

White House Monthly Rental Market Roundtable Presentation

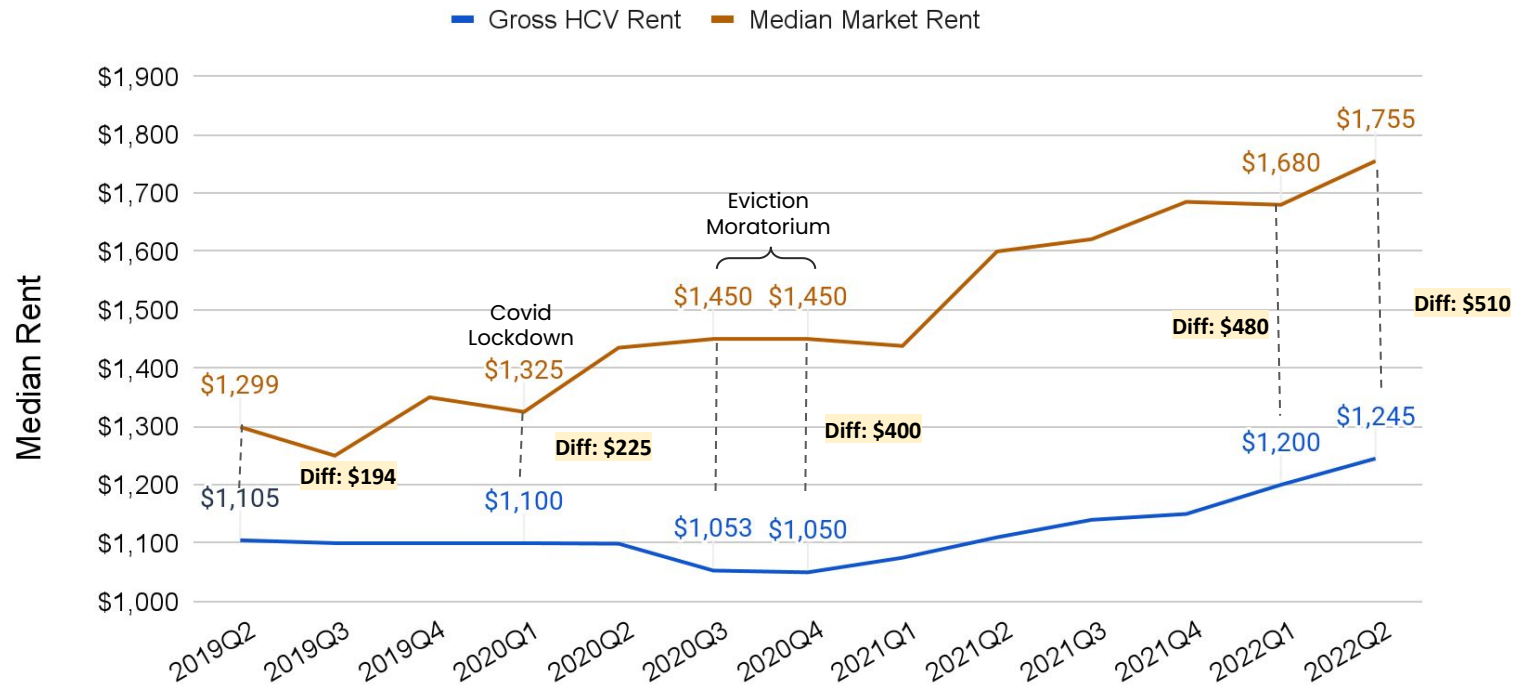
July 28, 2022



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

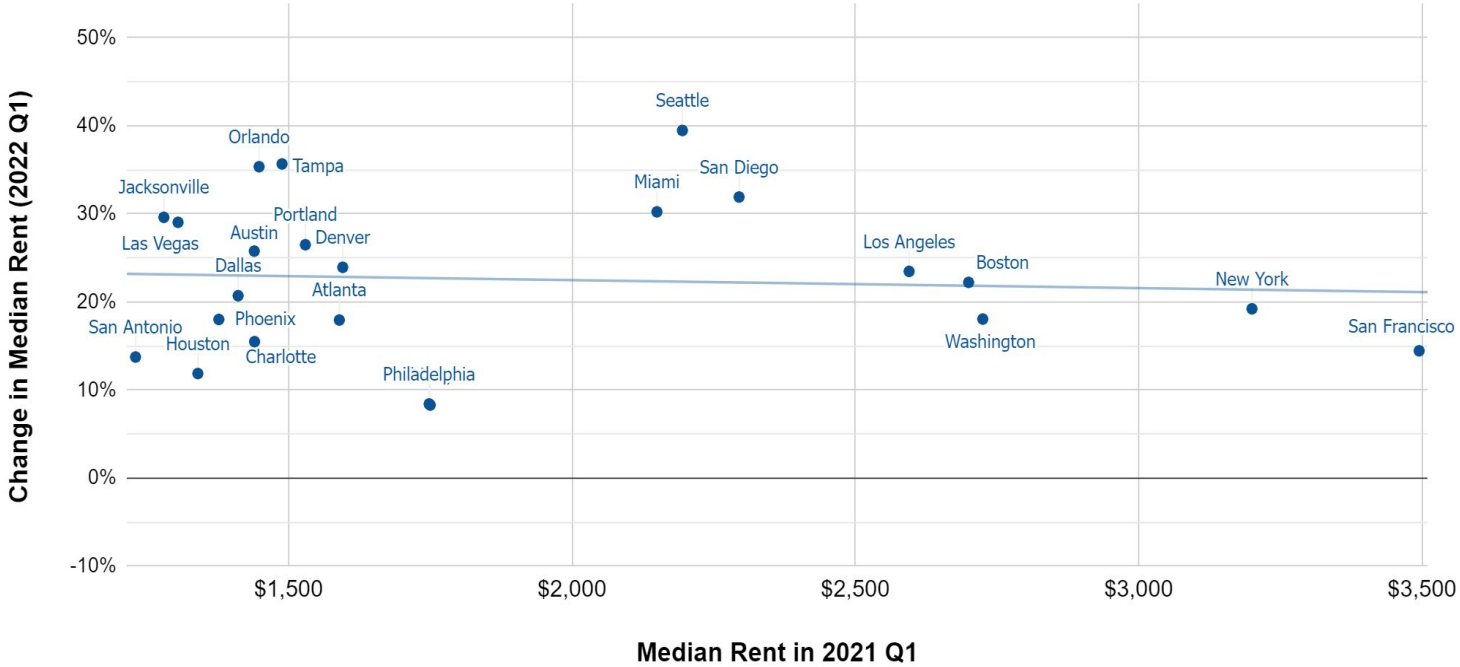
Difference between Median Market Rent and Gross HCV rent more than doubled since Q2, 2019

