

# White House Monthly Rental Market Roundtable Presentation

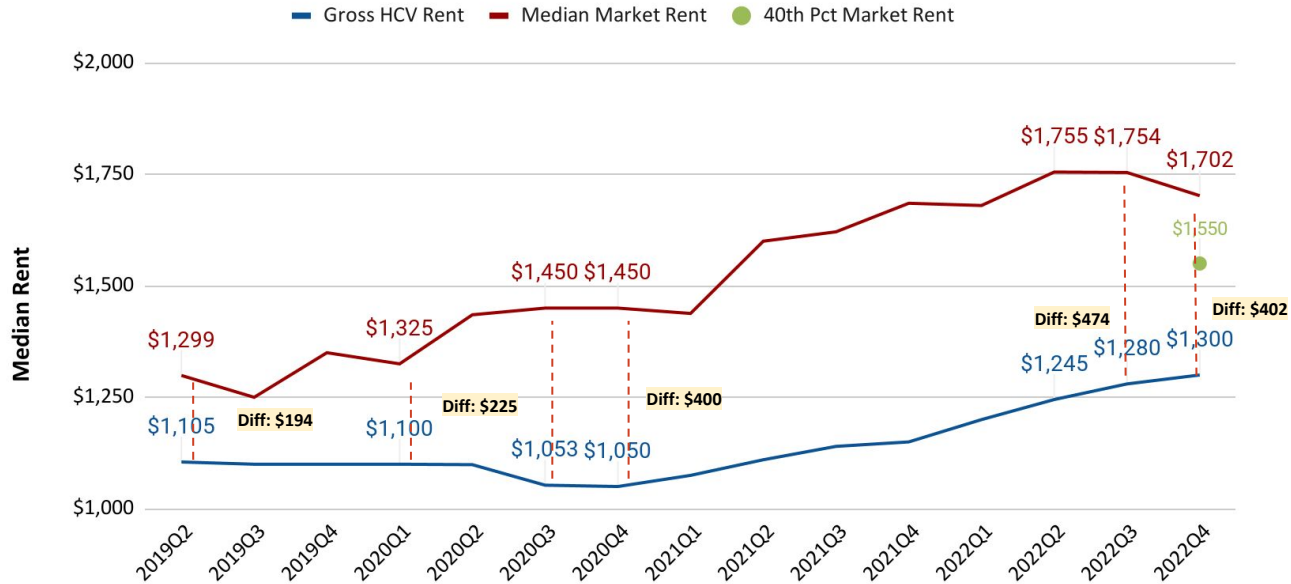
December 1, 2022

**Presented by:** Peter Bergman, Director, Learning Collider &  
Associate Professor of Economics, University of Texas, Austin



- Market Rent has **decreased slightly since 2022 Q2**
- Difference between Median Rent and Gross HCV rent **still increasing**

Rent Trends: 2019 Q2 - 2022 Q4



# Rent Trends- City Level Comparison (2021 Q3 - 2022 Q3)

2021 Q3 vs 2022 Q3 (Change in Median Rent)



# Rent Trends- City Level Comparison (2021 Q4 - 2022 Q4)

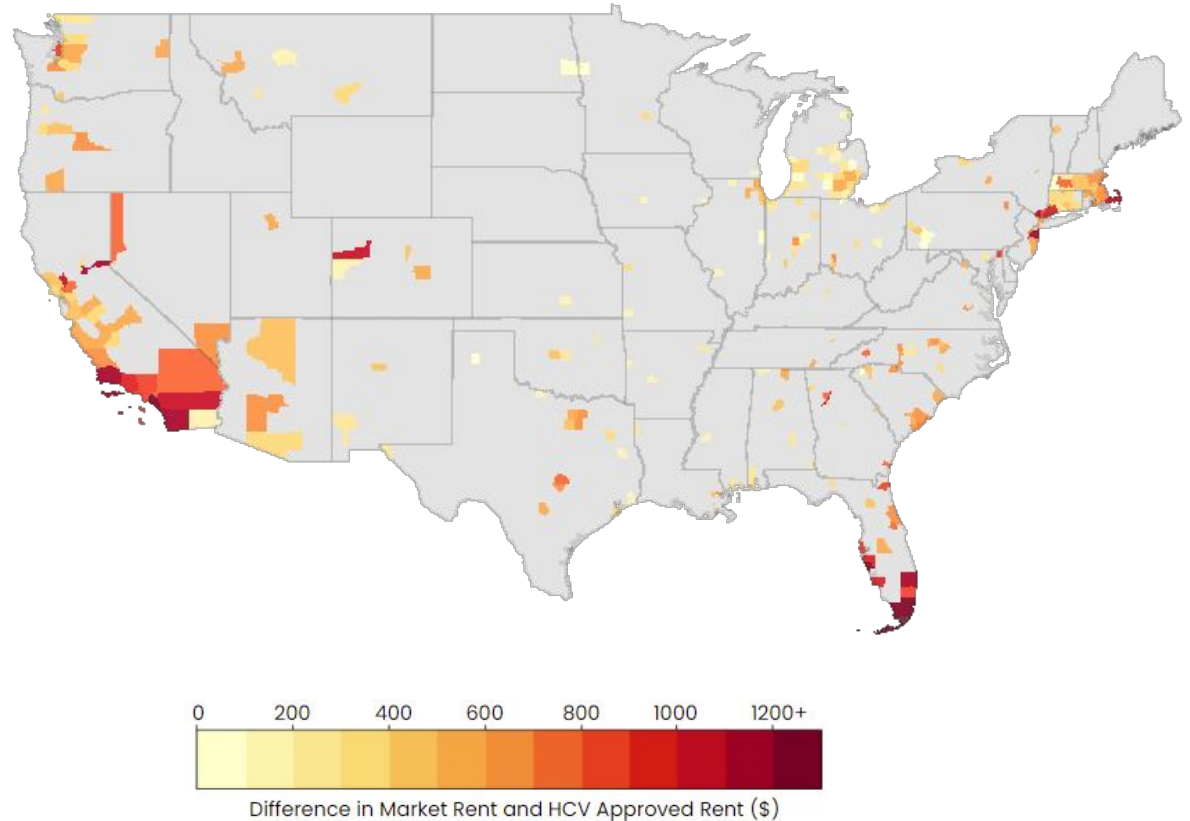
2021 Q4 vs 2022 Q4 (Change in Median Rent)



Across the US, on avg. voucher holders saw ~ **\$600 increase in rent on lease renewals in 2021**

Map plots difference between:

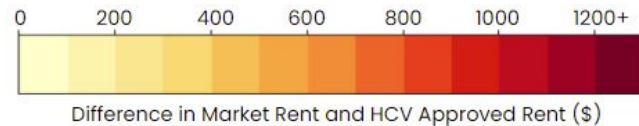
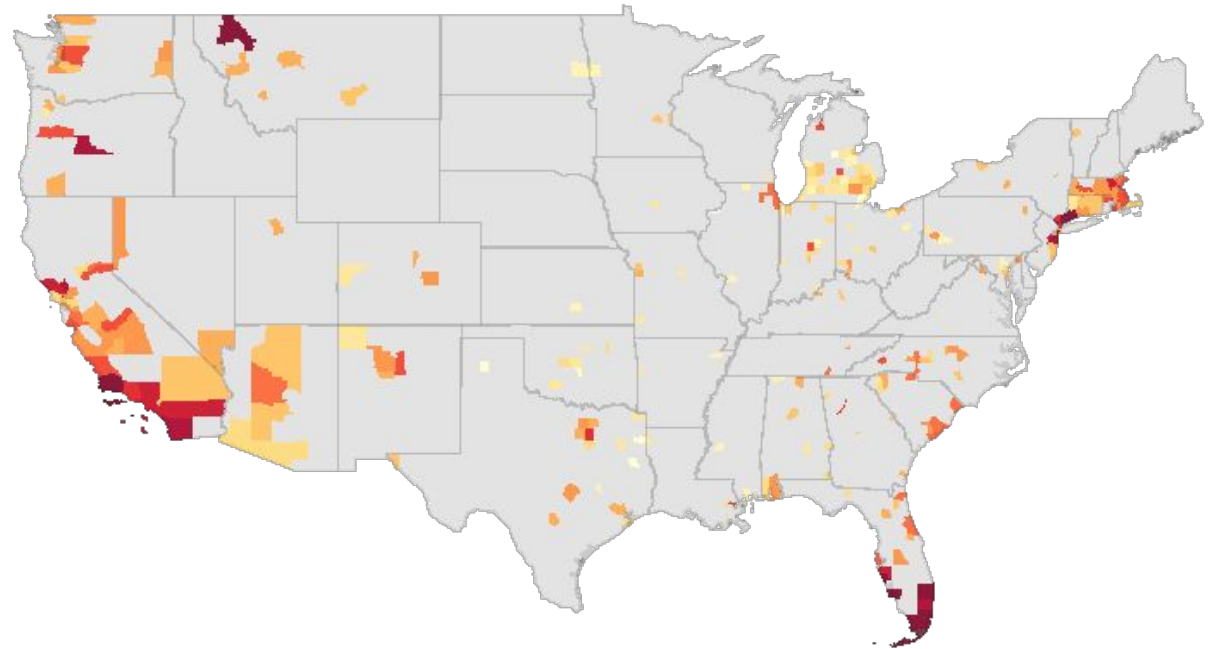
- Two Bedroom Approved Rent for Section 8 Tenants renting in 2021 Q1, and
- Market Rent in 2021 Q4



Across the US, on avg. voucher holders saw ~ **\$500 increase in rent on lease renewals in 2022**

Map plots difference between:

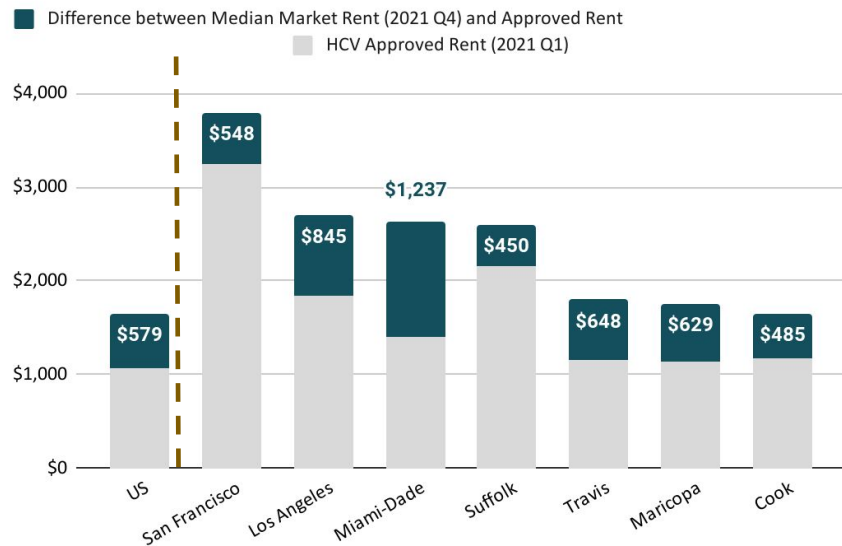
- Two Bedroom Approved Rent for Section 8 Tenants renting in 2022 Q1, and
- Market Rent in 2022 Q4



