, % of all households	2.4%	3.1%	4.1%
Female-headed family type no spouse, % of all households	10.3%	11.2%	11.4%
Single person non-family type, % of all households	21.2%	26.7%	25.4%
Multi-person non-family type, % of all households	2.2%	3.4%	5.1%
Average household size	2.87	2.70	2.58

B. Household income and poverty

1. Median household income (all households), nominal \$	\$16,940	\$29,374	n/a
2000 \$	\$40,180	\$40,792	n/a
% change from previous census		1.5%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$7,920	\$14,026	n/a
By race			
White	\$17,010	\$29,800	n/a
Black	\$7,942	\$14,787	n/a
Other	\$12,310	\$36,000	
Hispanic origin	\$11,855	\$25,275	n/a

Northern Kentucky

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	29.8%	18.6%	n/a
Very low income (below 50% of median family income)	16.7%	10.3%	n/a
Extremely low income (below 30% of median family income)	8.0%	4.5%	n/a
4. Low-income households by group (% of group total)			
Elderly	58.0%	37.9%	n/a
By race			
White	29.2%	18.3%	n/a
Black	58.9%	37.3%	n/a
Other	55.6%	16.4%	n/a
Hispanic origin	42.9%	7.8%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	10.6%	11.0%	10.3%
Children (0-17, %)	13.5%	14.9%	14.7%
Elderly (65+, %)	13.9%	13.0%	n/a
By race (%)			
White	10.0%	10.4%	n/a
Black	41.9%	41.0%	n/a
Other	23.6%	12.9%	n/a
Hispanic origin	20.6%	17.0%	n/a
C. Housing stock			
1. Total units	116,699	132,680	162,028
% change from previous census		13.7%	22.1%
Total year round units	115,391	130,443	159,703
% change from previous census		13.0%	22.4%
Seasonal or occasional use units	1,308	2,237	2,325
2. Vacancy rate (year round units)	6.5%	5.9%	6.3%
3. Type of unit			
Mobile home	5.1%	7.7%	n/a
Single-family	68.3%	66.3%	n/a
Multi-family or other type	26.7%	26.0%	n/a
4. Services			
% lacking complete plumbing facilities	3.2%	1.6%	n/a
% lacking complete kitchen	2.9%	1.3%	n/a
% lacking telephone (occupied units)	6.4%	5.0%	n/a
Sewage disposal			
Public	73.1%	73.8%	n/a
Septic tank	22.6%	23.3%	n/a
Other	4.3%	2.8%	n/a
Source of water			
Public or private company	83.8%	86.0%	n/a
Well, drilled	1.1%	1.0%	n/a
Well, dug	1.4%	0.7%	n/a
Other	13.7%	12.3%	n/a
5. Tenure			
Owner-occupied units	74,124	84,340	104,791
% of occupied units that are owner-occupied	68.7%	68.7%	70.0%
% of owner occupied units with householder 65 or older	22.1%	22.5%	20.4%
% white householders in owner-occupied units	69.3%	69.4%	71.4%
% black householders in owner-occupied units	38.0%	35.6%	30.7%
% other or multiple race householders in owner-occupied units	47.2%	47.0%	44.7%
% hispanic householders in owner-occupied units	53.2%	47.1%	39.0%

Northern Kentucky

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	18.3%	14.9%	n/a
2 bedrooms	34.0%	32.1%	n/a
3 bedrooms	35.8%	37.8%	n/a
4 bedrooms	10.0%	13.2%	n/a
5+ bedrooms	1.9%	2.0%	n/a
7. Crowded units (1.01 or more persons per room)	3.9%	2.8%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$42,500	\$62,500	n/a
2000 \$	\$84,949	\$80,782	n/a
% change from previous census		-4.9%	n/a
Median selected monthly owner costs (nominal \$)	\$247	\$449	n/a
2000 \$	\$494	\$580	n/a
% change from previous census		17.5%	n/a
Utility costs (median monthly cost, nominal \$)	\$98	\$129	n/a
2000 \$	\$196	\$167	n/a
% change from previous census		-14.7%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$212	\$367	n/a
2000 \$	\$424	\$474	n/a
% change from previous census		11.9%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$352	\$388	n/a
2 bedrooms	\$494	\$533	n/a
3 bedrooms	\$524	\$601	n/a
4+ bedrooms	\$546	\$556	n/a
Mean gross rent paid by low income households (nominal \$)	\$178	\$290	n/a
2000 \$	\$357	\$375	n/a
% change from previous census		5.2%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$140	\$171	n/a
2000 \$	\$279	\$221	n/a
% change from previous census		-20.7%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$77	\$154	n/a

