

Housing Needs in the Commonwealth

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THE HOUSING
INITIATIVE

at Penn

housinginitiative.org

The Housing Initiative At Penn

The Housing Initiative at Penn (HIP):

- Conducts rigorous research with the goal of advancing evidence-based policymaking
- Analyzes current conditions and future trends with the potential to affect housing
- Designs and evaluates housing policies and programs
- Facilitates honest and inclusive planning processes
- Develops networks and partnerships to advance housing strategies and goals

Our mission is to realize more **effective** and **equitable housing policy** at the **local, state, and national level**.

The Housing Initiative At Penn Is ...



Implementing and evaluating a randomized controlled trial (RCT) of **cash-based rental assistance** with the City of Philadelphia

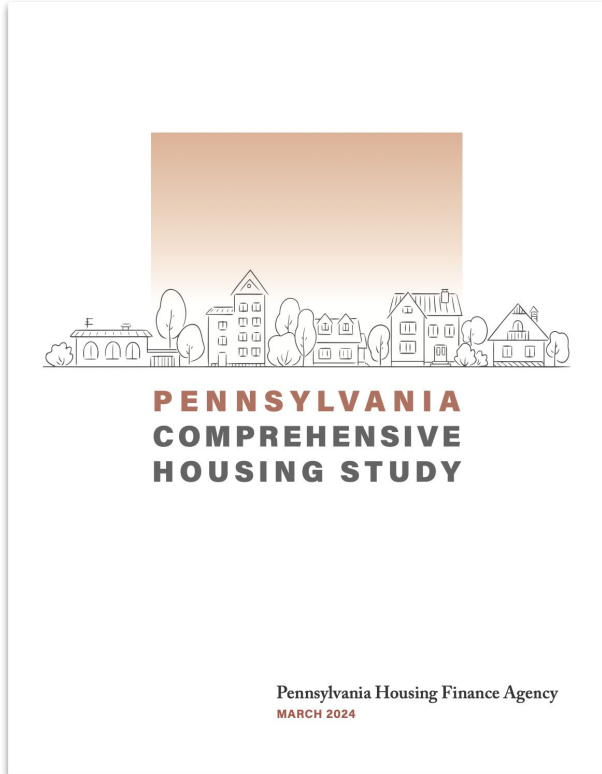
Partnering with government agencies to develop **comprehensive housing plans** (Baltimore, State of PA)

Studying **housing voucher policy** in Philadelphia and Los Angeles

Acting as **evaluator of home repair programs** in the City of Philadelphia and Allegheny County

Who's in our audience today?