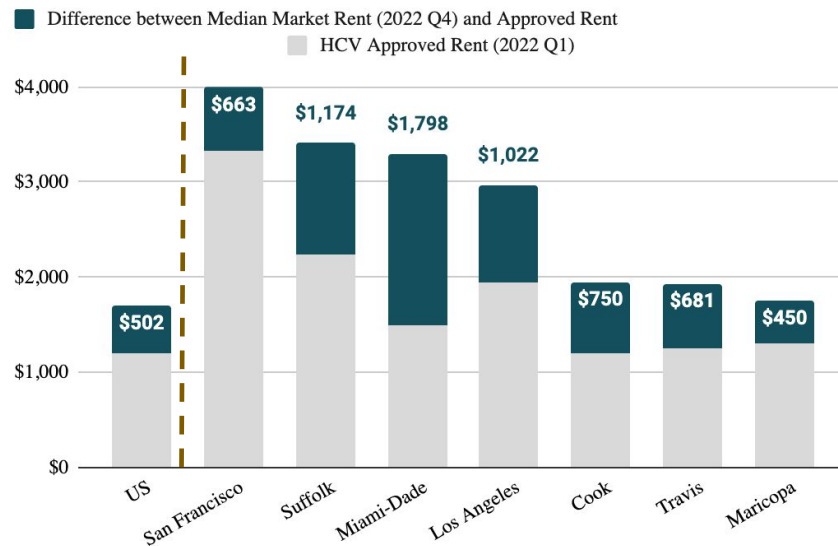
# Impact on HCV Renewals

## Two Bedroom Rentals

### 2021 Lease Renewals



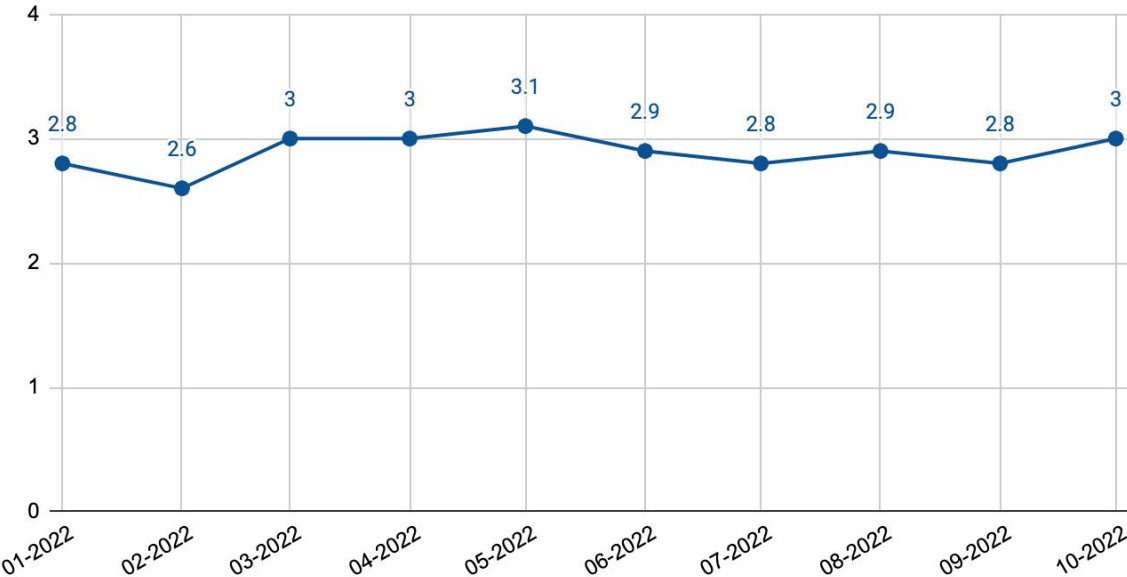
### 2022 Lease Renewals



# Number of **property views** have remained consistent since Jan. 2022

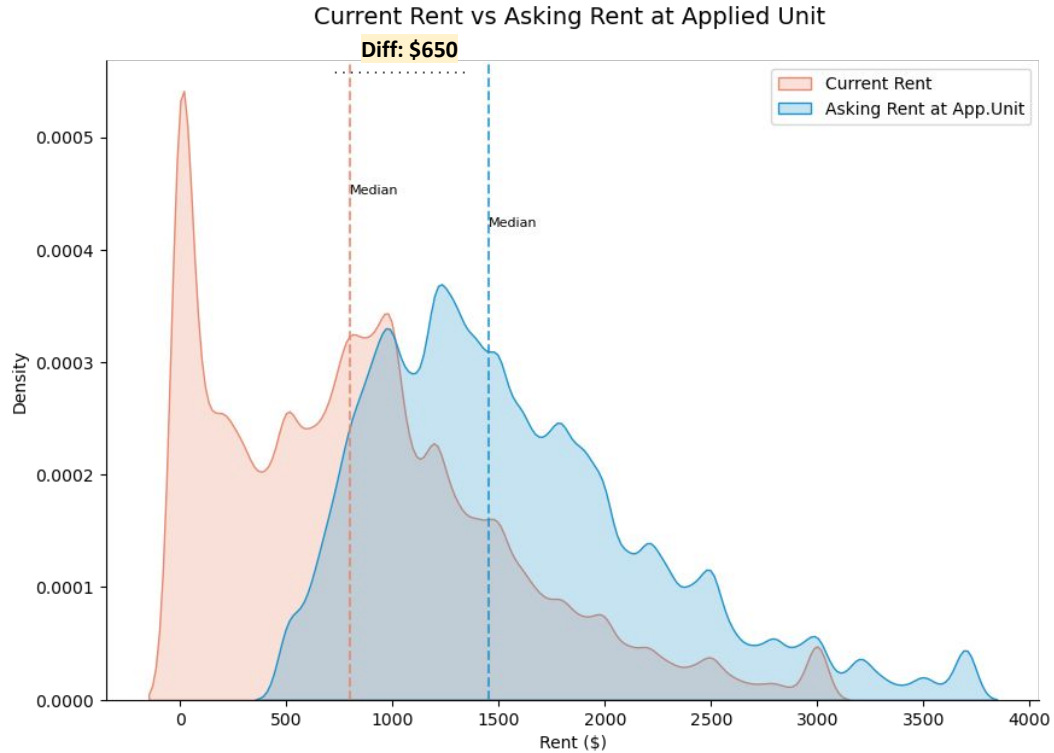
## Property Views Index

Jan - Oct 2022



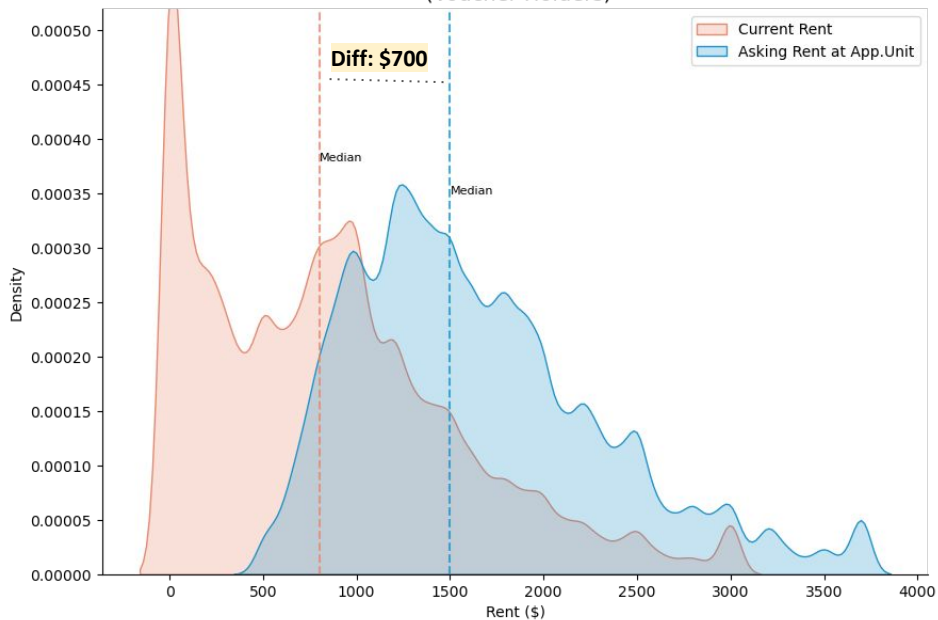


# On average, people are **applying to units** on AffordableHousing.com with rent **\$650 more than their current rent**

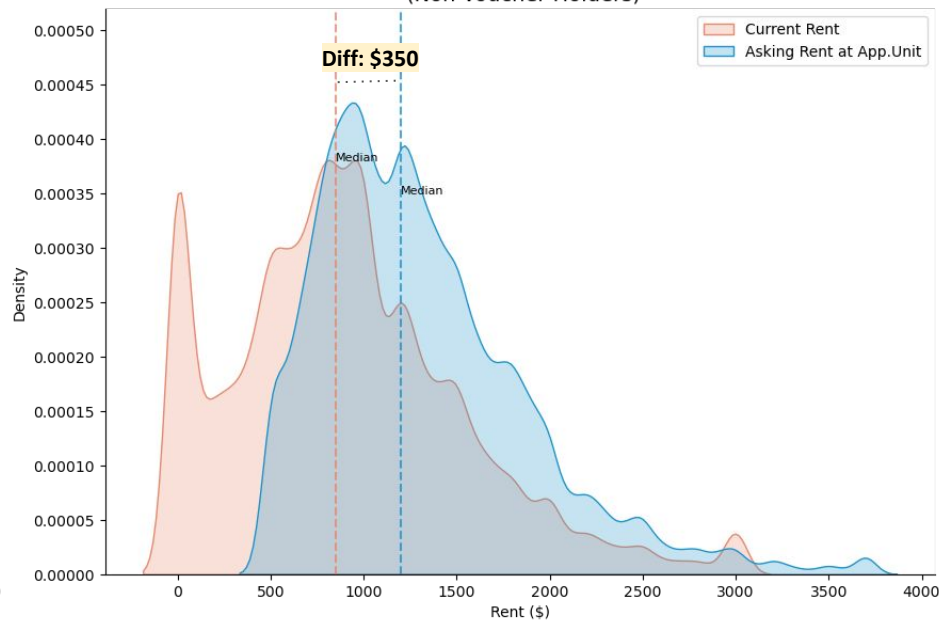


# The difference between **current rent** and **rent at the applied unit** is **double for voucher holders** compare to non-voucher holders

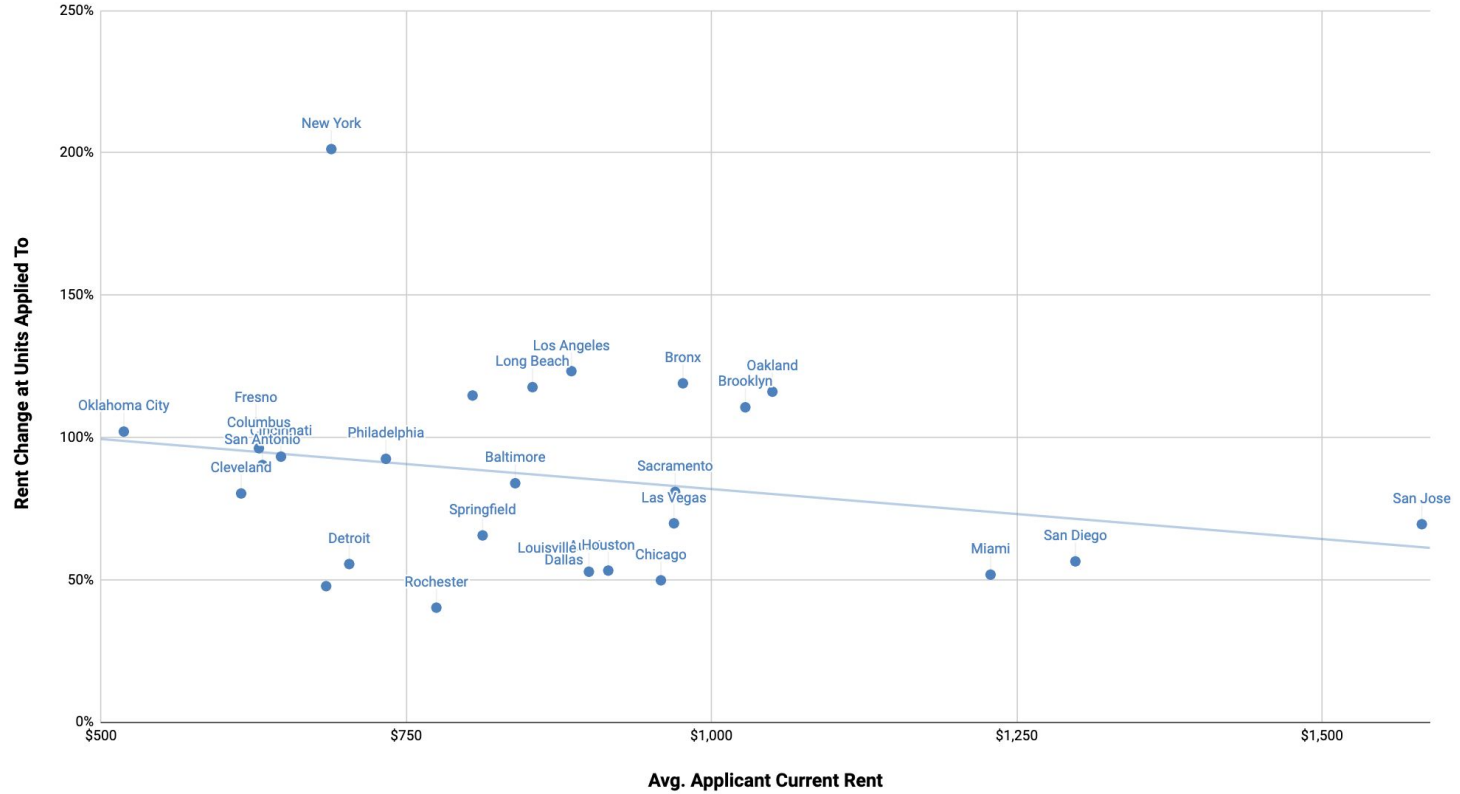
Current Rent vs Asking Rent at Applied Unit  
(Voucher Holders)



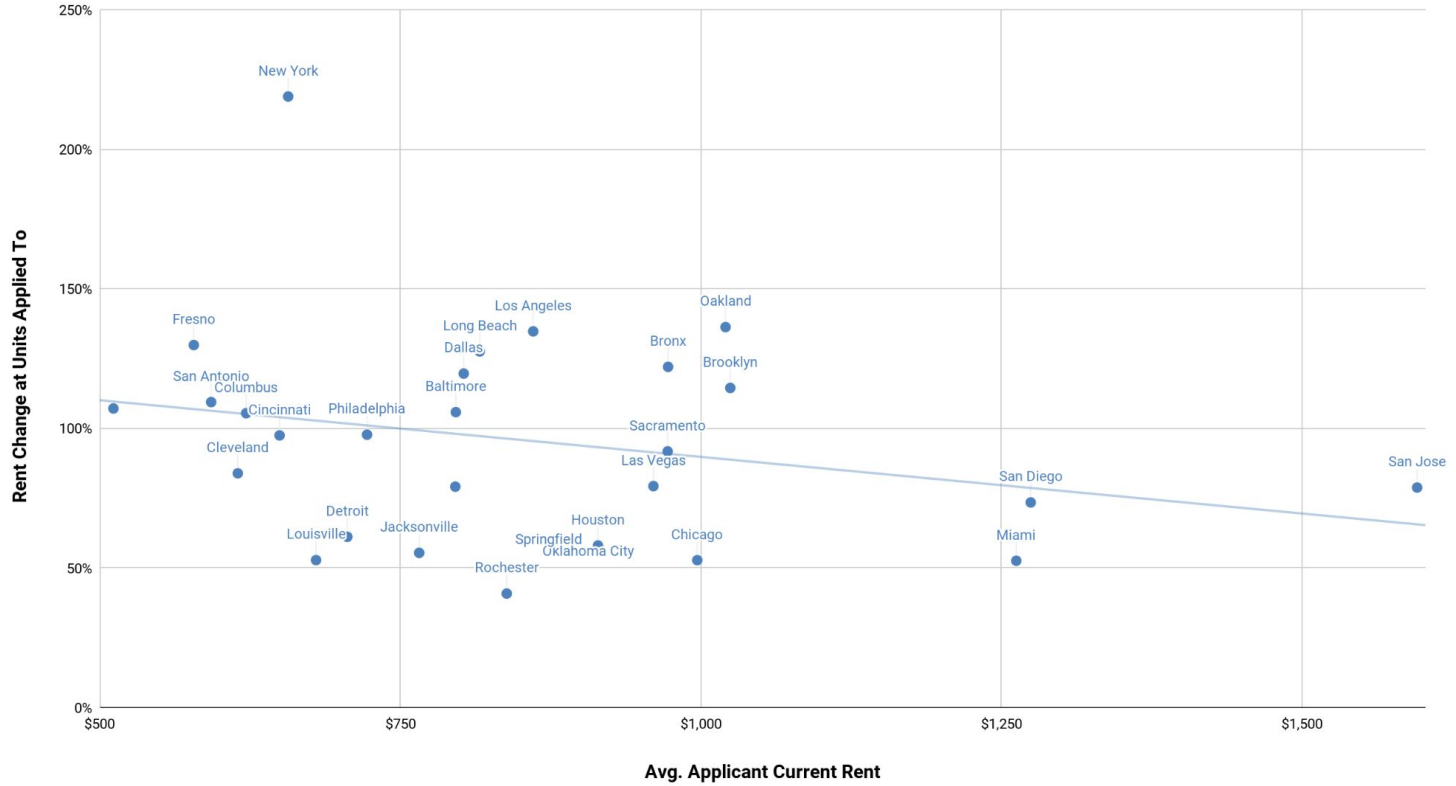
Current Rent vs Asking Rent at Applied Unit  
(Non-Voucher Holders)