Rent Trends - 2 BR: Q2, 2019 to Q3, 2022



Rent Trends- City Level Comparison (2021 Q1 - 2022 Q1)

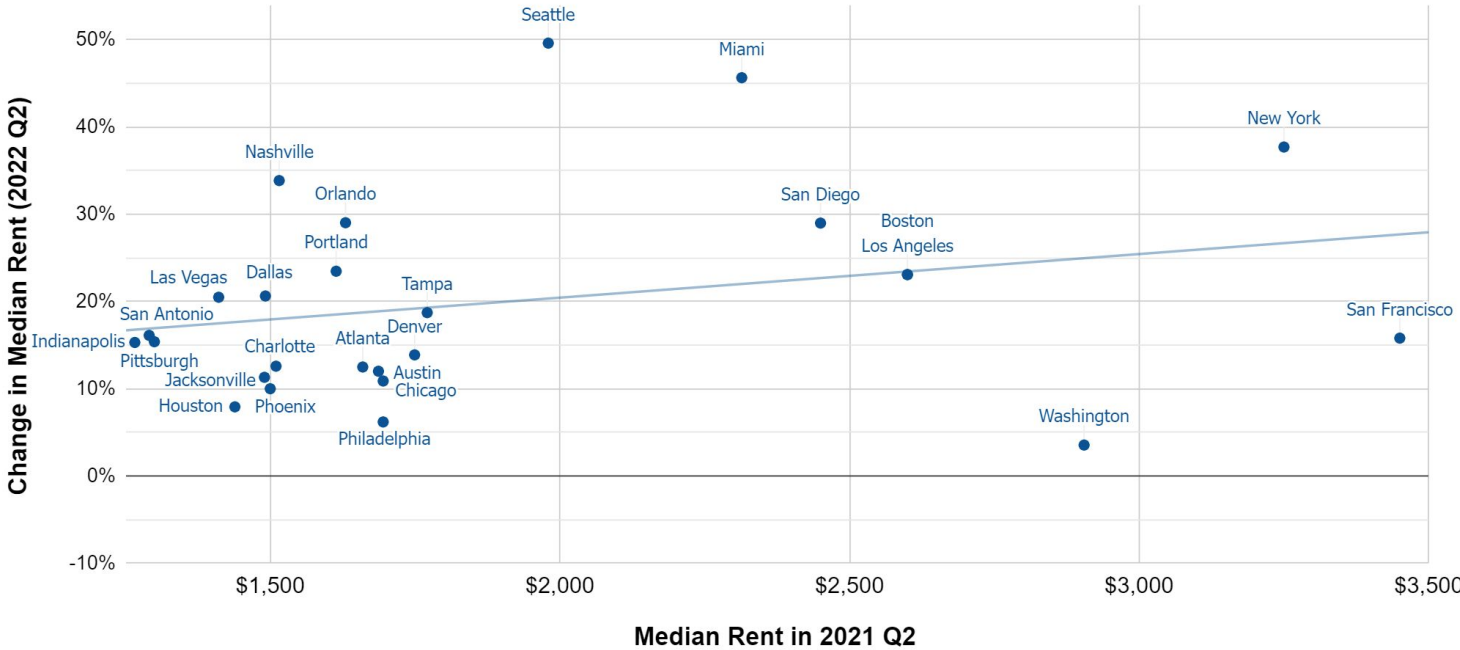
(2021 Q1 - 2022 Q1) Median Rent Change for 2 BR



- Since 2021 Q1, rents in expensive cities increased as well
- Large, similar rent increases across geographies

Rent Trends- City Level Comparison (2021 Q2 - 2022 Q2)

(2021 Q2 - 2022 Q2) Median Rent Change for 2 BR



- Price increases remain steady and high in more affordable markets.
- But greater rent increases in expensive cities.

Data Sources

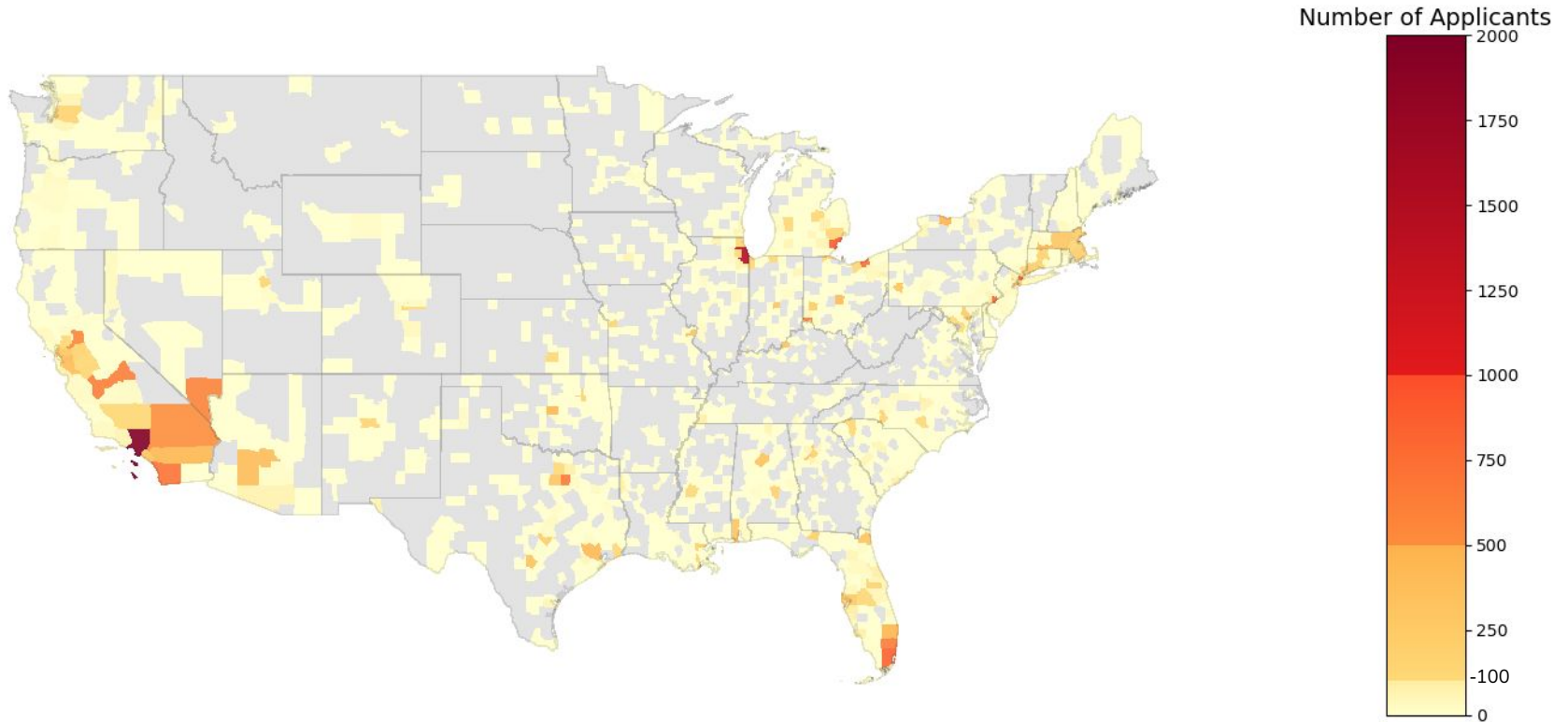
AffordableHousing.com Rental Applications