2024 Pennsylvania Comprehensive Housing Study



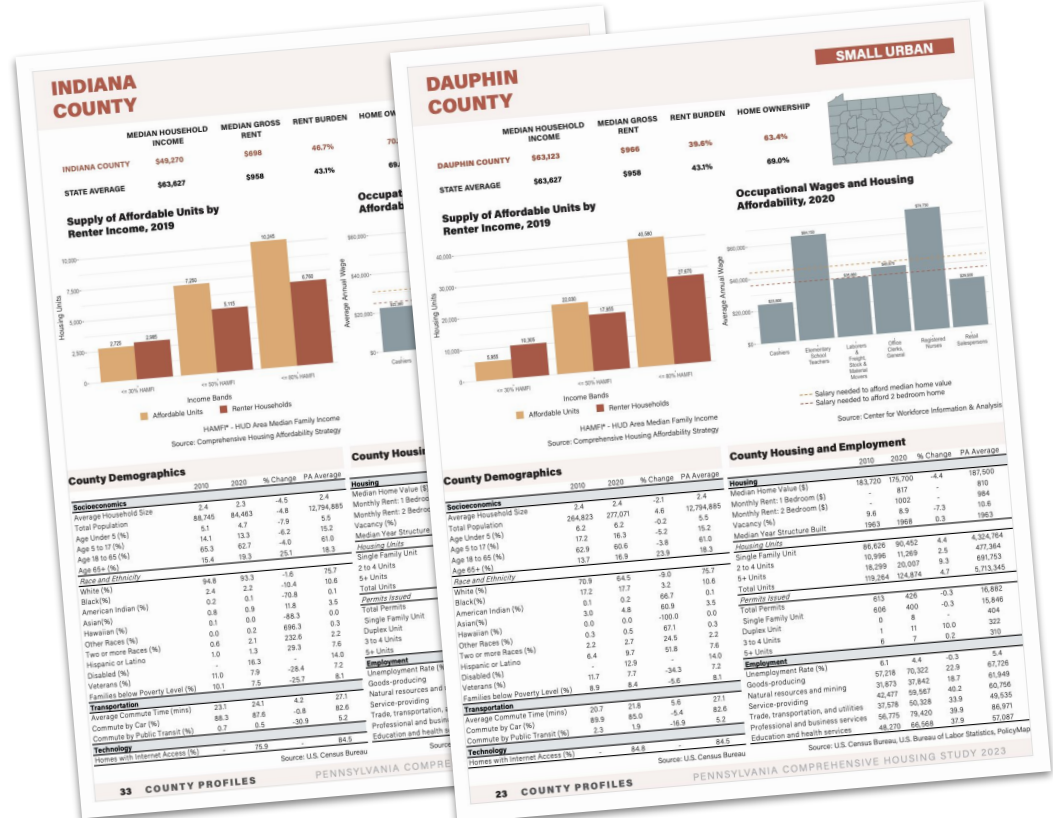
- Provides an overview of key housing trends to help inform housing policies and programs
- Relies on secondary data

Read the report at:

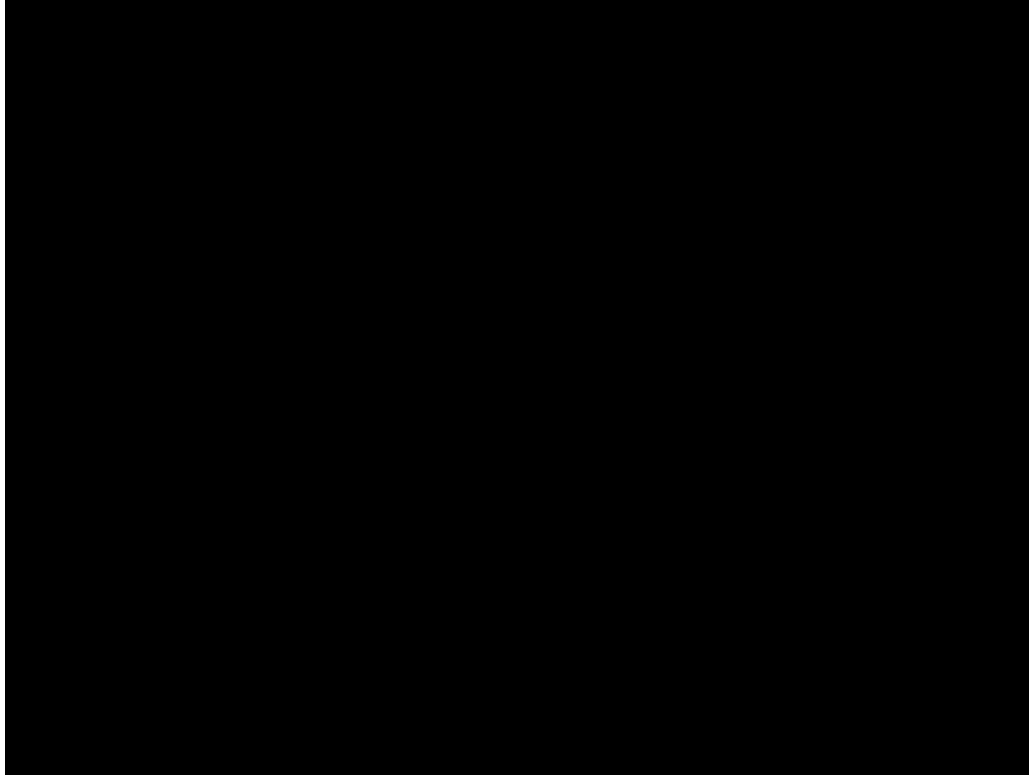
<https://www.phfa.org/housingstudy/>

2024 Pennsylvania Comprehensive Housing Study

- Static County Profiles
- Special Reports
 - Manufactured Housing
 - Rural Housing
 - Broadband Access
 - Lead Pipe Infrastructure