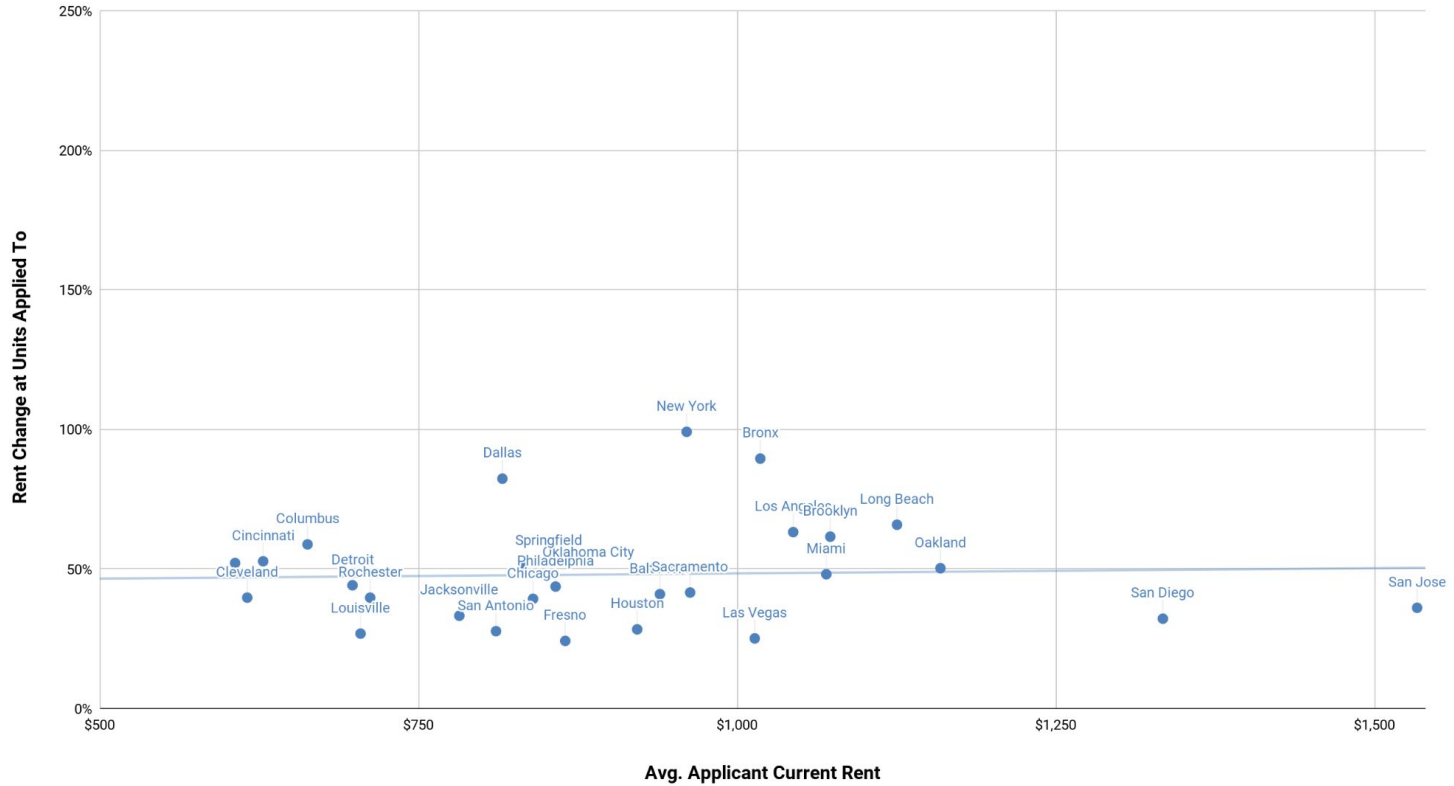
### Current Rent vs Application Asking Rent



### Current Rent vs Application Asking Rent (Voucher Holders)



### Current Rent vs Application Asking Rent (Non Voucher-Holders)



# **Application Fees, Reasons for Moving, and Economic Mobility**

## Black, Hispanic applicants face higher fee & upfront costs

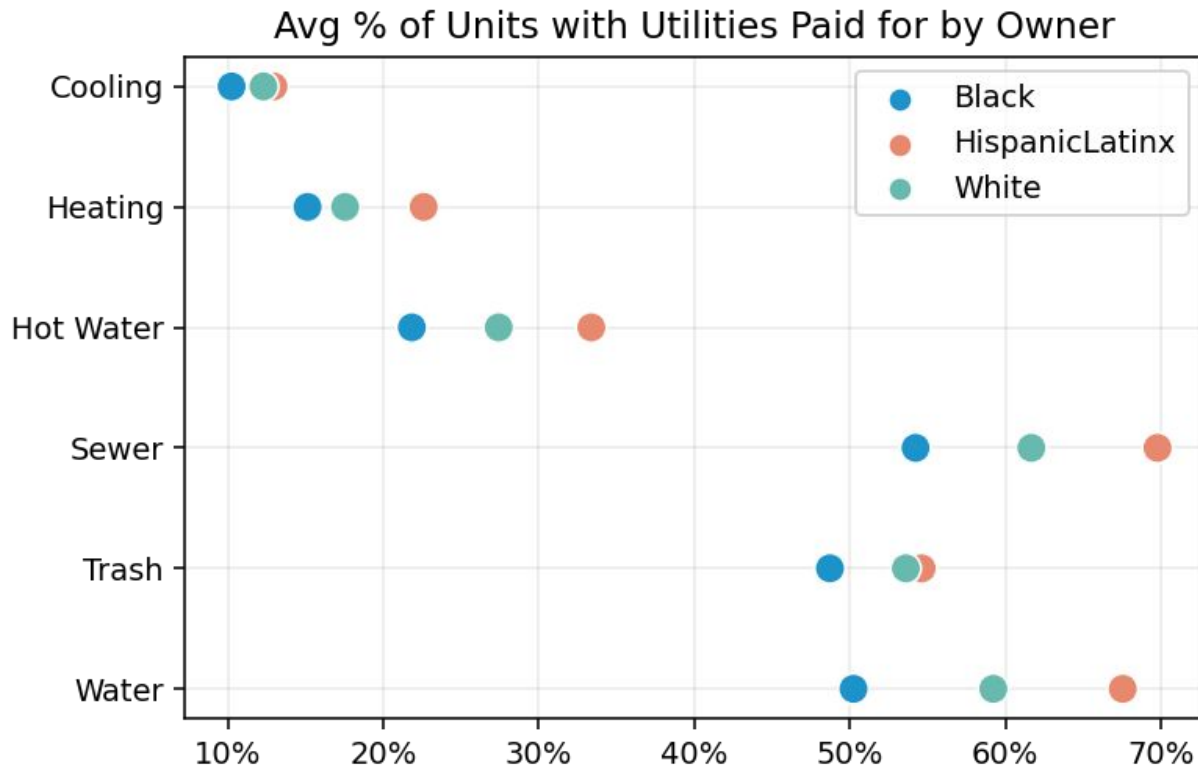
|                        | Median # Apps | Median App Fee | Share Above \$40 | Median Security Deposit | Share Above \$1200 | Deposit/Rent Ratio |
|------------------------|---------------|----------------|------------------|-------------------------|--------------------|--------------------|
| <b>Black</b>           | 3             | \$45           | 65%              | \$1,400                 | 62%                | 1                  |
| <b>Hispanic/Latinx</b> | 2             | \$40           | 59%              | \$1,600                 | 65%                | 0.99               |
| <b>White</b>           | 2             | \$41           | 61%              | \$1,229                 | 53%                | 0.94               |
| <b>All Applicants</b>  | 2             | \$45           | 64%              | \$1,400                 | 61%                | 0.99               |

## Voucher-holders face higher fee & upfront costs

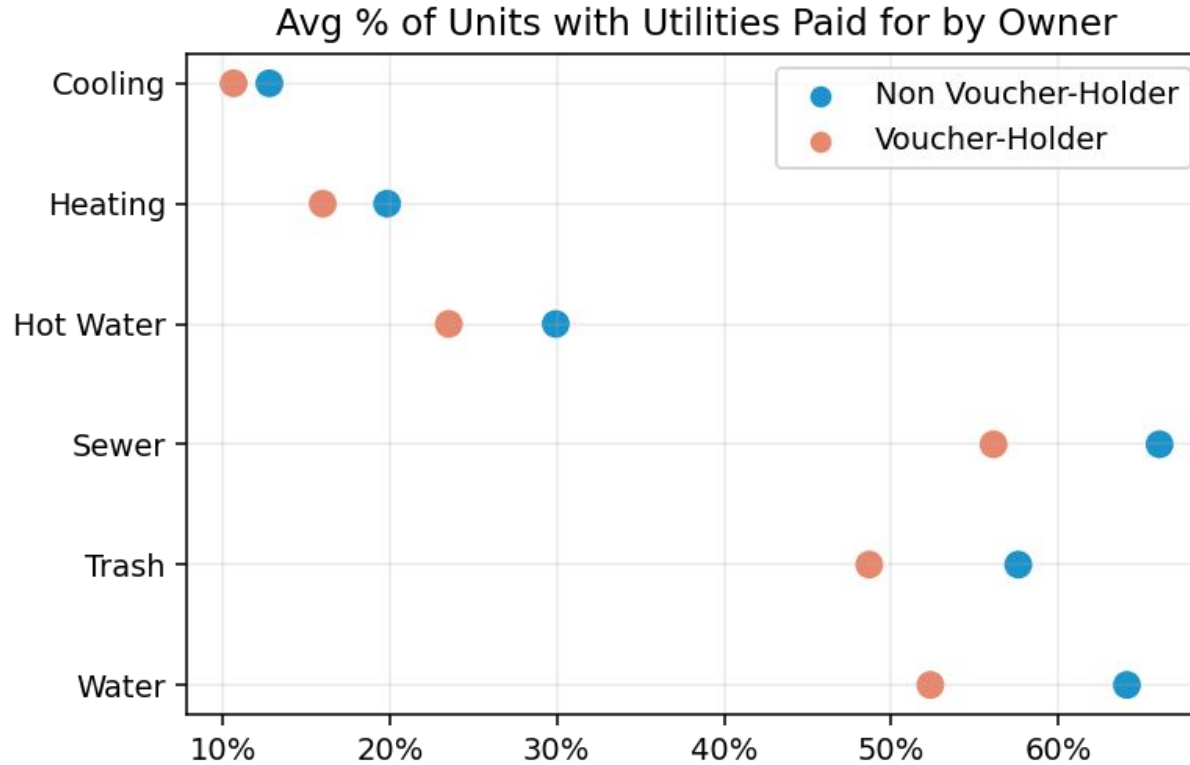
|                            | Median # Apps | Median App Fee | Share Above \$40 | Median Security Deposit | Share Above \$1200 | Deposit/Rent Ratio |
|----------------------------|---------------|----------------|------------------|-------------------------|--------------------|--------------------|
| <b>Voucher-Holders</b>     | 4             | \$45           | 65%              | \$1,500                 | 66%                | 1                  |
| <b>Non Voucher-Holders</b> | 2             | \$40           | 59%              | \$1,100                 | 47%                | 0.94               |
| <b>All Applicants</b>      | 2             | \$45           | 64%              | \$1,400                 | 61%                | 0.99               |



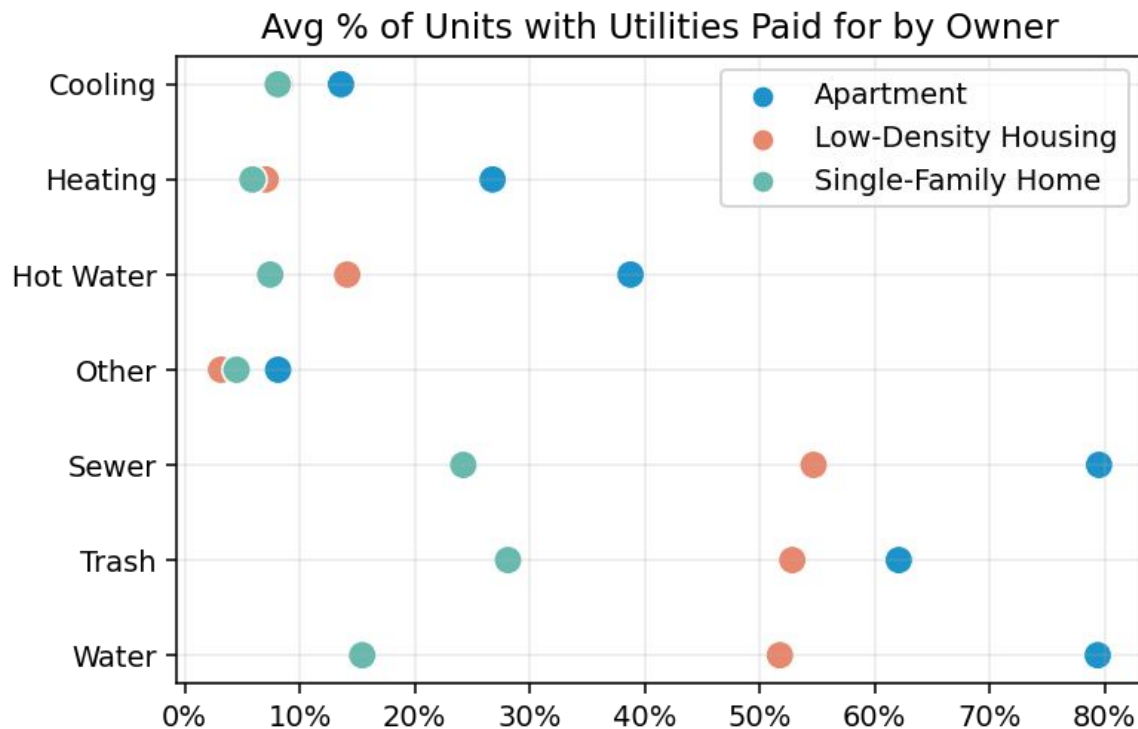
# Black applicants are less likely to apply to units **with utilities included**