- 236k applications
- 43k unique applicants
- Submitted 3/2022 - present

Survey on Rising Rents

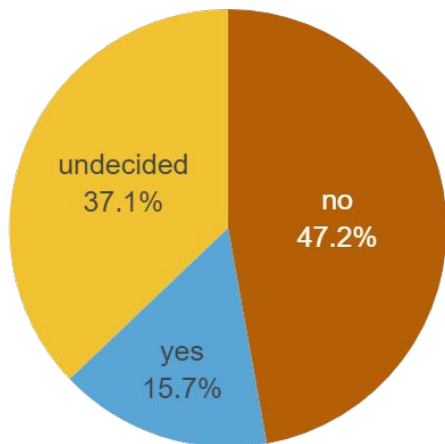
- Administered July 2022 to 4,000 applicants
- Response rate: 5.3%

Current Location of AffordableHousing.com Rental Applicants



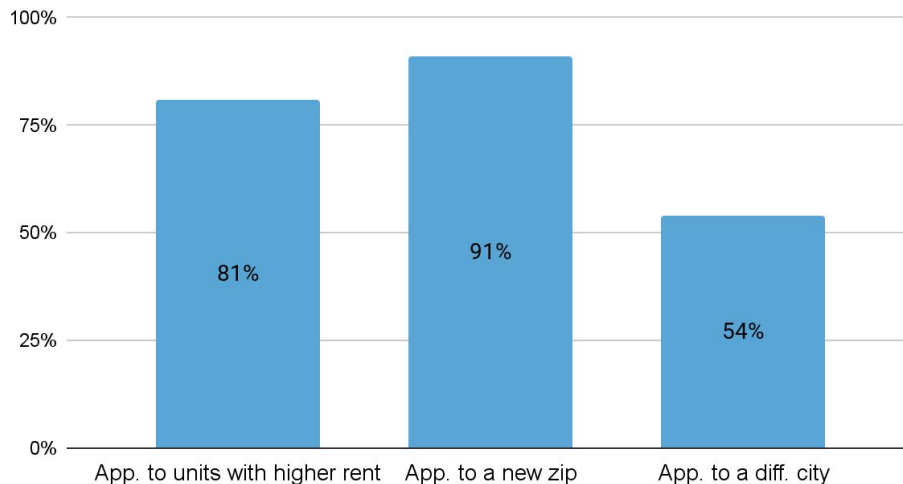
More than 80 percent of the people are applying to a new unit with higher rent and moving to a new zip code