E. Housing assistance

1. Subsidized rental units	
Total HUD Office of Public and Indian Housing (PIH) available units**	4,990
HUD Office of Housing units	3,407
HOME rental units	50
RHS rental units	679
LIHTC units	1,390
Double-counted units	630
Vacancies	860
Net number of units	9,886
Low income renter households 2000 (estimated)	16,016
Unassisted low income renter households	6,990
As a % of total	43.6%

Northern Kentucky

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$9,568
Average monthly total tenant payment (\$)			\$207
Distribution by household size (%)			
1 person			41.0%
2 persons			24.3%
3-4 persons			28.3%
5+ persons			6.0%
Race (%)			
White			83.0%
Black			16.7%
Other			0.0%
Hispanic (%)			0.6%
Elderly			21.7%
Disabled			26.9%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		1,825	596

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	14.7%	12.7%	n/a
Low income	50.7%	55.5%	n/a
Very low income	70.9%	72.0%	n/a
Extremely low income	87.8%	89.0%	n/a
Low income elderly	38.8%	45.1%	n/a
All elderly owners (65+)	19.4%	15.5%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	32.6%	33.9%	n/a
Low income	61.8%	74.6%	n/a
Very low income	74.3%	76.8%	n/a
Extremely low income	82.0%	84.8%	n/a
Low income elderly	57.3%	64.0%	n/a
All elderly renters (65+)	47.3%	48.4%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	5.4%	3.9%	n/a
Low income	23.7%	28.3%	n/a
Very low income	37.0%	49.0%	n/a
Extremely low income	67.3%	75.9%	n/a
Low income elderly	13.3%	15.9%	n/a
All elderly owners (65+)	6.5%	5.1%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	14.7%	15.0%	n/a
Low income	30.0%	43.3%	n/a
Very low income	48.3%	59.0%	n/a
Extremely low income	67.2%	76.1%	n/a
Low income elderly	27.1%	32.4%	n/a
All elderly renters (65+)	21.0%	20.6%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Pennyrile

A. Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Total persons	204,937	205,800	215,519
% change from previous census or estimate		0.4%	4.7%
2. Children under 18 years old	58,682	51,887	53,542
% change from previous census or estimate		-11.6%	3.2%
3. Elderly			
Persons 65 or older	26,069	28,818	29,295
% change from previous census or estimate		10.5%	1.7%
Persons 75 or older	9,954	12,855	13,813
% change from previous census or estimate		29.1%	7.5%
Persons 85 or older	2,190	3,076	3,619
% change from previous census or estimate		40.5%	17.7%
4. Median age	29.0	32.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	48.6%	36.8%	n/a
Completed high school, no college	34.1%	35.2%	n/a
Less than 4 years of college	9.8%	19.3%	n/a
Completed at least 4 years of college	7.4%	8.7%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	7.2%	7.1%	n/a
Prevented from work, % of 65 or older population	43.6%	45.0%	n/a
Self care limitations, % of under 65 population	n/a	2.9%	n/a
Self care limitations, % of 65 or older population	n/a	23.9%	n/a
Mobility limitations, % of under 65 population	n/a	4.4%	n/a
Mobility limitations, % of 65 or older population	n/a	19.3%	n/a
7. By race			
White (for 2000 Census if single race designated)	176,600	177,720	183,705
% change from previous census		0.6%	3.4%
Black (for 2000 Census if single race designated)	25,763	24,994	25,042
% change from previous census		-3.0%	0.2%
Other (for 2000 Census if single race designated)	2,574	3,086	3,942
% change from previous census		19.9%	27.7%
Two or more races	n/a	n/a	2,830
8. Hispanic origin	829	2,804	4,722
% change from previous census		238.2%	68.4%
9. Households	68,947	74,155	81,972
% change from previous census		7.6%	10.5%
Household type			
Married couple family type, % of all households	68.4%	62.3%	57.9%
Male-headed family type, % of all households	2.2%	2.5%	3.2%
Female-headed family type no spouse, % of all households	9.2%	10.8%	11.3%
Single person non-family type, % of all households	19.1%	24.2%	24.5%
Multi-person non-family type, % of all households	1.2%	1.9%	3.1%
Average household size	2.80	2.60	2.50