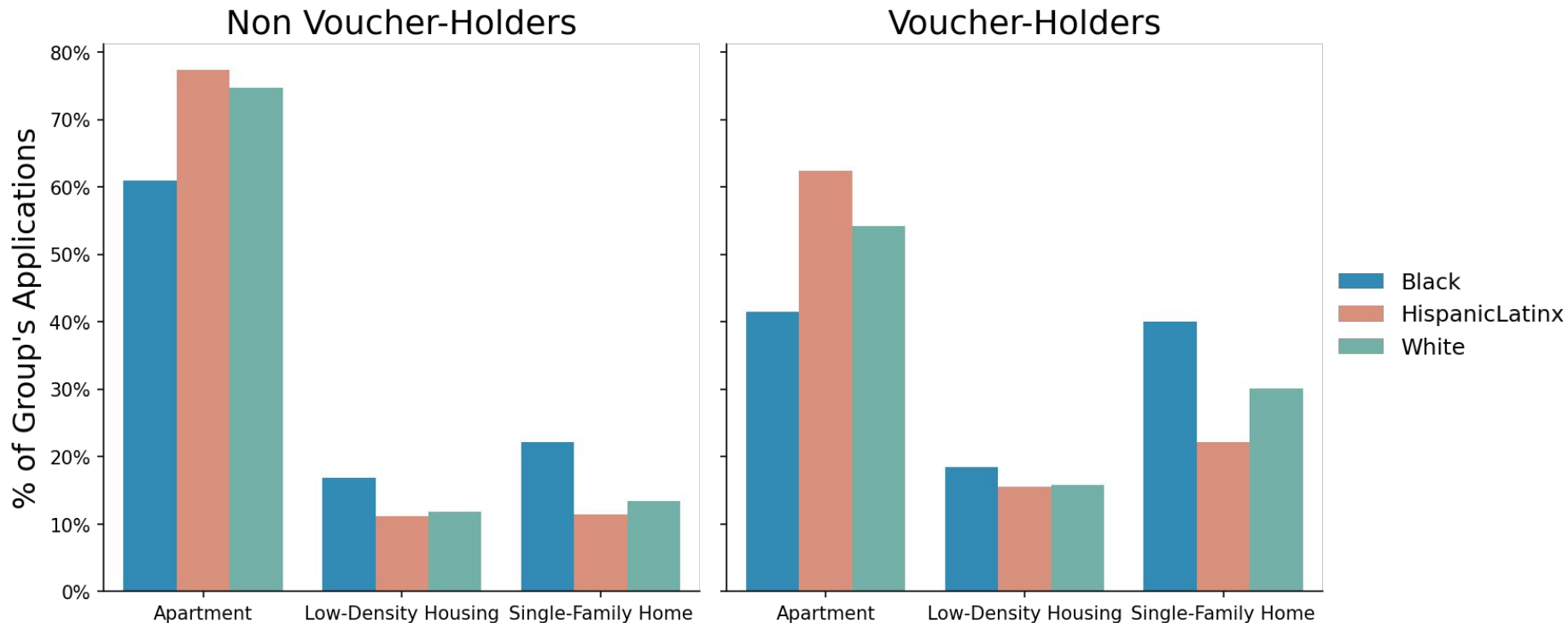
# Voucher-Holders are less likely to apply to **units with utilities included**



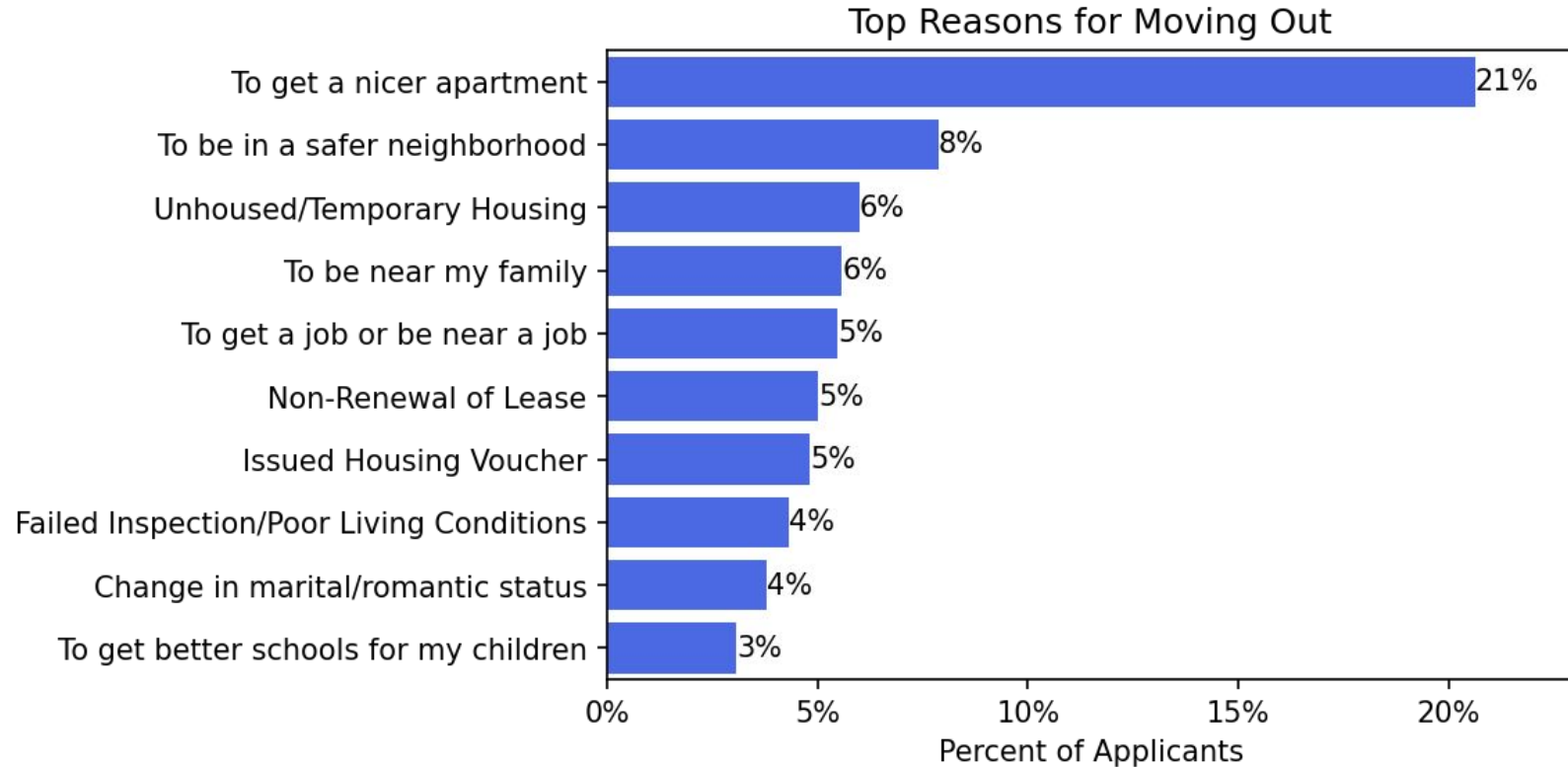
# Utilities most often included in apartments



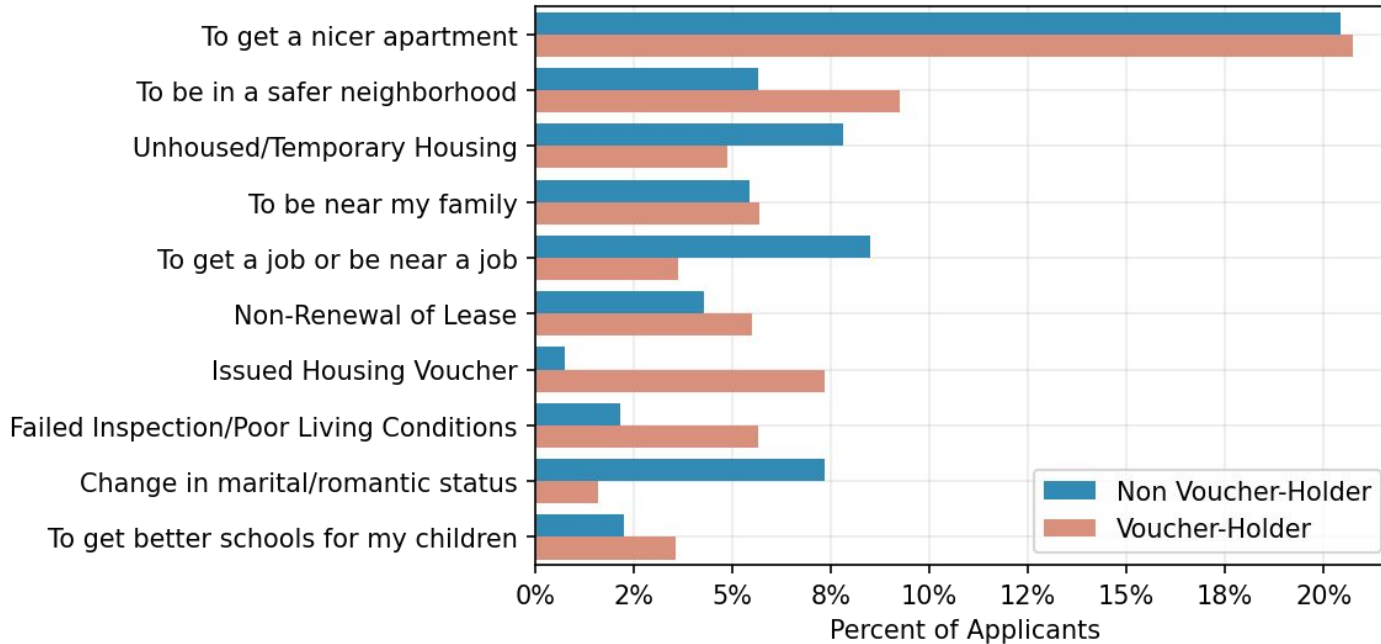
# Voucher-holders & Black applicants **apply less often to apt. units**



# Most are moving for **safer environments and better apartments**



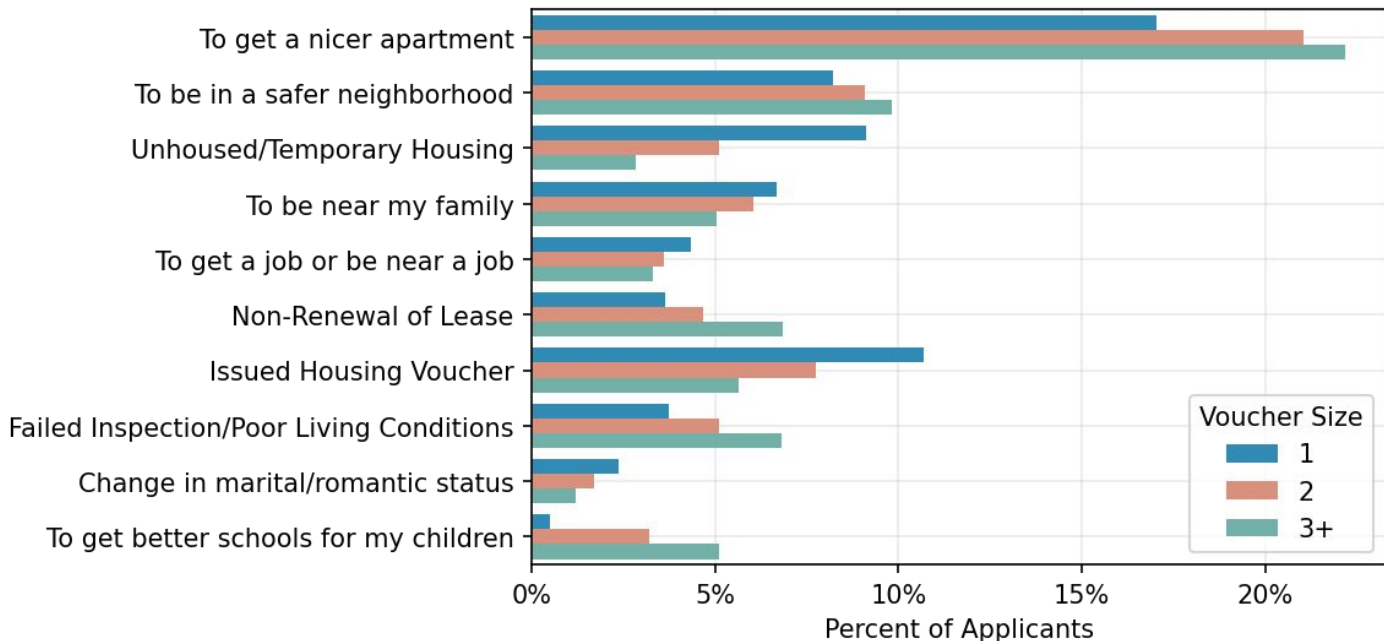
# Voucher-Holders seek **safer environments & better living conditions**



- Voucher-holders are more likely to move to be in a safer neighborhood
- Non-voucher holders, on the other hand, want to move closer to jobs

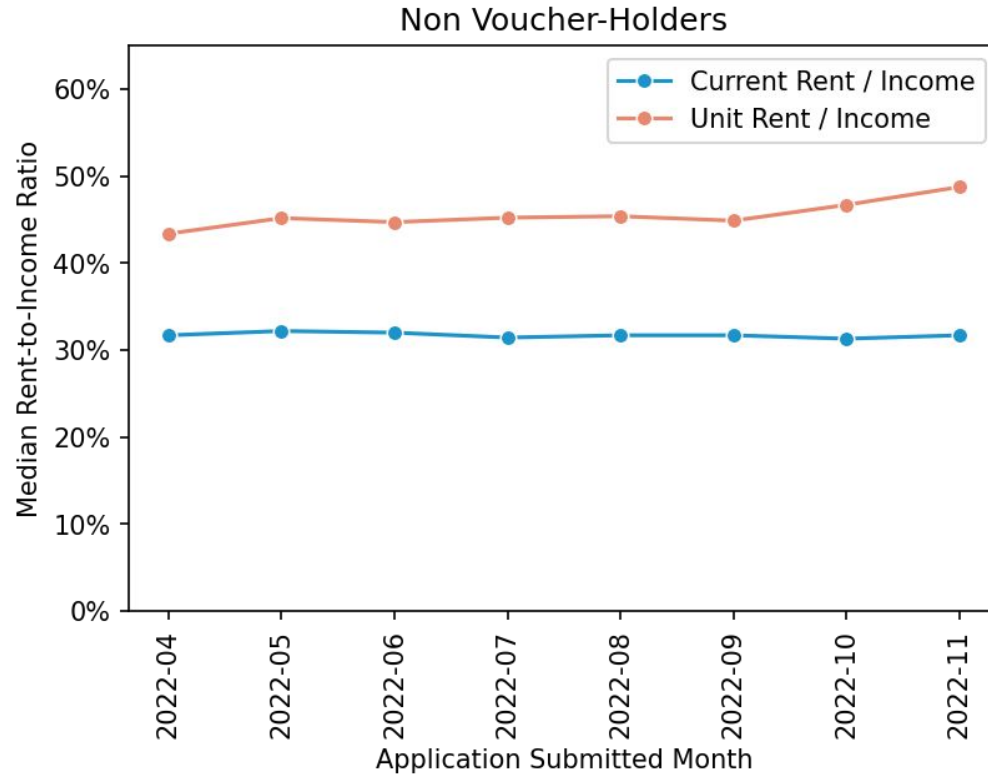
Voucher-Holders:  
Failed inspection: 5%;  
Living Conditions: 1%