Survey response on current lease renewal



- About 50% of the surveyed people will not renew their current lease

Application Data: Current Unit vs. Applied Unit

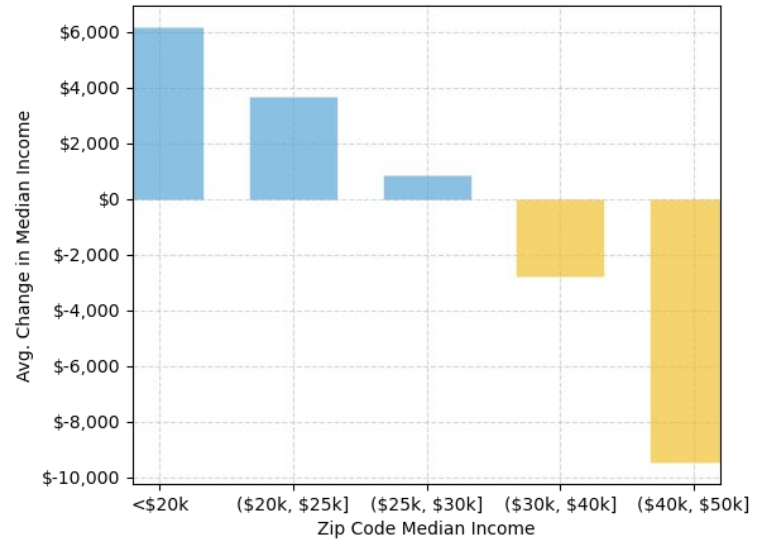


- 80% of people are applying to a unit with higher rent

Neighborhood characteristics

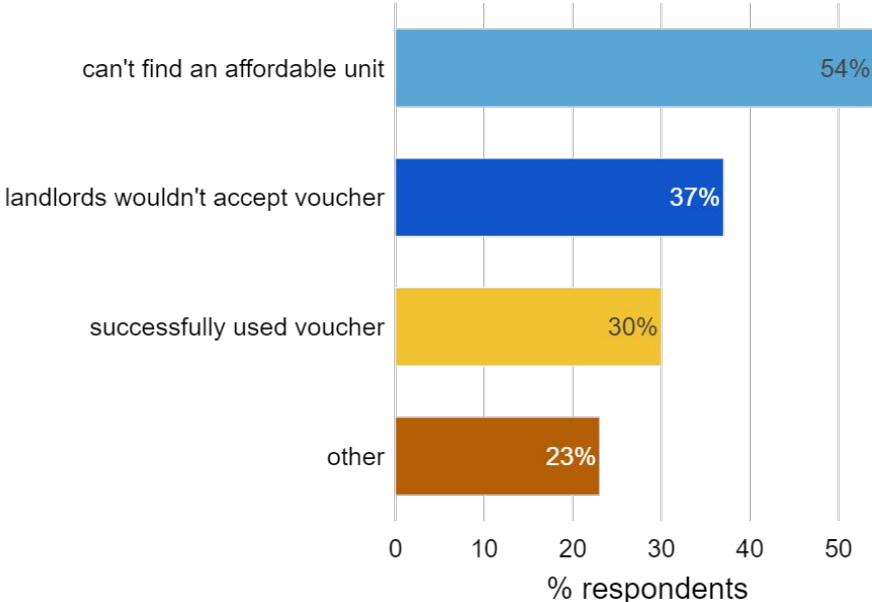
Median Income in Current Zip Code	% of Unique Applicants
<\$20k	12%
\$20k-\$25k	24%
\$25k-\$30k	27%
\$30k-\$40k	27%
\$40k-\$50k	11%

Difference in Median Income between Current Zip Code and Zip Code of Applied Units

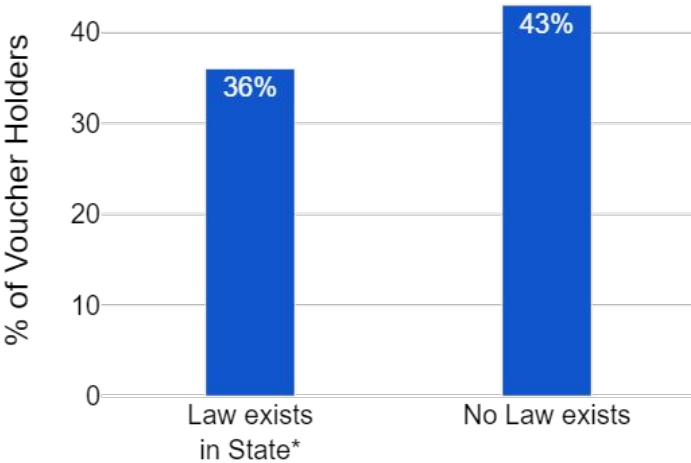


Large number of survey respondents with vouchers were not able to use their vouchers to find a unit

What was your experience finding a unit with your voucher?



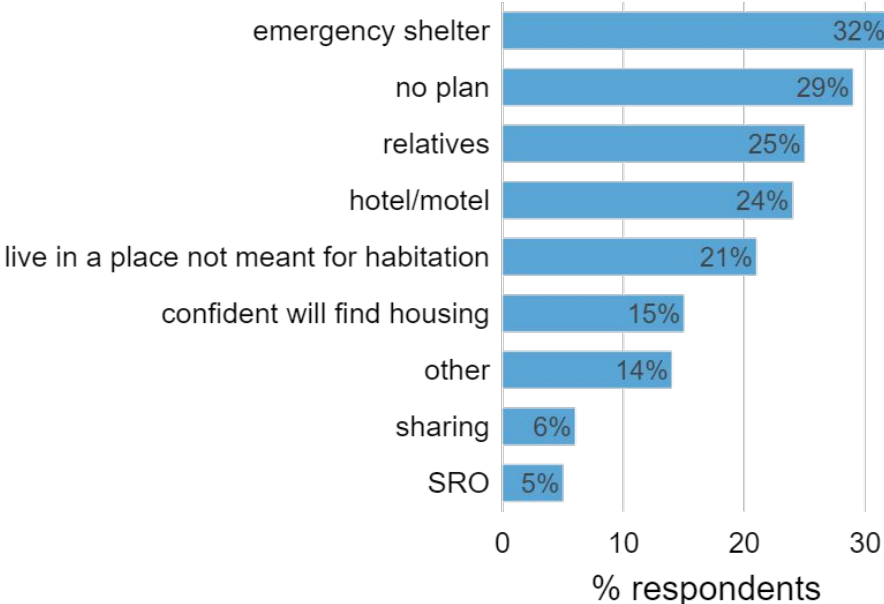
% of Surveyed Voucher Holders that responded "Landlord wouldn't accept voucher" (by SOI Law)



*Any SOI law with no exemption for Section 8 Vouchers

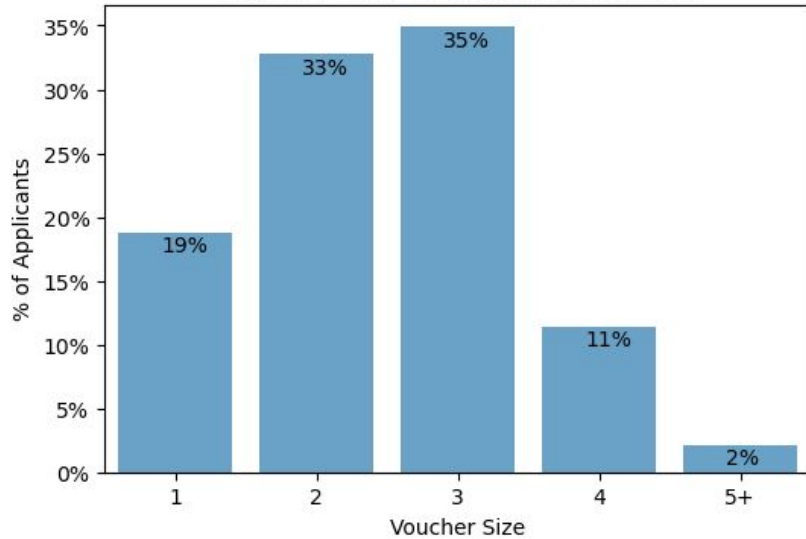
Most people opt for emergency shelter or relatives' homes when they are unable to secure housing before the end of their lease

If you cannot secure housing before your lease expires, what would be your plan for housing?