B. Household income and poverty

1. Median household income (all households), nominal \$	\$13,010	\$20,000	n/a
2000 \$	\$30,858	\$27,774	n/a
% change from previous census		-10.0%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$6,890	\$11,107	n/a
By race			
White	\$13,797	\$21,117	n/a
Black	\$8,510	\$14,000	n/a
Other	\$8,165	\$19,000	
Hispanic origin	\$8,405	\$20,000	n/a

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	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	34.4%	28.1%	n/a
Very low income (below 50% of median family income)	19.0%	15.0%	n/a
Extremely low income (below 30% of median family income)	8.6%	6.3%	n/a
4. Low-income households by group (% of group total)			
Elderly	55.5%	46.5%	n/a
By race			
White	31.4%	26.3%	n/a
Black	60.7%	44.0%	n/a
Other	60.0%	17.3%	n/a
Hispanic origin	63.0%	25.9%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	16.7%	18.3%	16.0%
Children (0-17, %)	20.8%	23.7%	24.7%
Elderly (65+, %)	21.9%	19.1%	n/a
By race (%)			
White	14.7%	16.0%	n/a
Black	34.5%	36.1%	n/a
Other	23.2%	13.6%	n/a
Hispanic origin	27.4%	15.6%	n/a
C. Housing stock			
1. Total units	74,972	82,677	92,841
% change from previous census		10.3%	12.3%
Total year round units	73,900	80,764	90,003
% change from previous census		9.3%	11.4%
Seasonal or occasional use units	1,072	1,913	2,838
2. Vacancy rate (year round units)	6.7%	8.2%	8.9%
3. Type of unit			
Mobile home	11.4%	16.3%	n/a
Single-family	76.3%	71.3%	n/a
Multi-family or other type	12.3%	12.4%	n/a
4. Services			
% lacking complete plumbing facilities	6.1%	2.2%	n/a
% lacking complete kitchen	5.0%	1.5%	n/a
% lacking telephone (occupied units)	11.1%	9.4%	n/a
Sewage disposal			
Public	47.6%	50.9%	n/a
Septic tank	44.6%	45.5%	n/a
Other	7.8%	3.5%	n/a
Source of water			
Public or private company	73.4%	83.4%	n/a
Well, drilled	13.5%	9.6%	n/a
Well, dug	5.2%	2.5%	n/a
Other	8.0%	4.4%	n/a
5. Tenure			
Owner-occupied units	49,815	52,527	58,854
% of occupied units that are owner-occupied	72.3%	70.8%	71.8%
% of owner occupied units with householder 65 or older	27.4%	30.2%	27.8%
% white householders in owner-occupied units	75.1%	74.5%	76.0%
% black householders in owner-occupied units	49.8%	43.1%	42.2%
% other or multiple race householders in owner-occupied units	20.6%	23.6%	39.6%
% hispanic householders in owner-occupied units	39.1%	23.8%	29.5%

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	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	8.4%	8.5%	n/a
2 bedrooms	40.0%	37.4%	n/a
3 bedrooms	42.1%	43.2%	n/a
4 bedrooms	7.9%	9.2%	n/a
5+ bedrooms	1.6%	1.6%	n/a
7. Crowded units (1.01 or more persons per room)	3.9%	2.4%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$28,750	\$32,500	n/a
2000 \$	\$57,465	\$42,007	n/a
% change from previous census		-26.9%	n/a
Median selected monthly owner costs (nominal \$)	\$174	\$244	n/a
2000 \$	\$348	\$315	n/a
% change from previous census		-9.3%	n/a
Utility costs (median monthly cost, nominal \$)	\$82	\$116	n/a
2000 \$	\$163	\$150	n/a
% change from previous census		-7.9%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$195	\$286	n/a
2000 \$	\$390	\$370	n/a
% change from previous census		-5.2%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$290	\$268	n/a
2 bedrooms	\$398	\$383	n/a
3 bedrooms	\$430	\$427	n/a
4+ bedrooms	\$474	\$469	n/a
Mean gross rent paid by low income households (nominal \$)	\$170	\$229	n/a
2000 \$	\$340	\$296	n/a
% change from previous census		-12.8%	
Mean gross affordable rent for low inc. households (nom. \$)	\$140	\$171	n/a
2000 \$	\$280	\$221	n/a
% change from previous census		-21.3%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$59	\$76	n/a