PA Housing Data Explorer

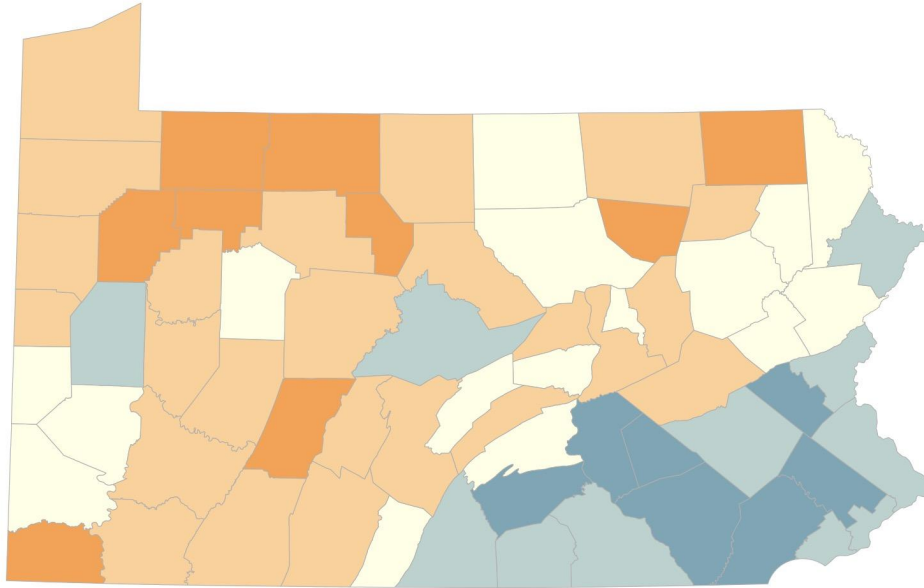


https://housinginitiative.shinyapps.io/PHFA_Housing_Dashboard/

SUMMARY FINDINGS

Population Trends

Population Change in Pennsylvania Counties, 2010-2022



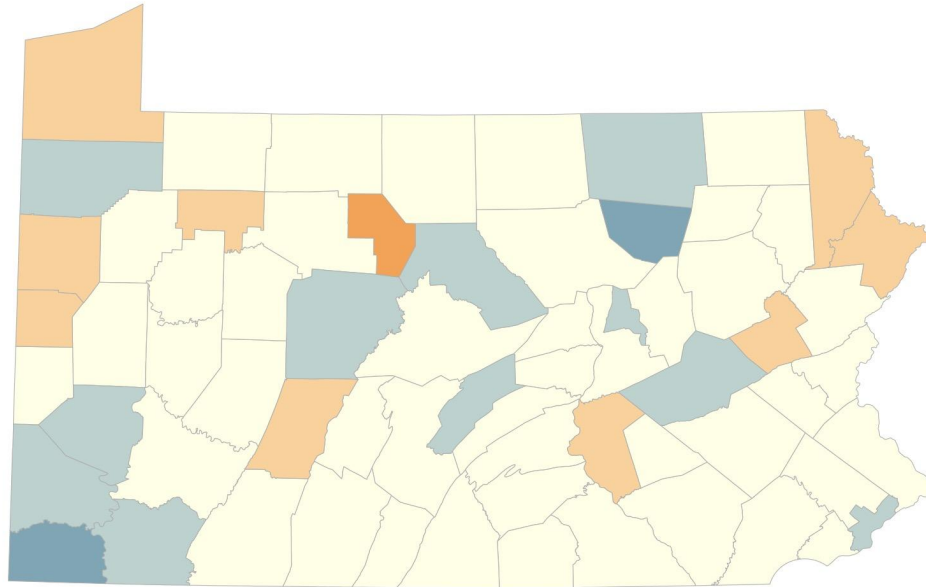
Population Change -13% to -8% -8% to -3% -3% to 3% 3% to 8% 8% to 13%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