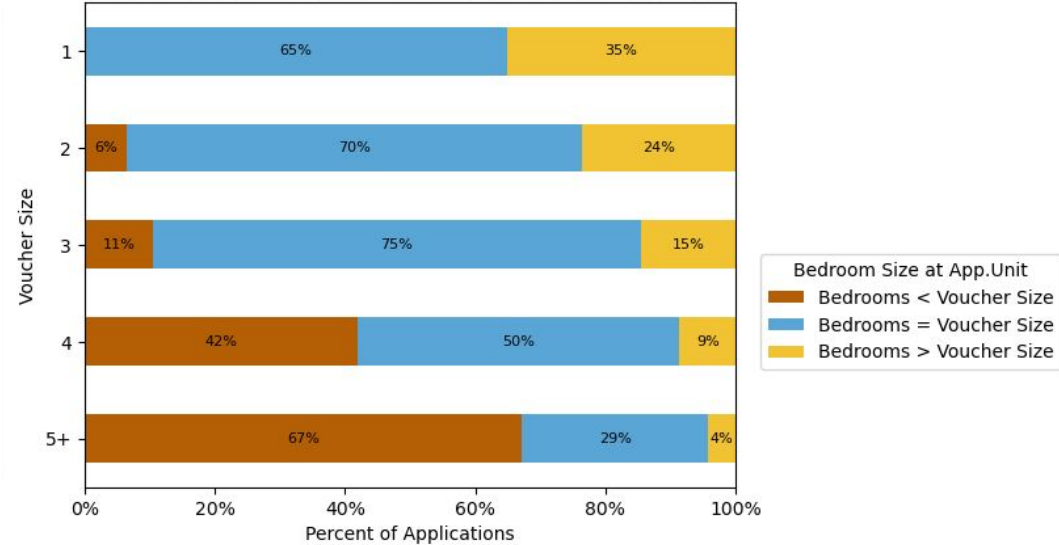


Smaller size voucher holders are more likely to apply for larger units than the voucher size

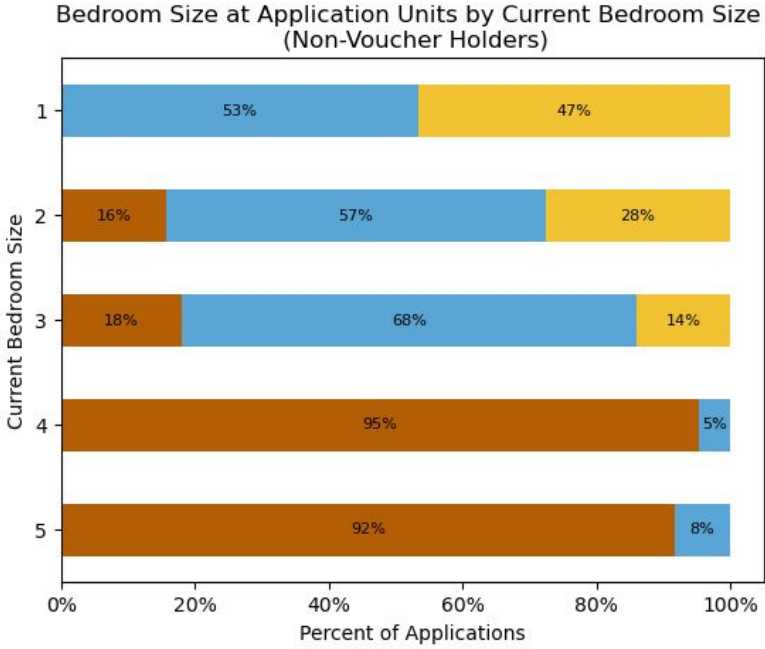
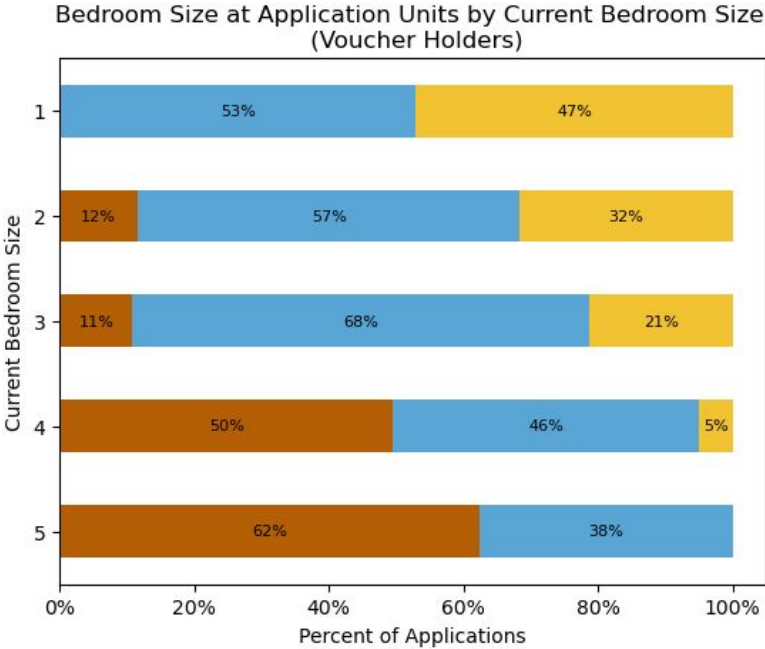
Voucher Size of Rental Applicants