E. Housing assistance

1. Subsidized rental units		
Total HUD Office of Public and Indian Housing (PIH) available units**		2,170
HUD Office of Housing units		1,950
HOME rental units		15
RHS rental units		756
LIHTC units		162
Double-counted units		331
Vacancies		411
Net number of units		4,722
Low income renter households 2000 (estimated)		12,433
Unassisted low income renter households		8,122
As a % of total		65.3%

Pennyrile

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$8,938
Average monthly total tenant payment (\$)			\$197
Distribution by household size (%)			
1 person			37.4%
2 persons			22.7%
3-4 persons			31.7%
5+ persons			8.4%
Race (%)			
White			53.3%
Black			46.6%
Other			0.1%
Hispanic (%)			0.8%
Elderly			21.7%
Disabled			22.0%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		683	480

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	17.1%	14.0%	n/a
Low income	48.0%	43.5%	n/a
Very low income	62.7%	60.8%	n/a
Extremely low income	77.4%	84.7%	n/a
Low income elderly	38.0%	27.8%	n/a
All elderly owners (65+)	21.3%	13.6%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	34.1%	32.8%	n/a
Low income	58.8%	63.4%	n/a
Very low income	76.4%	74.3%	n/a
Extremely low income	80.6%	86.6%	n/a
Low income elderly	56.5%	57.4%	n/a
All elderly renters (65+)	47.4%	48.1%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	7.6%	5.9%	n/a
Low income	23.9%	23.4%	n/a
Very low income	34.9%	40.9%	n/a
Extremely low income	53.6%	70.6%	n/a
Low income elderly	14.4%	13.7%	n/a
All elderly owners (65+)	8.3%	6.5%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	14.8%	16.2%	n/a
Low income	27.7%	36.6%	n/a
Very low income	46.2%	55.0%	n/a
Extremely low income	66.7%	78.7%	n/a
Low income elderly	26.1%	28.5%	n/a
All elderly renters (65+)	21.1%	21.5%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

** Includes Public Housing, Section 8 Certificates and Vouchers, and Section 8 Moderate Rehabilitation.

*** Indicates that the sample was too small to allow for an accurate estimate.

Purchase

A. Population	1980	1990	2000
1. Total persons	180,348	181,346	193,495
% change from previous census or estimate		0.6%	6.7%
2. Children under 18 years old	46,372	42,225	43,601
% change from previous census or estimate		-8.9%	3.3%
3. Elderly			
Persons 65 or older	28,196	31,229	31,452
% change from previous census or estimate		10.8%	0.7%
Persons 75 or older	11,455	14,065	15,657
% change from previous census or estimate		22.8%	11.3%
Persons 85 or older	2,413	3,347	4,285
% change from previous census or estimate		38.7%	28.0%
4. Median age	33.0	36.0	n/a
5. Educational attainment of persons 25 years or older			
Did not complete high school	43.0%	32.6%	n/a
Completed high school, no college	34.4%	33.7%	n/a
Less than 4 years of college	12.0%	21.2%	n/a
Completed at least 4 years of college	10.6%	12.5%	n/a
6. Disabled population			
Prevented from work, % of under 65 population	6.4%	6.8%	n/a
Prevented from work, % of 65 or older population	43.7%	40.8%	n/a
Self care limitations, % of under 65 population	n/a	3.1%	n/a
Self care limitations, % of 65 or older population	n/a	22.6%	n/a
Mobility limitations, % of under 65 population	n/a	3.7%	n/a
Mobility limitations, % of 65 or older population	n/a	15.3%	n/a
7. By race			
White (for 2000 Census if single race designated)	168,664	169,327	176,422
% change from previous census		0.4%	4.2%
Black (for 2000 Census if single race designated)	10,991	11,145	12,636
% change from previous census		1.4%	13.4%
Other (for 2000 Census if single race designated)	693	874	2,418
% change from previous census		26.1%	176.7%
Two or more races	n/a	n/a	2,019
8. Hispanic origin	1,345	801	2,490
% change from previous census		-40.4%	210.9%
9. Households	67,365	72,261	79,879
% change from previous census		7.3%	10.5%
Household type			
Married couple family type, % of all households	66.5%	60.1%	54.4%
Male-headed family type, % of all households	1.8%	2.2%	3.2%
Female-headed family type no spouse, % of all households	8.1%	9.6%	10.4%
Single person non-family type, % of all households	22.0%	27.5%	28.1%
Multi-person non-family type, % of all households	1.6%	2.4%	4.0%
Average household size	2.60	2.43	2.34
B. Household income and poverty			
1. Median household income (all households), nominal \$	\$13,612	\$20,500	n/a
2000 \$	\$32,286	\$28,469	n/a
% change from previous census		-11.8%	n/a
2. Median household income by group (nominal \$)			
Elderly (householder 65 or older)	\$6,507	\$11,799	n/a
By race			
White	\$14,010	\$21,518	n/a
Black	\$6,105	\$9,720	n/a
Other	\$9,377	\$9,000	n/a
Hispanic origin	\$10,950	\$23,200	n/a