- The Commonwealth grew, even though a majority of counties experienced a loss in population
- Main drivers include:
 - Aging population and low birth rates (-)
 - In-migration (+)

Income and Economy

Change in Median Household Income in Pennsylvania Counties, 2010-2022 (in 2022 dollars)



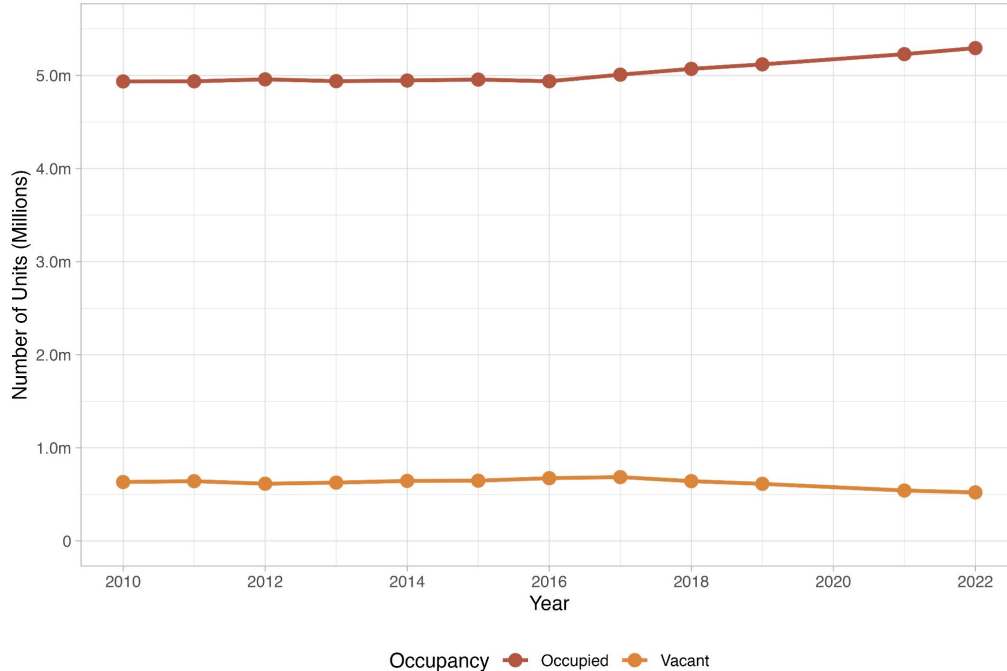
Income Change ■ -17% to -8% ■ -8% to 1% ■ 1% to 10% ■ 10% to 19% ■ 19% to 28%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

- Median household income was \$71,798 in 2022
- Income has risen slightly for the state, but growth in income has not been even
- The most common occupations have mean annual wages between \$29,460 and \$44,850