Bedroom Size at Application Units by Voucher Size



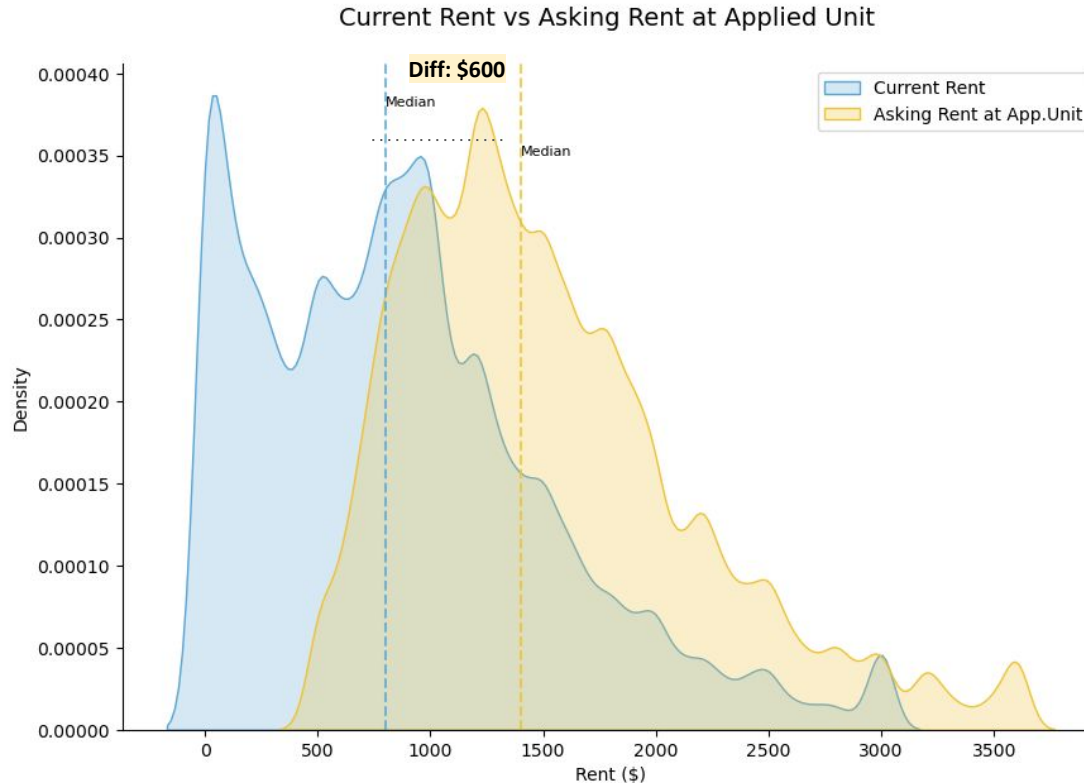
Non-voucher holders are applying to smaller apartments than their current apartment



Bedrooms < Current
 Bedrooms = Current
 Bedrooms > Current

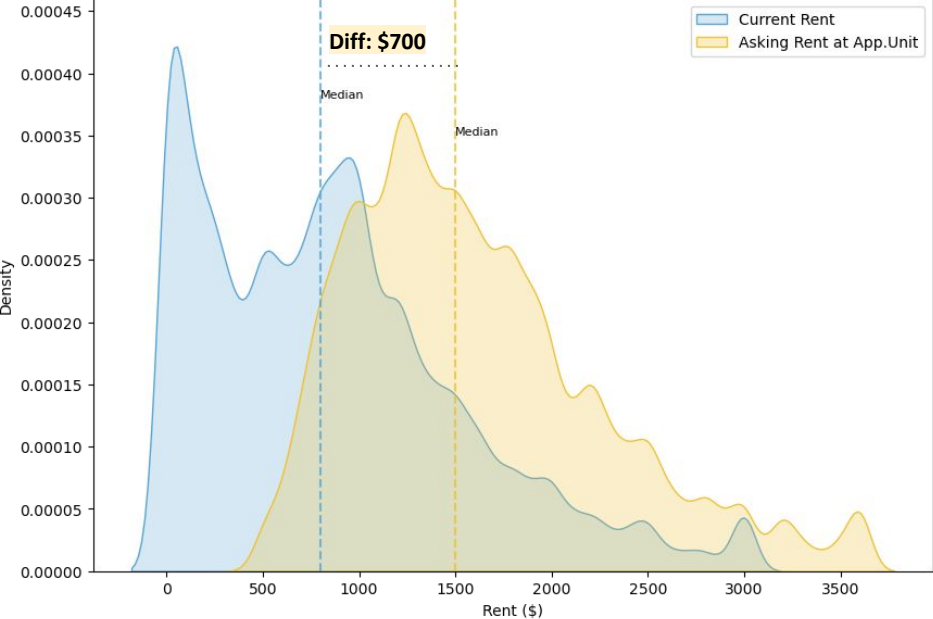
* Analysis on the survey responses (current bedroom size) merged with application data

On average, people are applying to units with rent \$600 more than their current rent

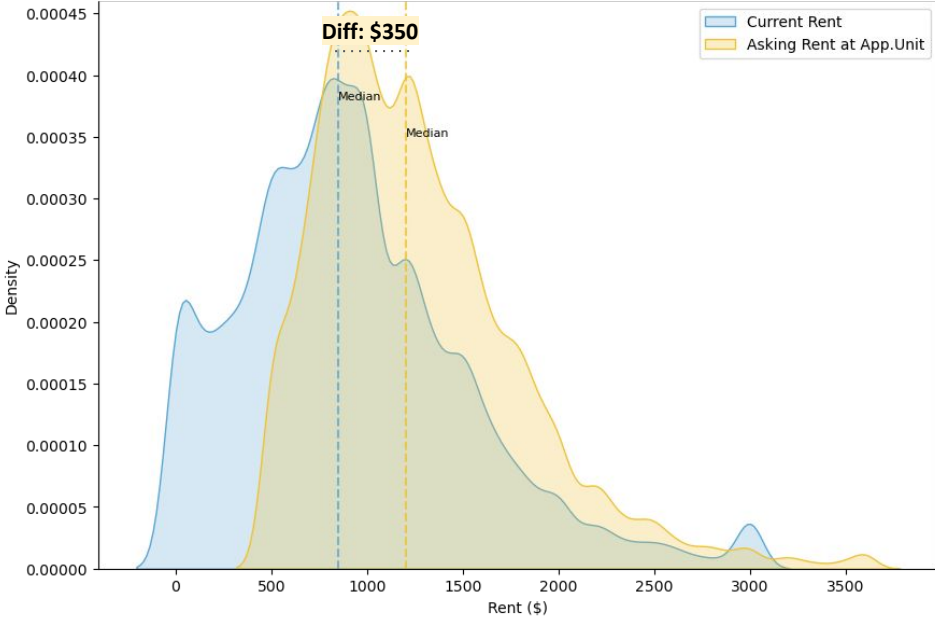


The difference between current rent and the rent at the applied unit is double for voucher holders than non-voucher holders