Purchase

	<u>1980</u>	<u>1990</u>	<u>2000</u>
3. Low-income households (as % of total households)*			
Low income (below 80% of median family income)	28.1%	41.0%	n/a
Very low income (below 50% of median family income)	15.6%	25.0%	n/a
Extremely low income (below 30% of median family income)	5.7%	12.8%	n/a
4. Low-income households by group (% of group total)			
Elderly	52.1%	62.0%	n/a
By race			
White	26.3%	39.2%	n/a
Black	57.8%	69.8%	n/a
Other	25.0%	75.8%	n/a
Hispanic origin	38.9%	6.1%	n/a
5. Poverty rates			<u>(1997)</u>
All persons (%)	14.1%	17.0%	14.2%
Children (0-17, %)	16.4%	21.9%	21.6%
Elderly (65+, %)	20.9%	18.8%	n/a
By race (%)			
White	12.1%	14.9%	n/a
Black	43.1%	47.9%	n/a
Other	16.7%	33.6%	n/a
Hispanic origin	19.4%	23.9%	n/a
C. Housing stock			
1. Total units	72,873	79,785	89,960
% change from previous census		9.5%	12.8%
Total year round units	71,732	78,020	87,405
% change from previous census		8.8%	12.0%
Seasonal or occasional use units	1,141	1,765	2,555
2. Vacancy rate (year round units)	6.1%	7.4%	8.6%
3. Type of unit			
Mobile home	9.3%	14.0%	n/a
Single-family	78.3%	72.8%	n/a
Multi-family or other type	12.3%	13.3%	n/a
4. Services			
% lacking complete plumbing facilities	2.8%	1.0%	n/a
% lacking complete kitchen	2.5%	1.0%	n/a
% lacking telephone (occupied units)	7.0%	7.4%	n/a
Sewage disposal			
Public	51.4%	51.0%	n/a
Septic tank	45.2%	47.4%	n/a
Other	3.3%	1.6%	n/a
Source of water			
Public or private company	73.0%	75.5%	n/a
Well, drilled	19.1%	19.3%	n/a
Well, dug	6.3%	4.7%	n/a
Other	1.6%	0.5%	n/a
5. Tenure			
Owner-occupied units	51,410	53,611	58,834
% of occupied units that are owner-occupied	76.3%	74.2%	73.7%
% of owner occupied units with householder 65 or older	29.0%	32.4%	29.0%
% white householders in owner-occupied units	77.9%	76.2%	76.4%
% black householders in owner-occupied units	51.6%	43.8%	40.2%
% other or multiple race householders in owner-occupied units	44.1%	49.6%	45.6%
% hispanic householders in owner-occupied units	67.7%	55.2%	43.2%

Purchase

	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. By number of bedrooms			
0-1 bedrooms	9.5%	9.7%	n/a
2 bedrooms	39.4%	36.0%	n/a
3 bedrooms	41.4%	42.8%	n/a
4 bedrooms	8.3%	9.4%	n/a
5+ bedrooms	1.4%	2.1%	n/a
7. Crowded units (1.01 or more persons per room)	2.2%	1.7%	n/a