# Larger households **more likely to value schools**



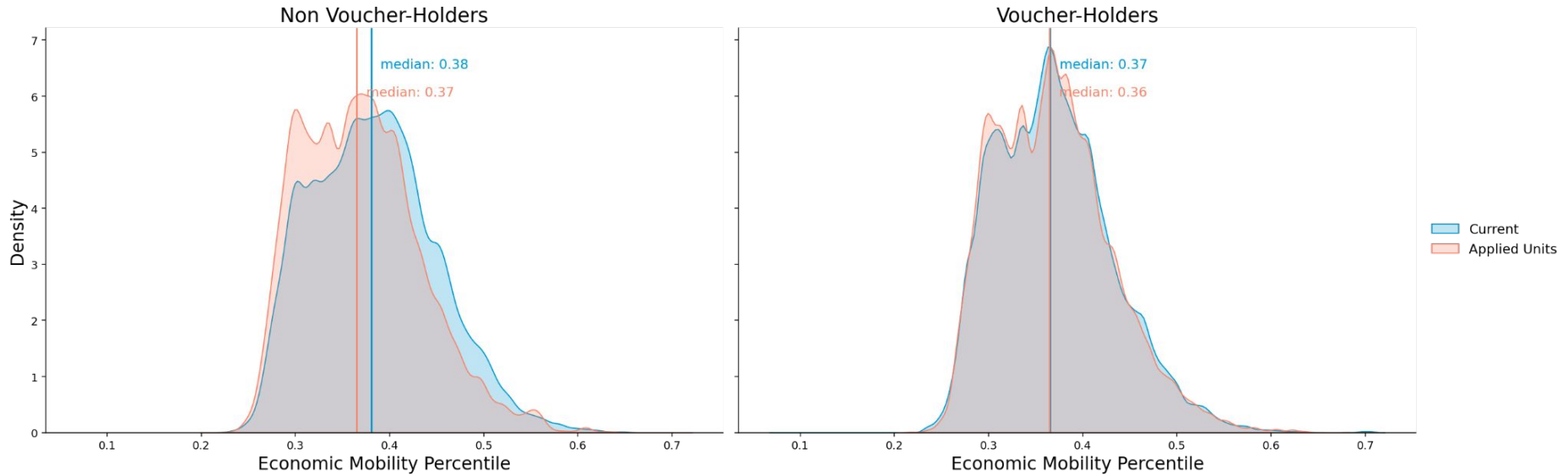
- Temporary housing driving decisions more for single households
- Larger households more likely prioritize schools and living conditions

# Median Rent-to-Income Ratio

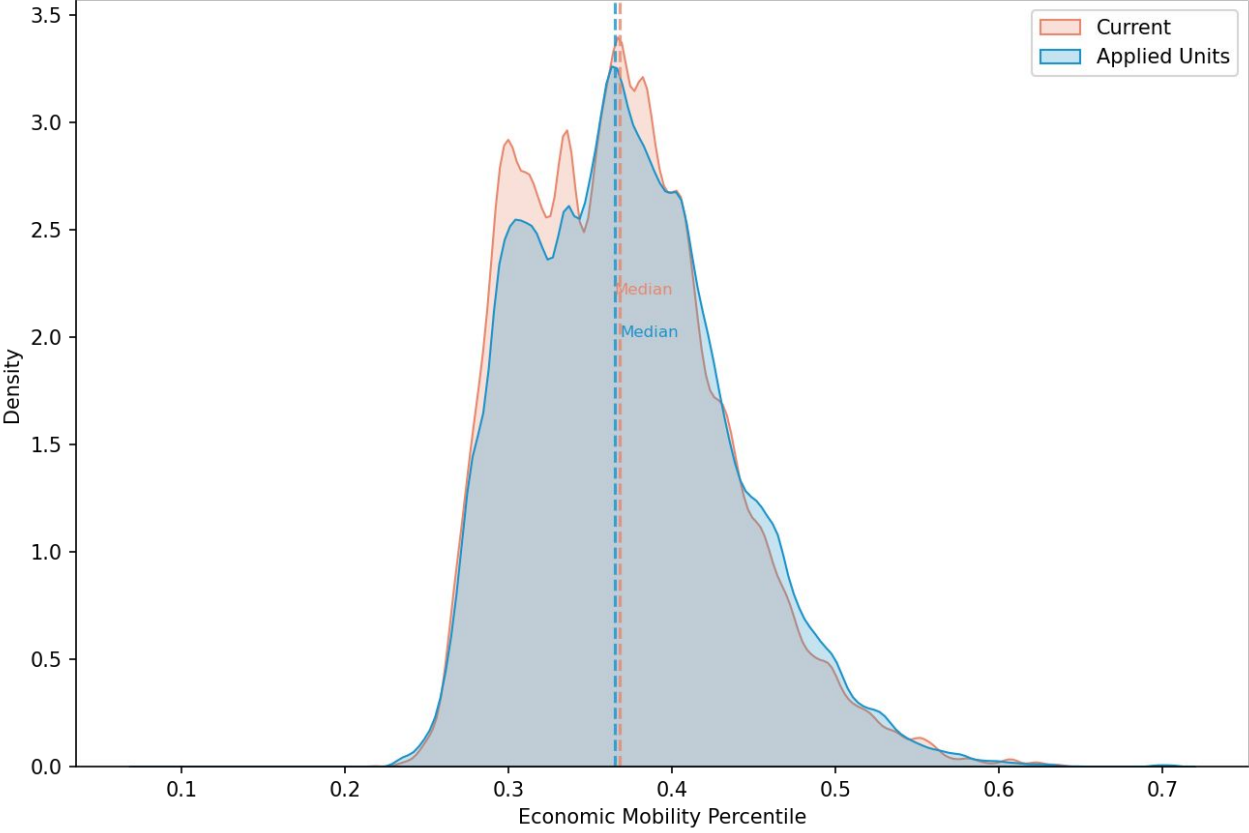




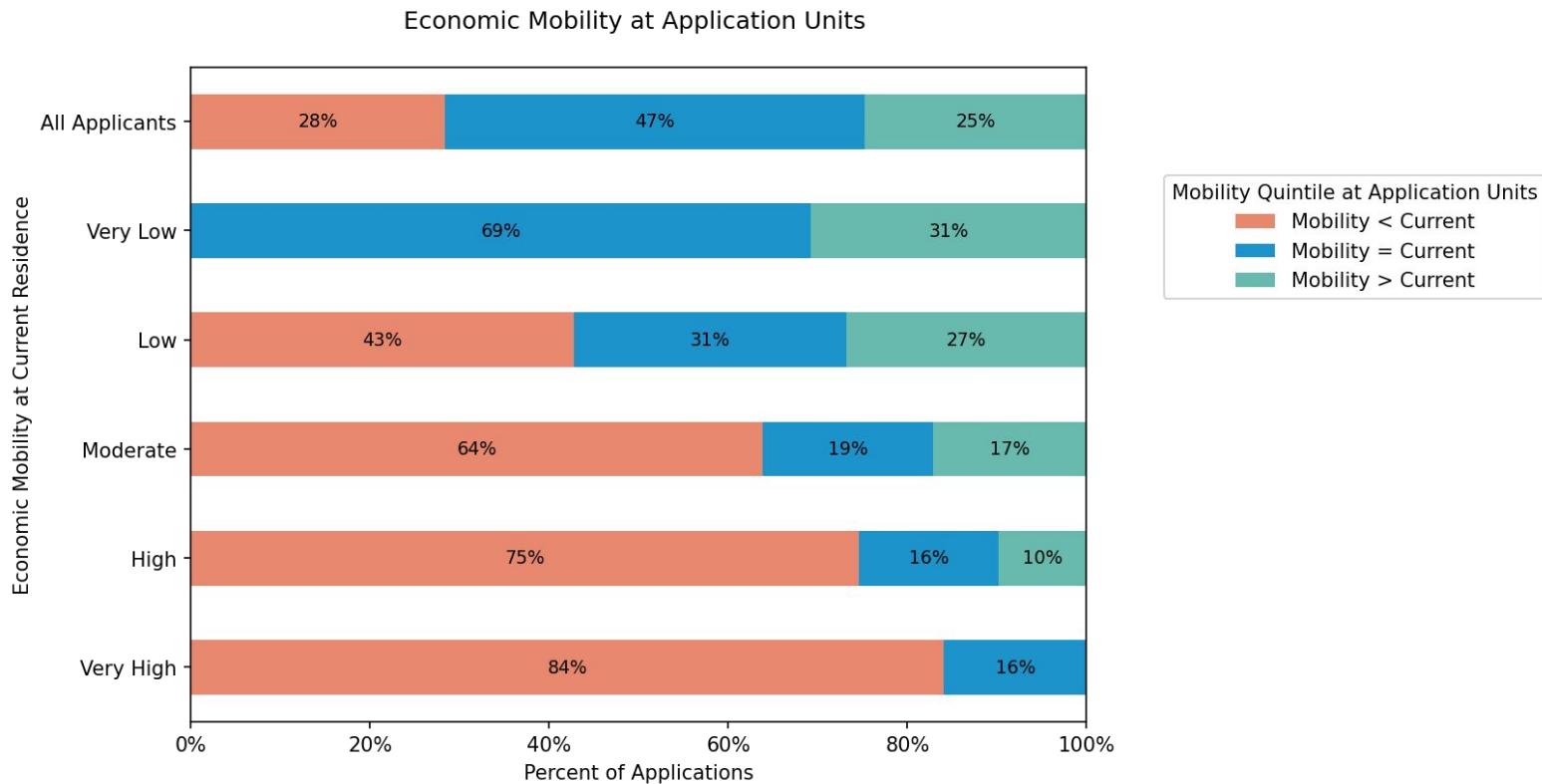
# Applications are to units in slightly lower mobility areas