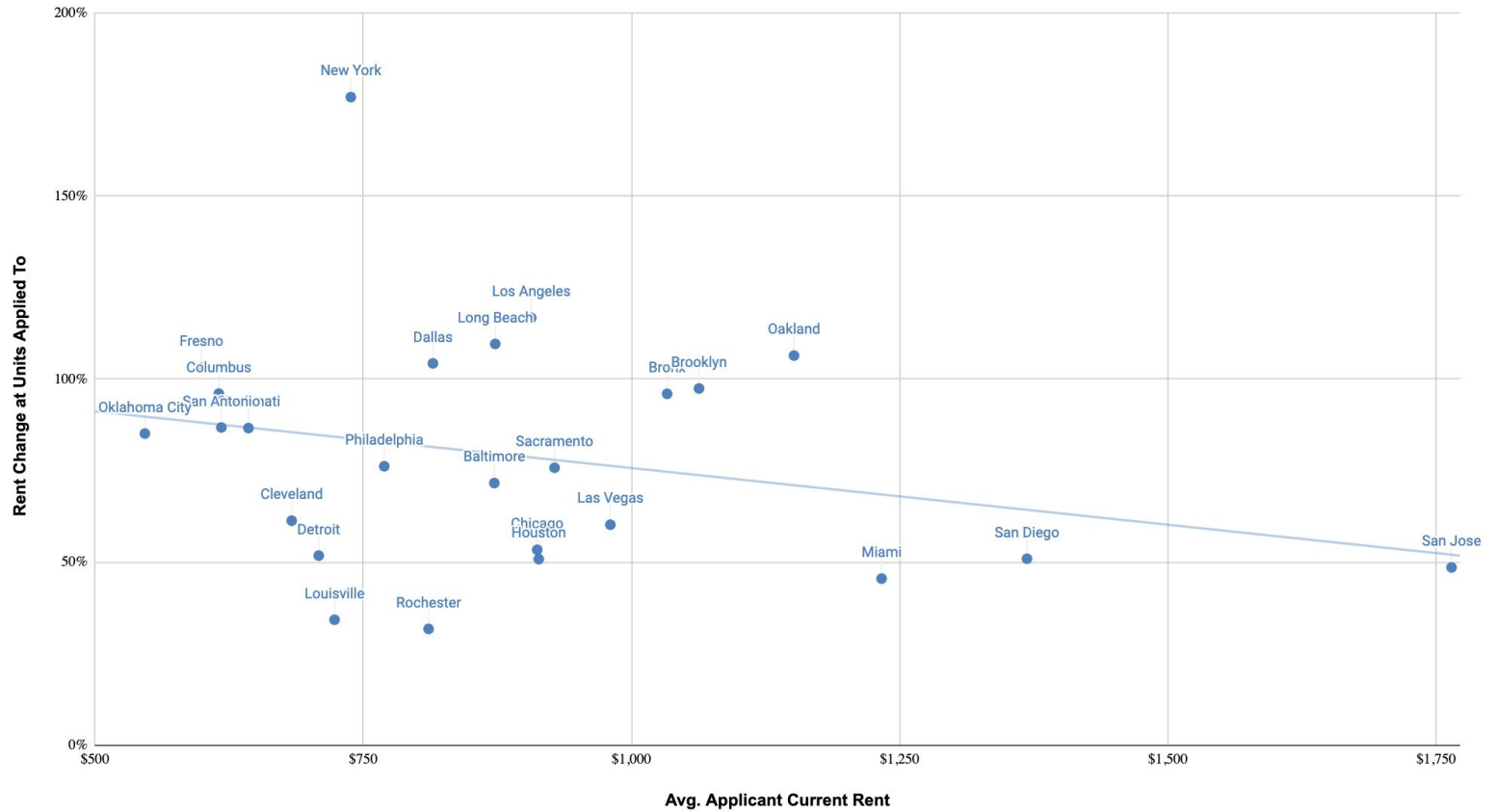
Current Rent vs Asking Rent at Applied Unit
(Voucher Holders)



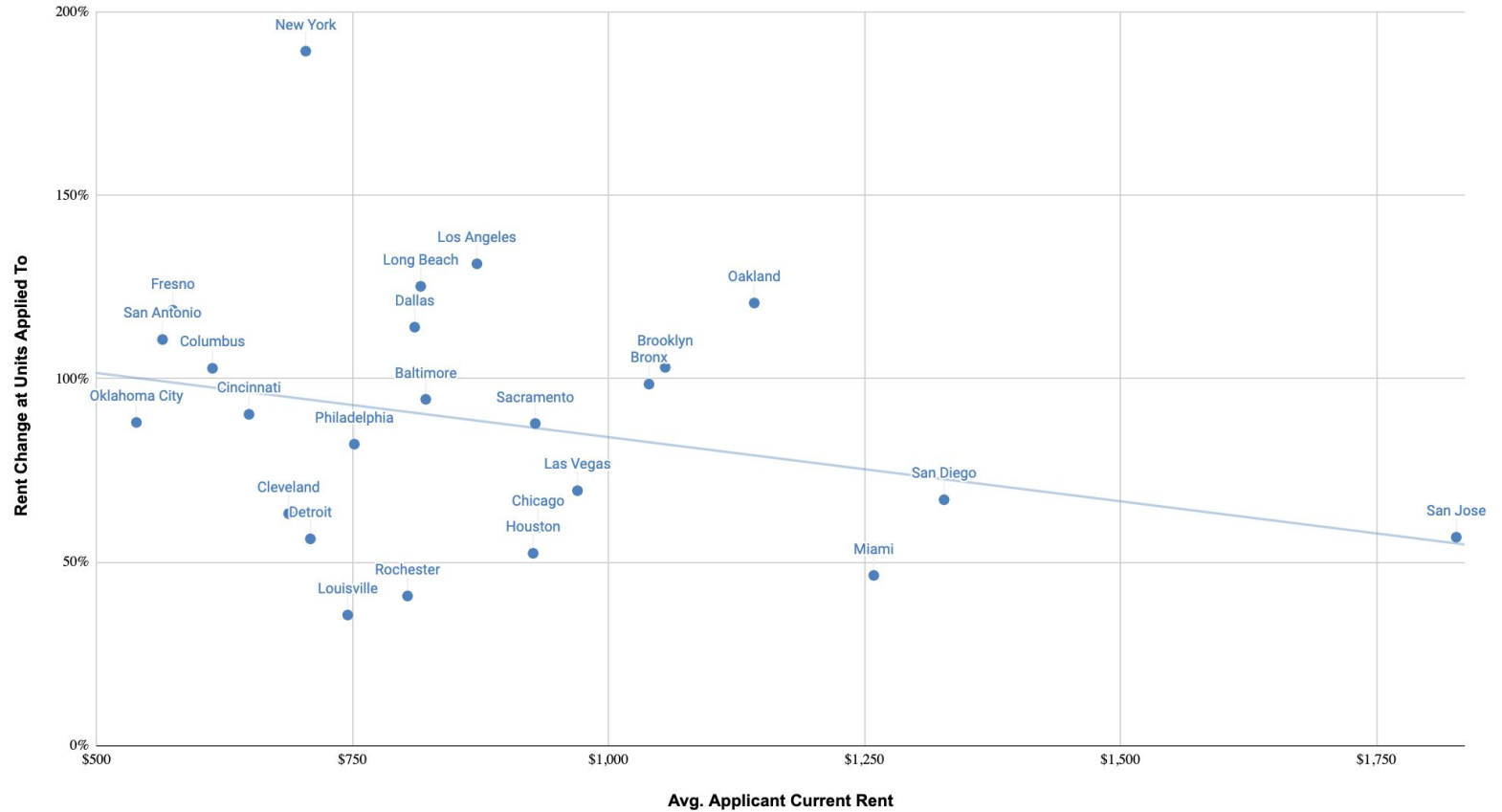
Current Rent vs Asking Rent at Applied Unit
(Non-Voucher Holders)