D. Housing prices and costs by tenure

1. Owner-occupied			
Median house value (nominal \$)	\$32,500	\$37,500	n/a
2000 \$	\$64,961	\$48,469	n/a
% change from previous census		-25.4%	n/a
Median selected monthly owner costs (nominal \$)	\$185	\$247	n/a
2000 \$	\$370	\$319	n/a
% change from previous census		-13.7%	n/a
Utility costs (median monthly cost, nominal \$)	\$83	\$122	n/a
2000 \$	\$167	\$158	n/a
% change from previous census		-5.3%	n/a
2. Rented			
Median gross rent (includes utilities, nominal \$)	\$174	\$277	n/a
2000 \$	\$348	\$358	n/a
% change from previous census		2.9%	n/a
By number of bedrooms (2000 \$)			
0-1 bedrooms	\$252	\$242	n/a
2 bedrooms	\$386	\$392	n/a
3 bedrooms	\$452	\$436	n/a
4+ bedrooms	\$576	\$525	n/a
Mean gross rent paid by low income households (nominal \$)	\$137	\$252	n/a
2000 \$	\$273	\$325	n/a
% change from previous census		19.1%	n/a
Mean gross affordable rent for low inc. households (nom. \$)	\$99	\$197	n/a
2000 \$	\$198	\$254	n/a
% change from previous census		28.7%	n/a
Affordable rent gap (gross rent paid minus affordable gross rent, in 2000 \$)	\$76	\$71	n/a

E. Housing assistance

1. Subsidized rental units		
Total HUD Office of Public and Indian Housing (PIH) available units**		2,716
HUD Office of Housing units		1,983
HOME rental units		0
RHS rental units		766
LIHTC units		442
Double-counted units		544
Vacancies		467
Net number of units		5,363
Low income renter households 2000 (estimated)		13,142
Unassisted low income renter households		8,245
As a % of total		62.7%

Purchase

	<u>1980</u>	<u>1990</u>	<u>2000</u>
2. Tenant characteristics for PIH units			
Average annual income			\$8,163
Average monthly total tenant payment (\$)			\$177
Distribution by household size (%)			
1 person			48.5%
2 persons			22.8%
3-4 persons			24.1%
5+ persons			4.9%
Race (%)			
White			60.6%
Black			38.8%
Other			0.2%
Hispanic (%)			0.7%
Elderly			24.5%
Disabled			23.2%
3. Homeownership assistance			
KHC Home Loan Program (# of loans)		<u>(1973-1990)</u>	<u>(1991-2000)</u>
		900	523

F. High cost burden (>30% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	18.7%	13.9%	n/a
Low income	54.9%	35.7%	n/a
Very low income	78.7%	52.5%	n/a
Extremely low income	97.8%	76.0%	n/a
Low income elderly	47.5%	28.5%	n/a
All elderly owners (65+)	25.0%	16.4%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	35.7%	42.4%	n/a
Low income	62.8%	64.5%	n/a
Very low income	67.9%	73.8%	n/a
Extremely low income	88.1%	75.6%	n/a
Low income elderly	53.9%	53.7%	n/a
All elderly renters (65+)	44.3%	47.4%	n/a

G. Extreme cost burden (>50% of household income)

1. Homeowners (as a % of all owning households in category)			
All homeowner households	7.6%	5.2%	n/a
Low income	25.7%	15.6%	n/a
Very low income	41.4%	24.6%	n/a
Extremely low income	77.8%	46.3%	n/a
Low income elderly	18.6%	9.2%	n/a
All elderly owners (65+)	9.9%	5.1%	n/a
2. Renters (as a % of all renting households in category)			
All renter households	15.2%	18.4%	n/a
Low income	33.7%	28.6%	n/a
Very low income	45.1%	38.6%	n/a
Extremely low income	74.6%	53.3%	n/a
Low income elderly	25.5%	16.9%	n/a
All elderly renters (65+)	18.6%	14.8%	n/a

n/a=Not available; some variables will be obtained when relevant 2000 Census data have been released.

* Adjusted for household size and metro/non-metro PUMA, excludes multi-person non-family type households.

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