Housing Stock

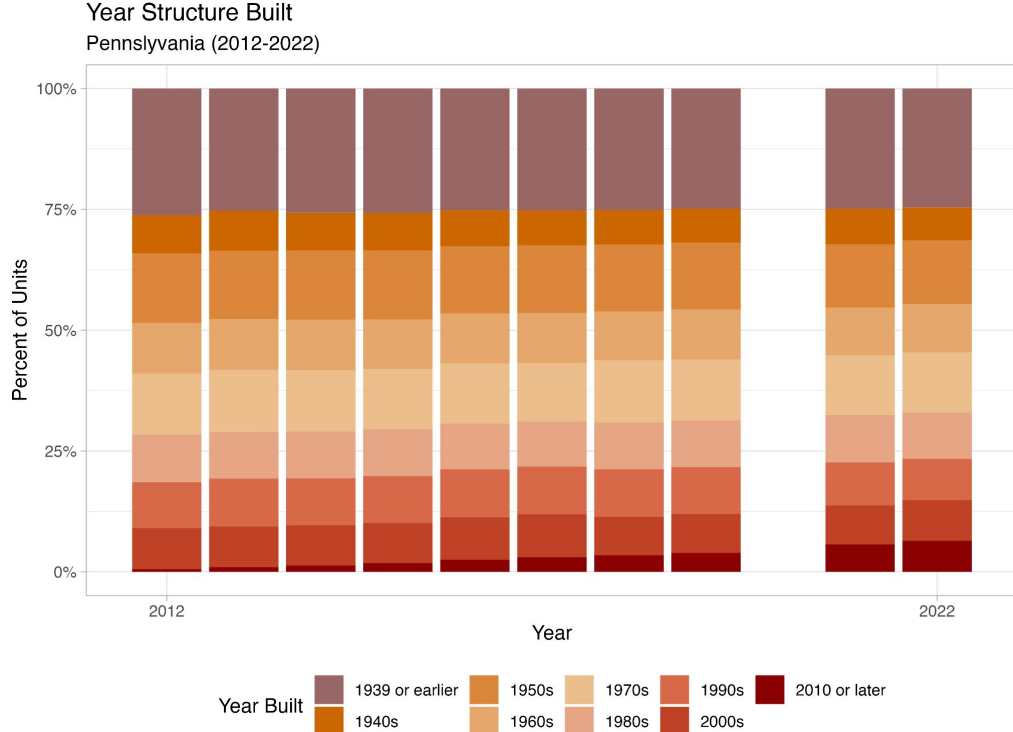
Occupied and Vacant Housing Stock
Pennsylvania (2010-2022)



Source: U.S. Census Bureau, American Community Survey 1-Year Estimates

- Housing stock has grown slightly by about 500,000 units
- Vacancy has decreased slightly in recent years despite growth in the overall number of units

Housing Age and Quality

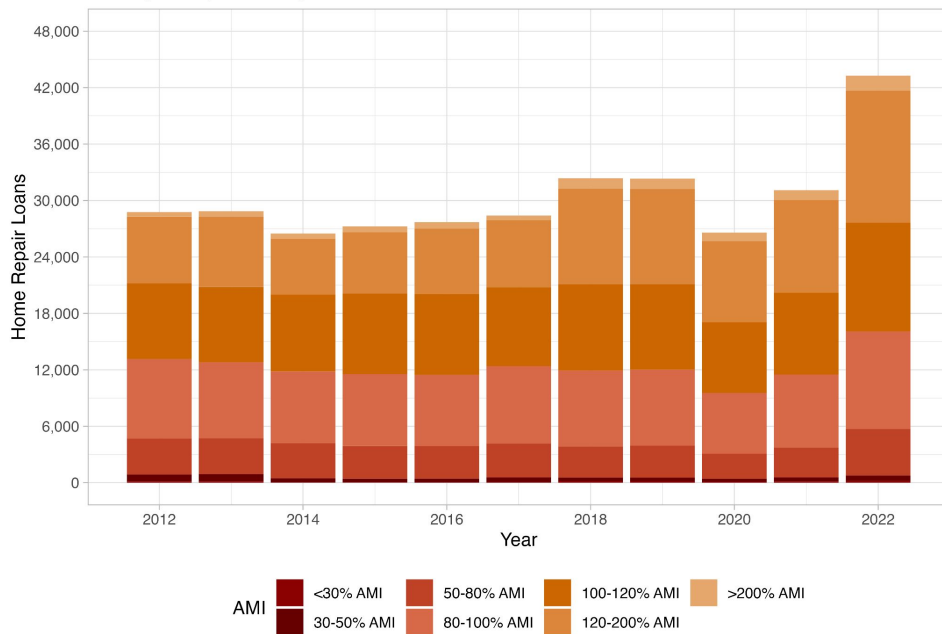


Source: U.S. Census Bureau, American Community Survey 1-Year Estimates

- Housing in the Commonwealth is among the oldest in the country
- 5.5% of housing units are moderately or severely inadequate
- Rental housing tends to be older than owner-occupied housing and have more issues with quality