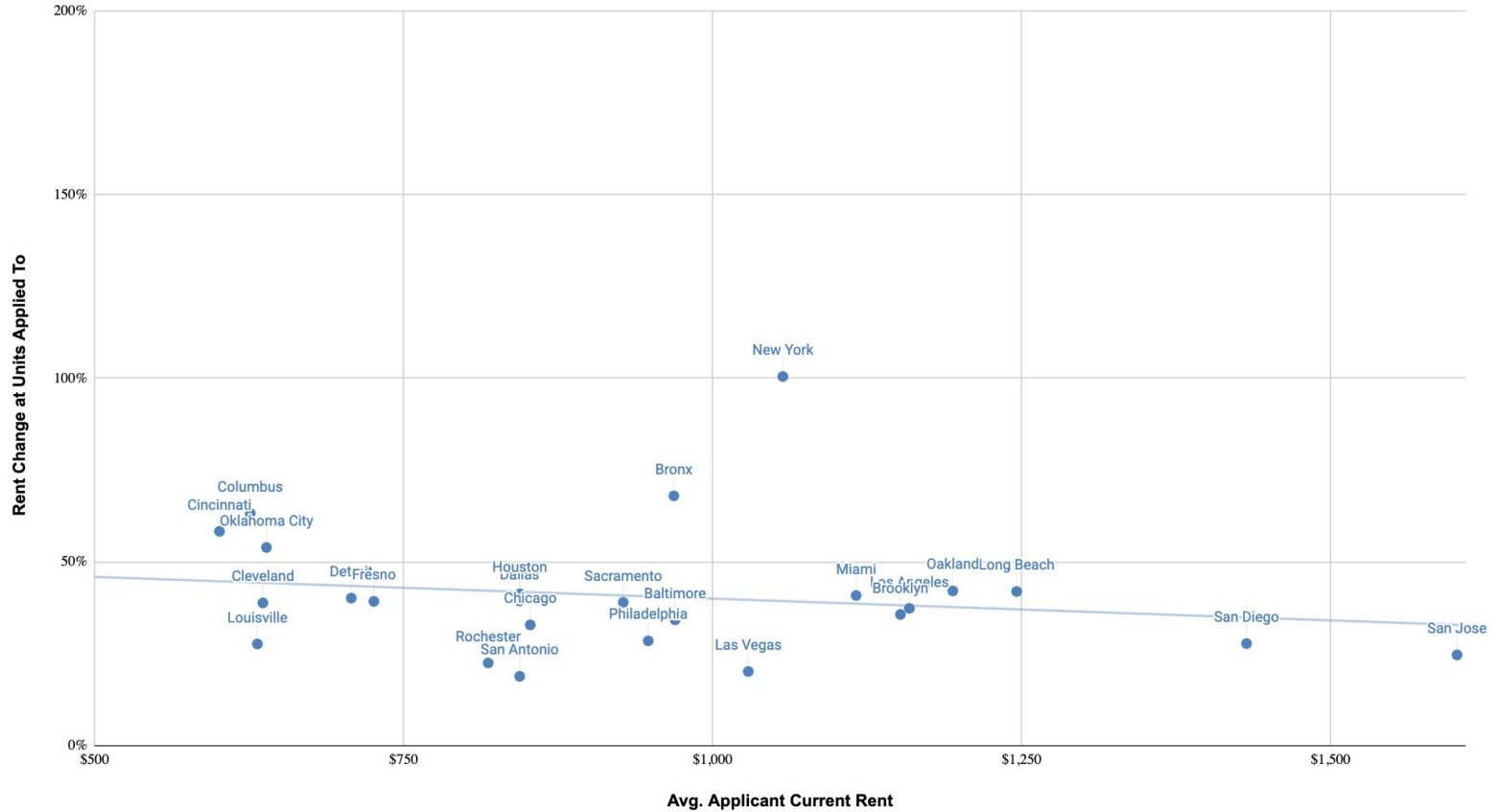
Current Rent vs Application Asking Rent



Current Rent vs Application Asking Rent (Voucher Holders)



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



Next steps

- **Where people are applying to (locations, distance from home, opportunity areas, etc.)* + quality of neighborhood**
- Change in rent for new voucher holders specifically* -- somebody who was just issued a voucher vs somebody who was issued a voucher for some time -- may not have data by Oct ppt
- How voucher issuance affects market rent
- **Reasons to move from current residence * (application data)**
- Timing of application compared to current lease
- HUD survey
- Survey on neighborhood characteristics

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