# Economic mobility at applied units similar to current units

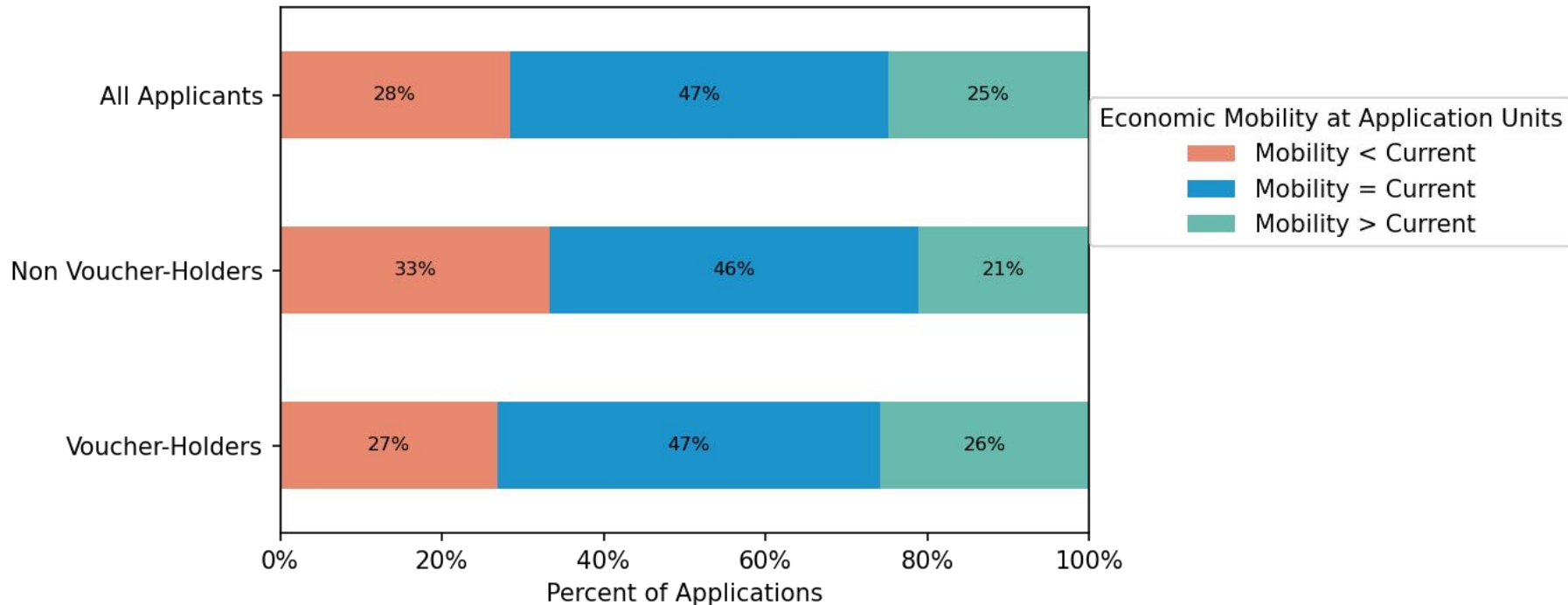


# Most applying to areas with **similar or lower economic mobility**

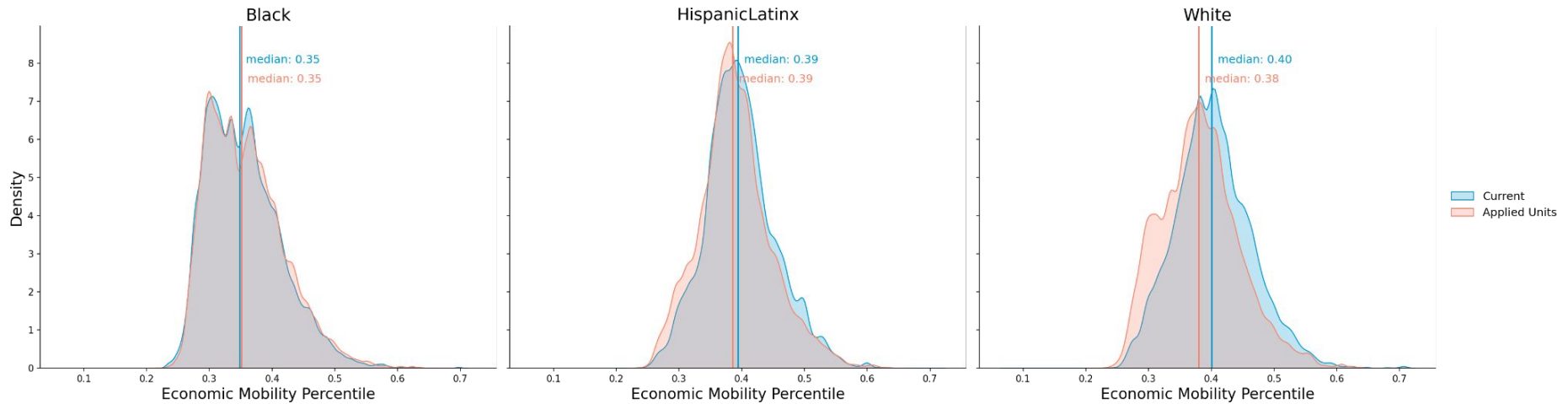


# Voucher-Holders more likely to apply to higher mobility areas

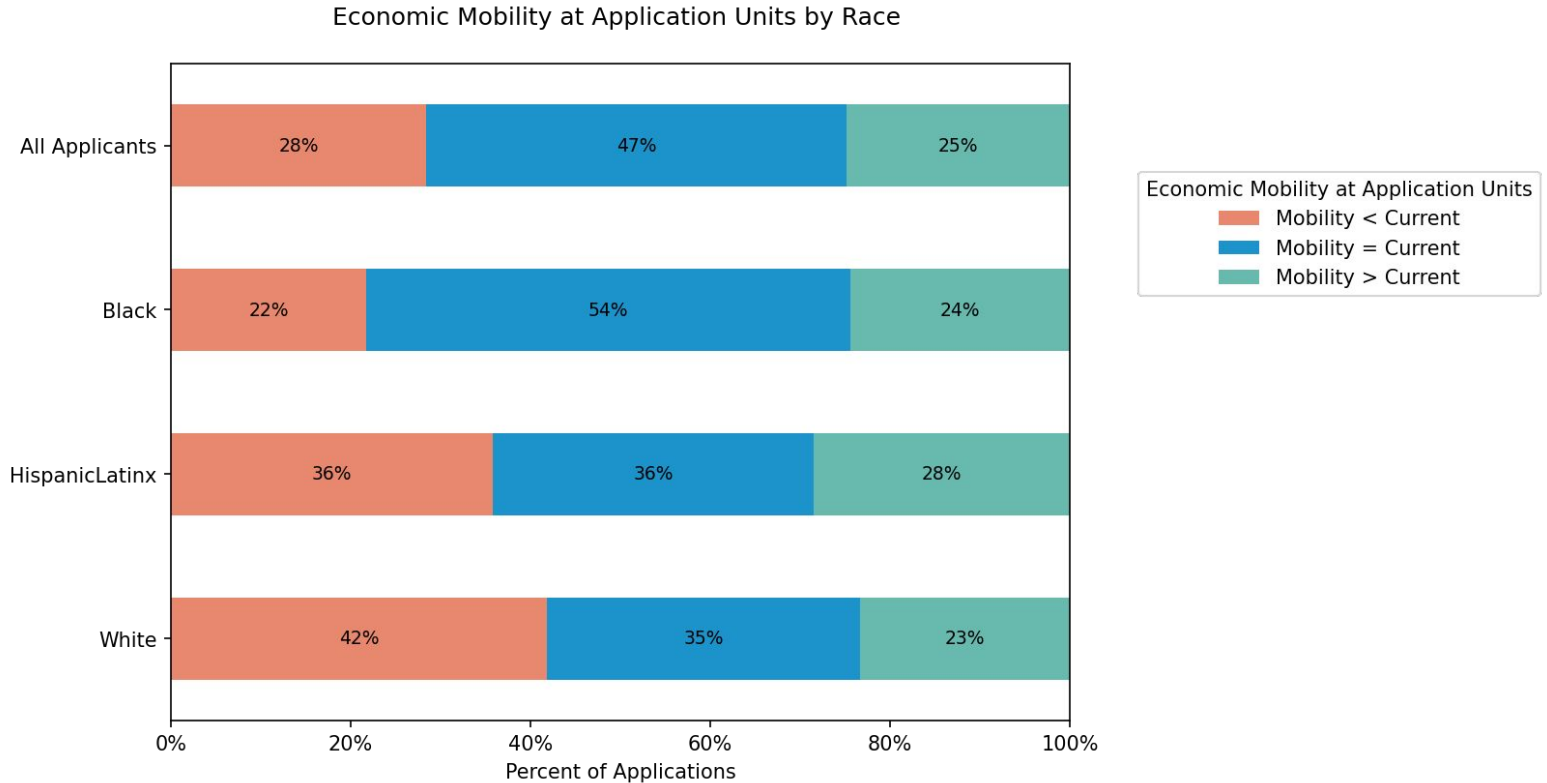
Economic Mobility at Application Units by Voucher Status



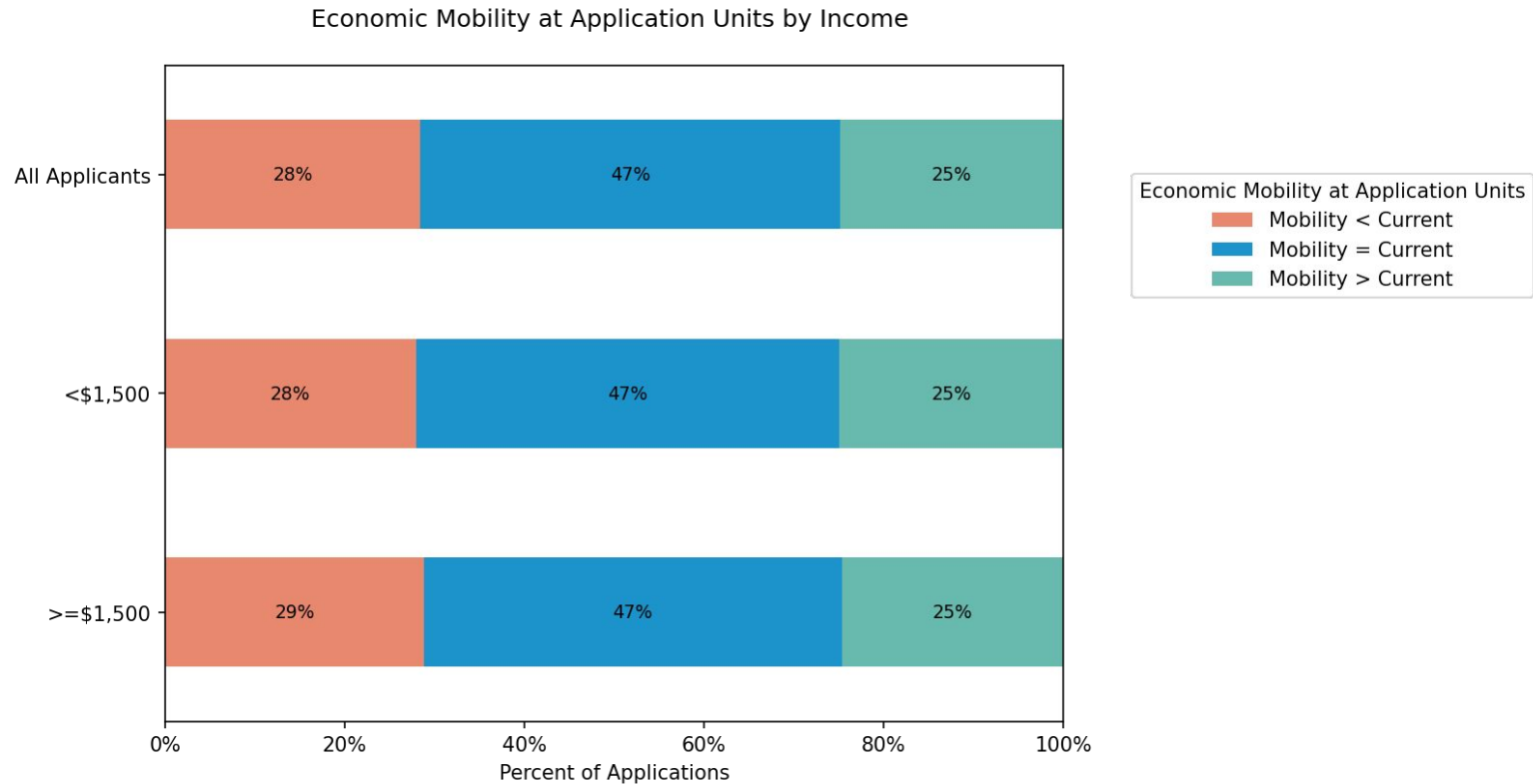
# Distribution of **Economic Mobility** for Current and Applied-to Units



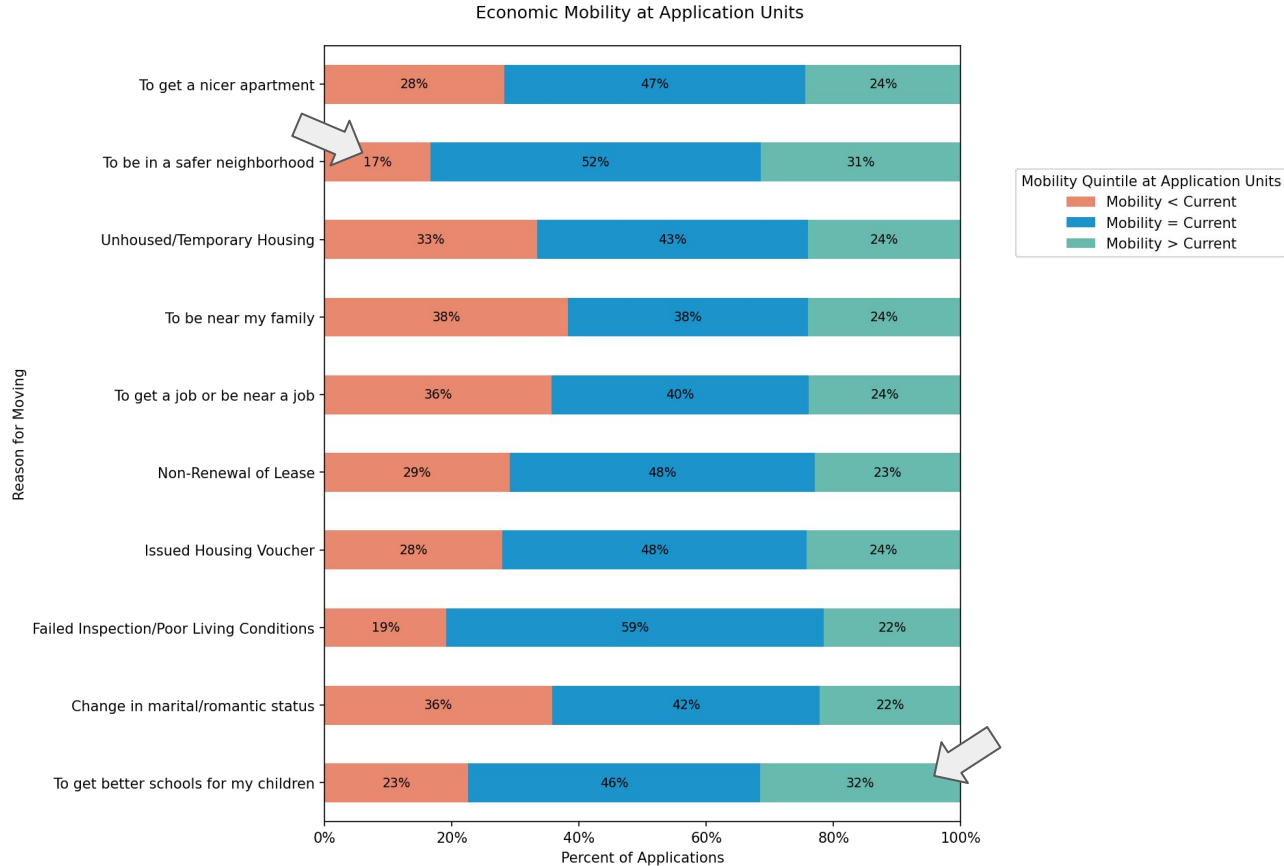
# Hispanic applicants most likely to apply to higher mobility area



# No relative variation in where families apply, **by income**



# Economic Mobility Changes by Reason for Moving Out





# Contact Information

## AffordableHousing.com

Richard Cupelli, *Founder/CEO*

[Richard@AffordableHousing.com](mailto:Richard@AffordableHousing.com)

Michael Lazdowsky, *Managing Director*

[Mike@AffordableHousing.com](mailto:Mike@AffordableHousing.com)

561-206-2926

## Learning Collider

Peter Bergman, *Director, Learning Collider & Associate Professor of Economics, University of Texas, Austin*

[peterbergman@utexas.edu](mailto:peterbergman@utexas.edu)

Riddhima Mishra, *Research Director*

[rm3880@tc.columbia.edu](mailto:rm3880@tc.columbia.edu)

# Annex

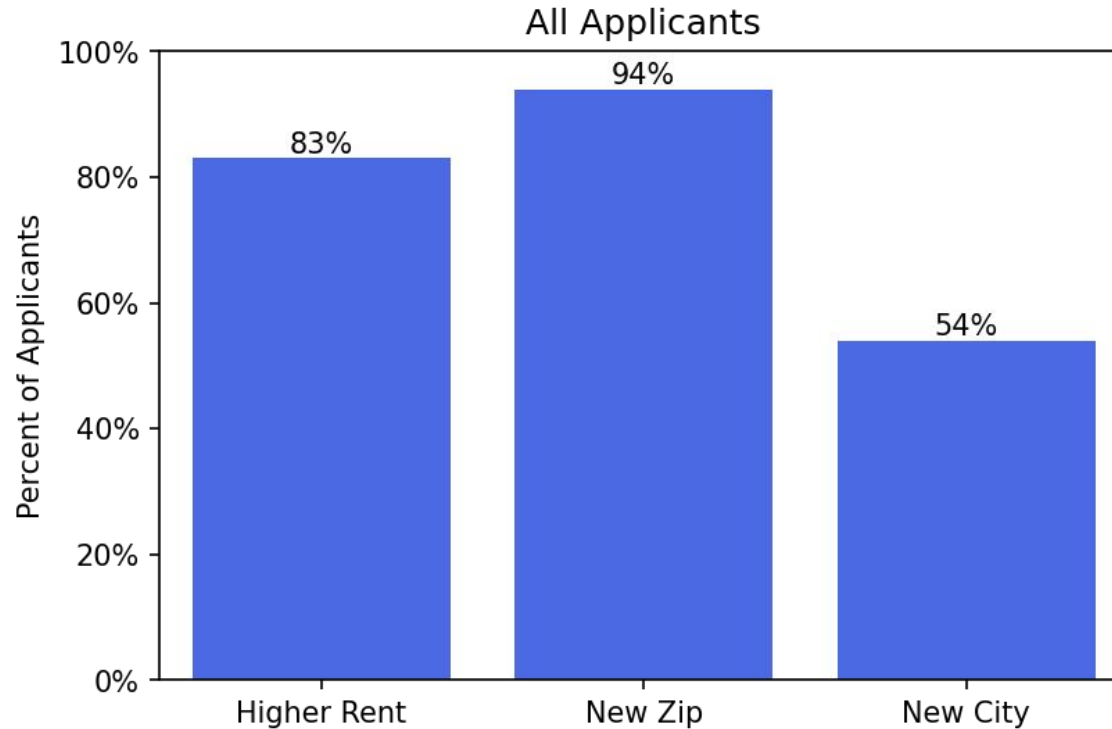
The following are extra slides not to be presented during our meeting. Please contact us with any questions.