Home Repair Loans

Home Repair Loans by Area Median Income
Pennsylvania (2012-2022)

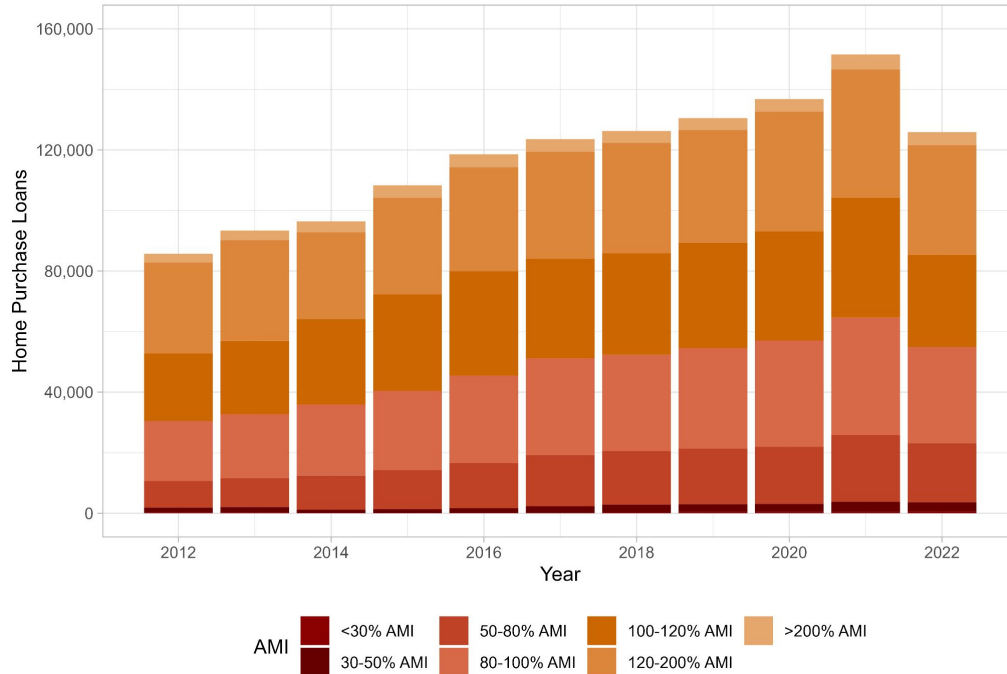


- Over 43,000 homeowners sought loans for home repair in 2022
- 29% of homeowners were denied home repair loans in 2022 with denial rates especially high for Hispanic, Black, and low-income homeowners

Source: Consumer Financial Protection Bureau HMDA Data; produced for 2023 Pennsylvania Comprehensive Housing Study, <https://www.phfa.org/housingstudy/>.

Access to Homeownership

Home Purchase Loans by Area Median Income
Pennsylvania (2012-2022)

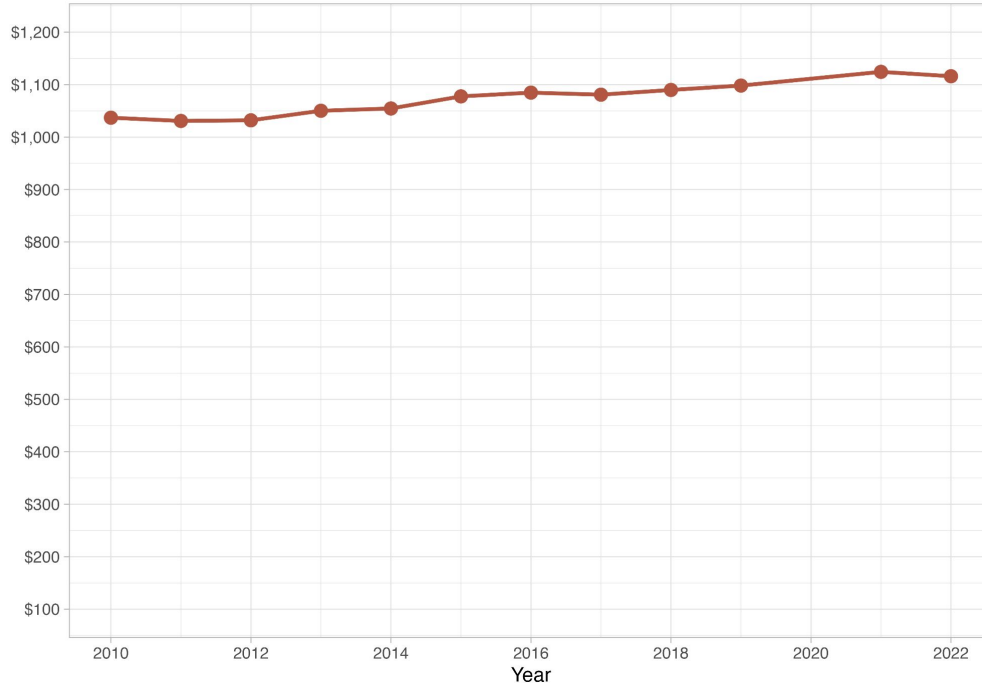


Source: Consumer Financial Protection Bureau HMDA Data

- Mortgage lending has steadily recovered since 2008
- Higher interest rates have likely had a cooling effect since 2022

Rent and Affordability

Median Gross Rent (in 2022 Dollars)
Pennsylvania (2010-2022)

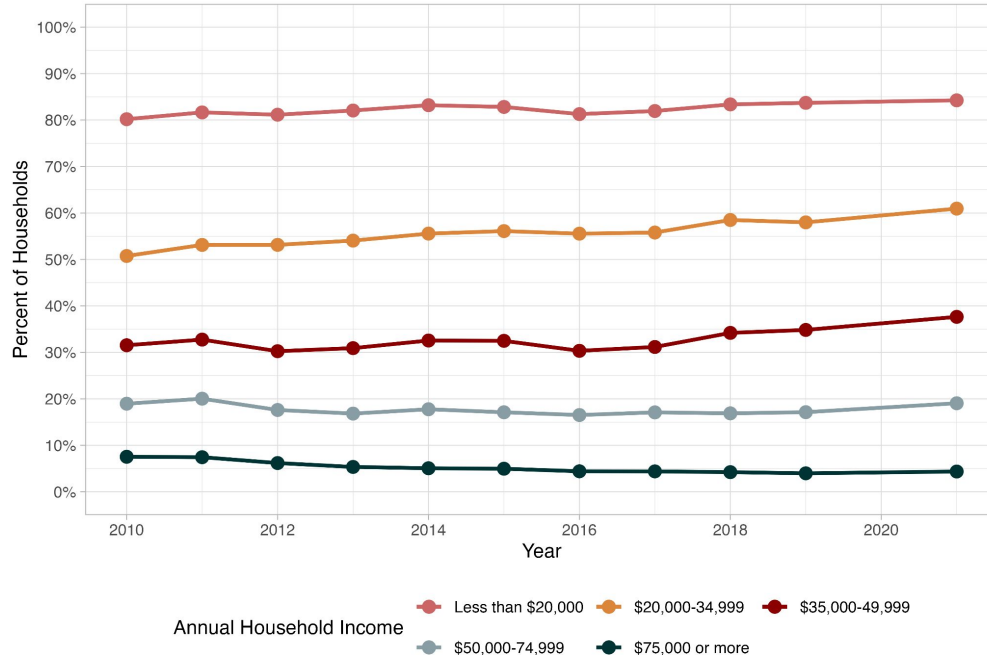


Source: U.S. Census Bureau, American Community Survey 1-Year Estimates

- Median rents have been rising and fewer apartments are available below \$750
- Nearly half (49%) of renter households are cost-burdened, meaning they pay over 30% of their income toward rent

Housing Instability

Households with Housing Cost Burden
Pennsylvania (2010-2021)



Source: U.S. Census Bureau, American Community Survey 1-Year Estimates

- A majority of households with incomes less than \$35,000 were cost-burdened
- Homelessness is the most severe type of housing instability

What are housing trends in your communities?

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