# Black and Latinx Applicants face higher fees & upfront costs

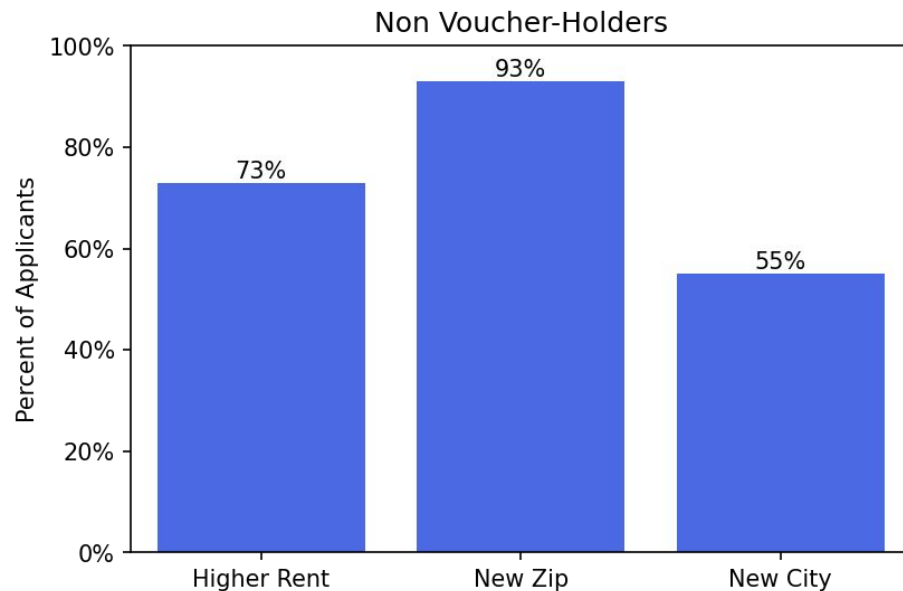
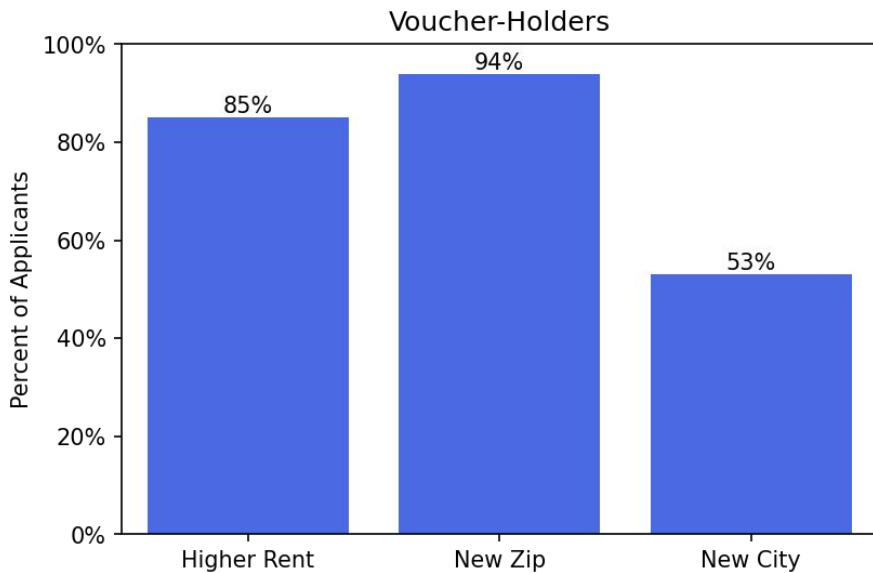
|                         | Total # Apps | Median # Apps | Apps with App Fee Amount | Median App Fee | Share Above \$40 | Apps with Security Deposit Amount | Median Security Deposit | Share Above \$1200 | Deposit/Rent Ratio |
|-------------------------|--------------|---------------|--------------------------|----------------|------------------|-----------------------------------|-------------------------|--------------------|--------------------|
| <b>Black</b>            | 306,802      | 3             | 97,365                   | \$45           | 65%              | 281,164                           | \$1,400                 | 62%                | 1                  |
| <b>Hispanic/ Latinx</b> | 104,788      | 2             | 27,501                   | \$40           | 59%              | 95,769                            | \$1,600                 | 65%                | 0.99               |
| <b>White</b>            | 77,756       | 2             | 17,927                   | \$41           | 61%              | 71,515                            | \$1,229                 | 53%                | 0.94               |
| <b>All Applicants</b>   | 499,004      | 2             | 145,245                  | \$45           | 64%              | 457,207                           | \$1,400                 | 61%                | 0.99               |

Calculations only among units with application fees or security deposits  
Race/ethnicity is imputed for 93%, other 7% percent is from voucher applications.

# Application Data: **Current Unit vs. Applied Unit**



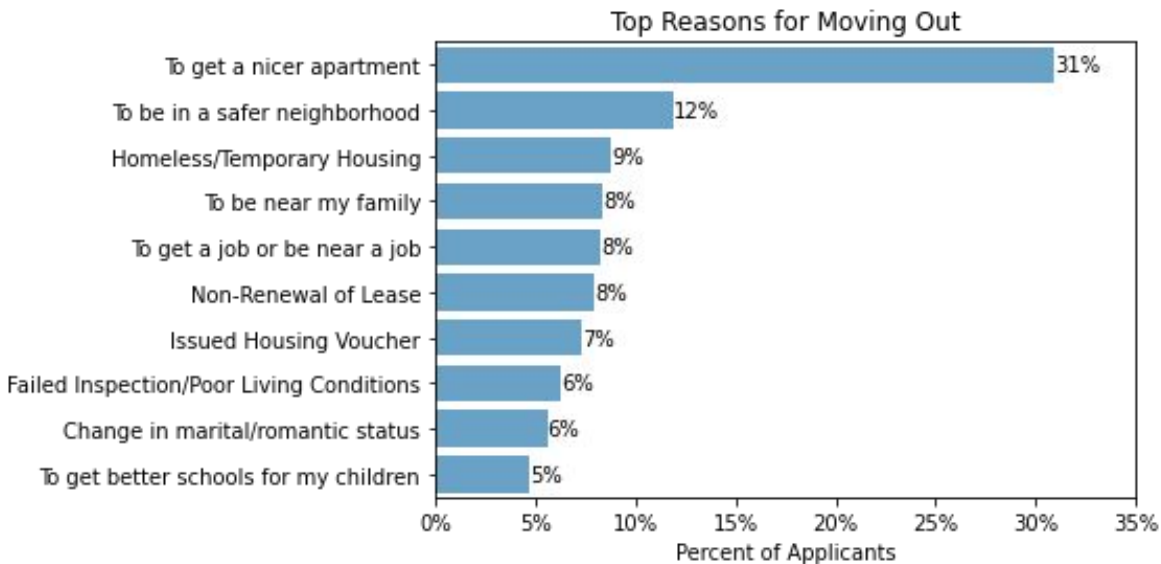
# Application Data: **Current Unit vs. Applied Unit**

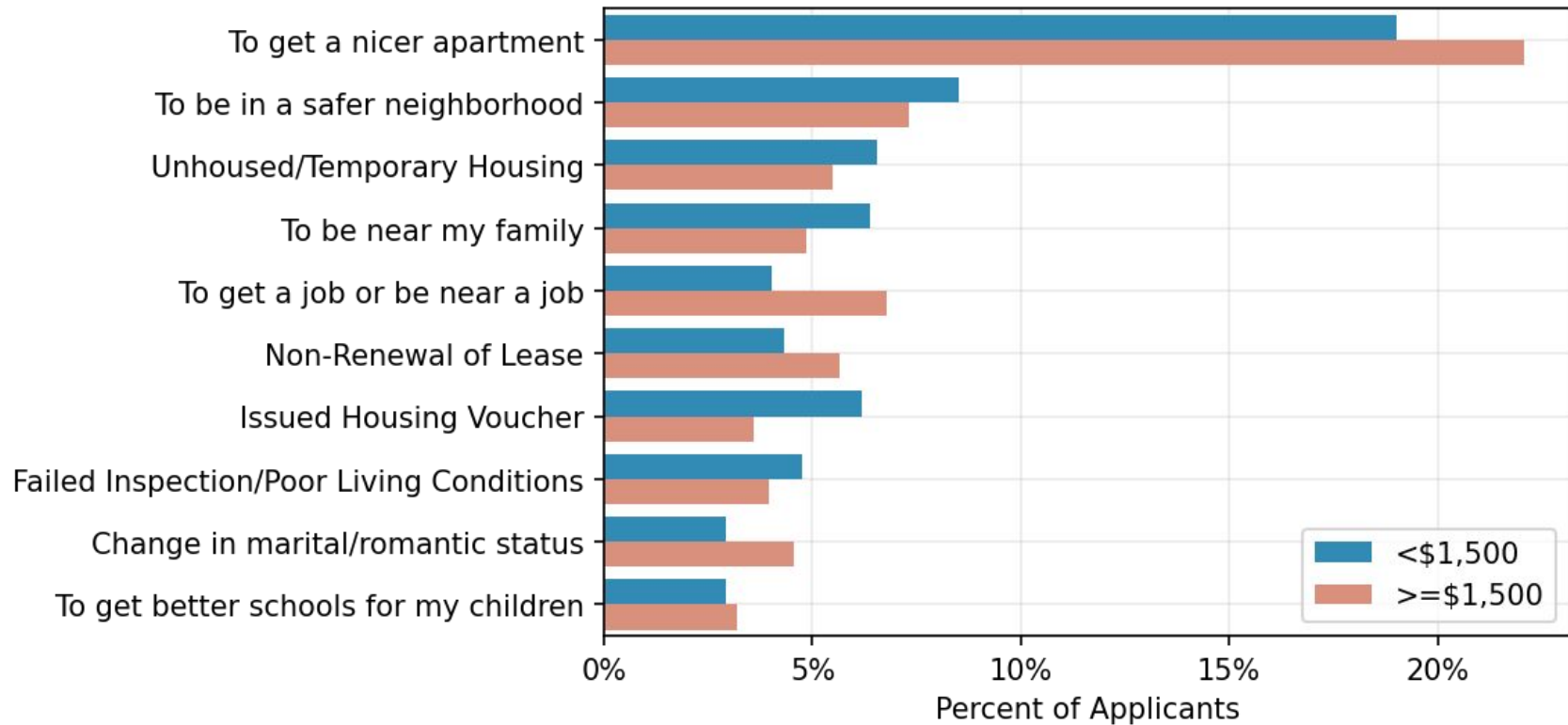


# Most people are moving due to their apartment quality

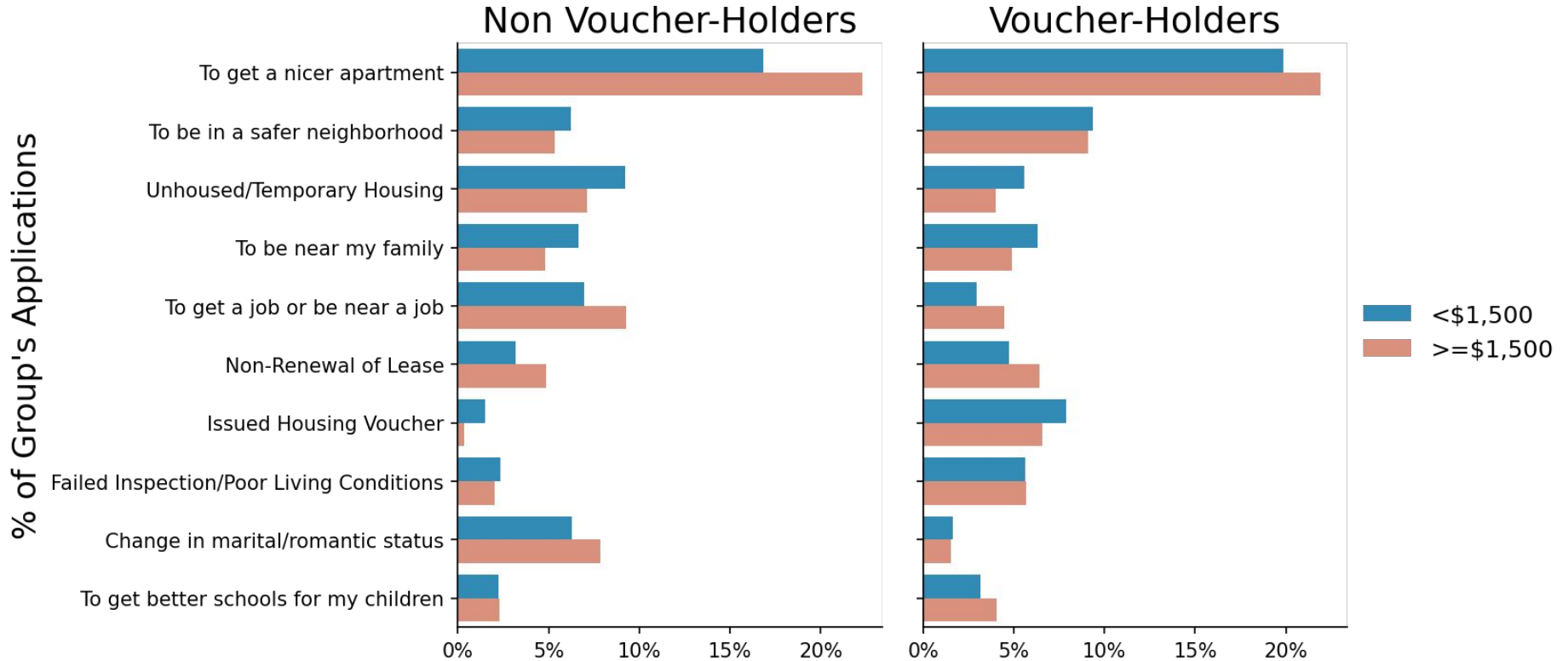
Options on AffordableHousing.com rental application:

- Change in marital/romantic status
- To get a job or be near a job
- To be near my family
- To get better transportation
- Current unit failed inspection
- To get better schools for my child
- To get a better or bigger apartment
- To be in a safer neighborhood
- I was evicted or had problems with my landlord
- My unit failed inspection
- Other



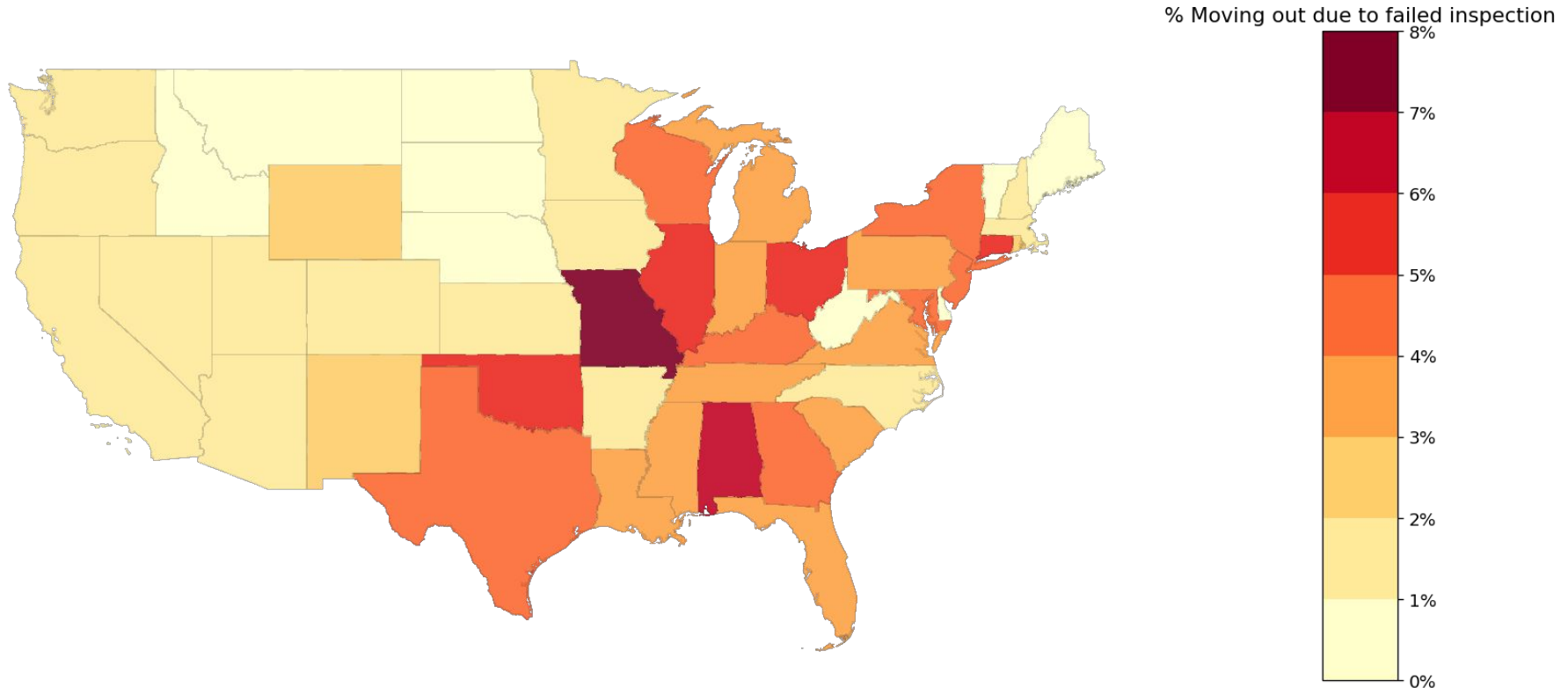


# Reasons to move by Voucher Status & Income

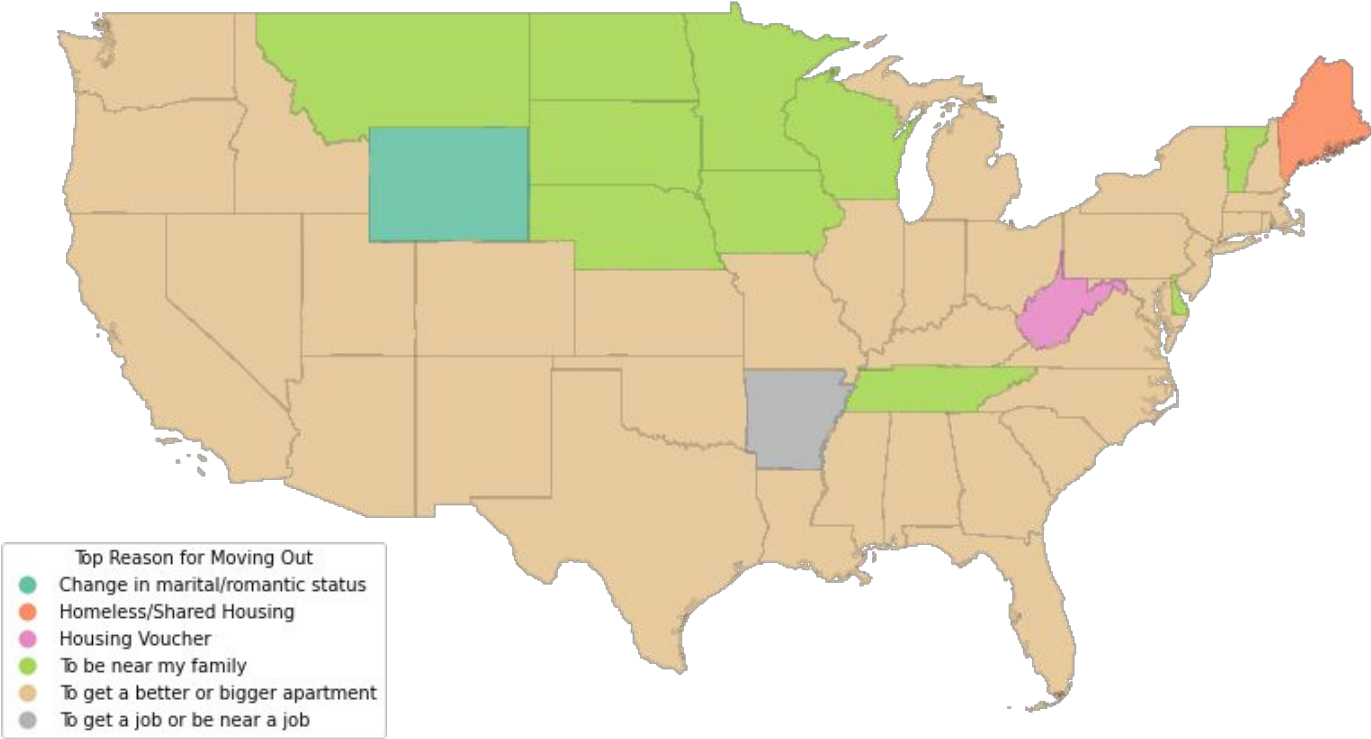




# Reason to move: % Failed Inspections by state



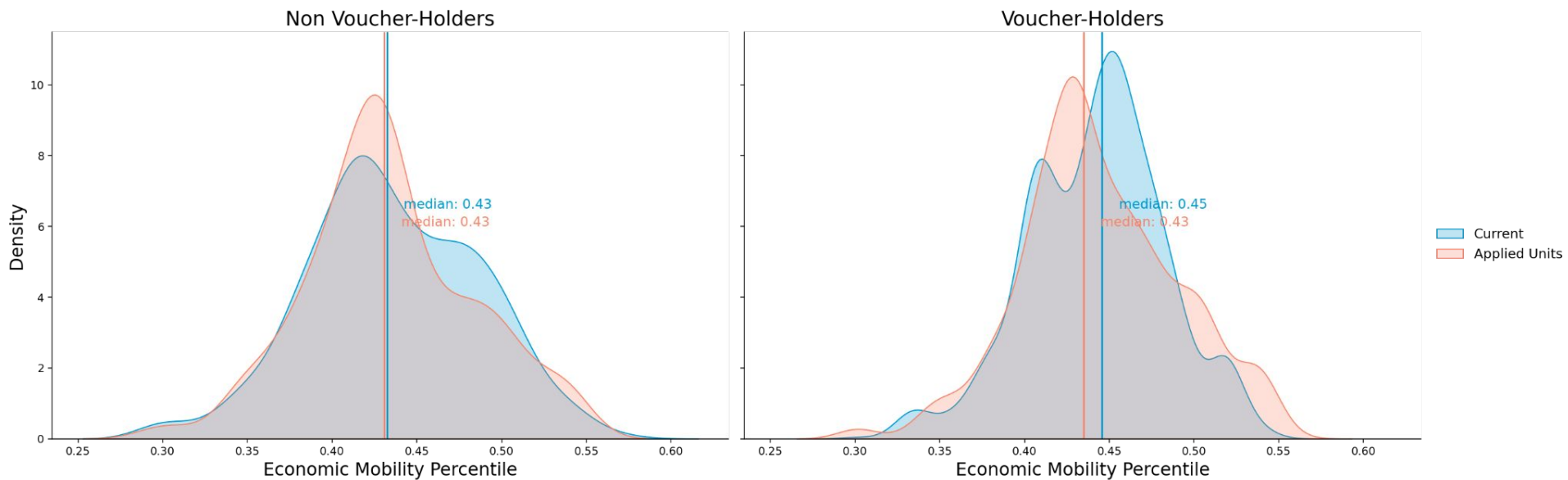
# Most Popular Reason to Move by State



## Economic mobility distribution - current residence

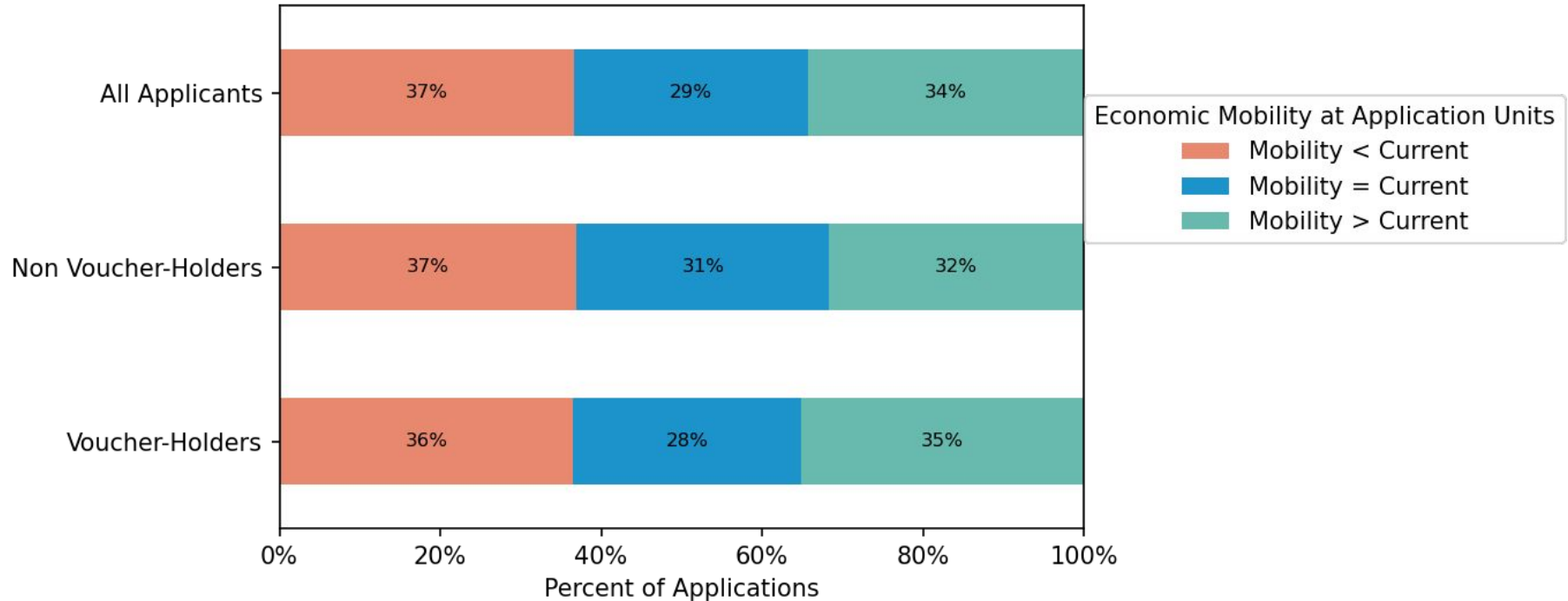
|                | Very Low - Low | Moderate | High - Very High |
|----------------|----------------|----------|------------------|
| Black          | 82%            | 9%       | 8%               |
| HispanicLatinx | 61%            | 19%      | 20%              |
| White          | 57%            | 19%      | 24%              |
| All Applicants | 73%            | 14%      | 14%              |

# Economic Mobility Distribution - King County



# King County residents

Economic Mobility at Application Units by Voucher Status - King County



# King County (WA) residents

