



SHREVEPORT

Using the American Community
Survey to Measure Housing
Affordability

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Outline

- What are Public Microdata Areas (PUMAs)
- Why Use them
- Issues Regarding their Use
- An Example looking at Housing Affordability



What Are PUMAs

- Statistical geographic areas defined for the dissemination of ACS data
- Nest within states or equivalent entities
- Contain at least 100,000 people
- Cover the entirety of the United States, Puerto Rico, Guam, and the U.S. Virgin Islands



What Are PUMAs

- Are built on census tracts and counties
- Should be geographically contiguous
- <https://www.census.gov/programs-surveys/acs/data/pums.html>



Why Use PUMs Data

- Allows you to create your own cross tabs
- Not tied to the tabular data



Issues with Using PUMS

- To protect privacy, geography is limited to a minimum 100,000 people.
- Need to be worried about margins of error
- Geographies change in 2012
- Need to use a statistical software package



Using PUMs

- Examine housing affordability & availability
 - Modeled on HUD approach
 - Adjust income by household size
 - Adjust rent by number of bedrooms
- Examine income of households occupying unit



Housing Affordability

- Shreveport-Bossier MSA
 - Examining Renters making 60% of Area Median Income
 - Cost Burdened 30% or Less
 - Housing sorting

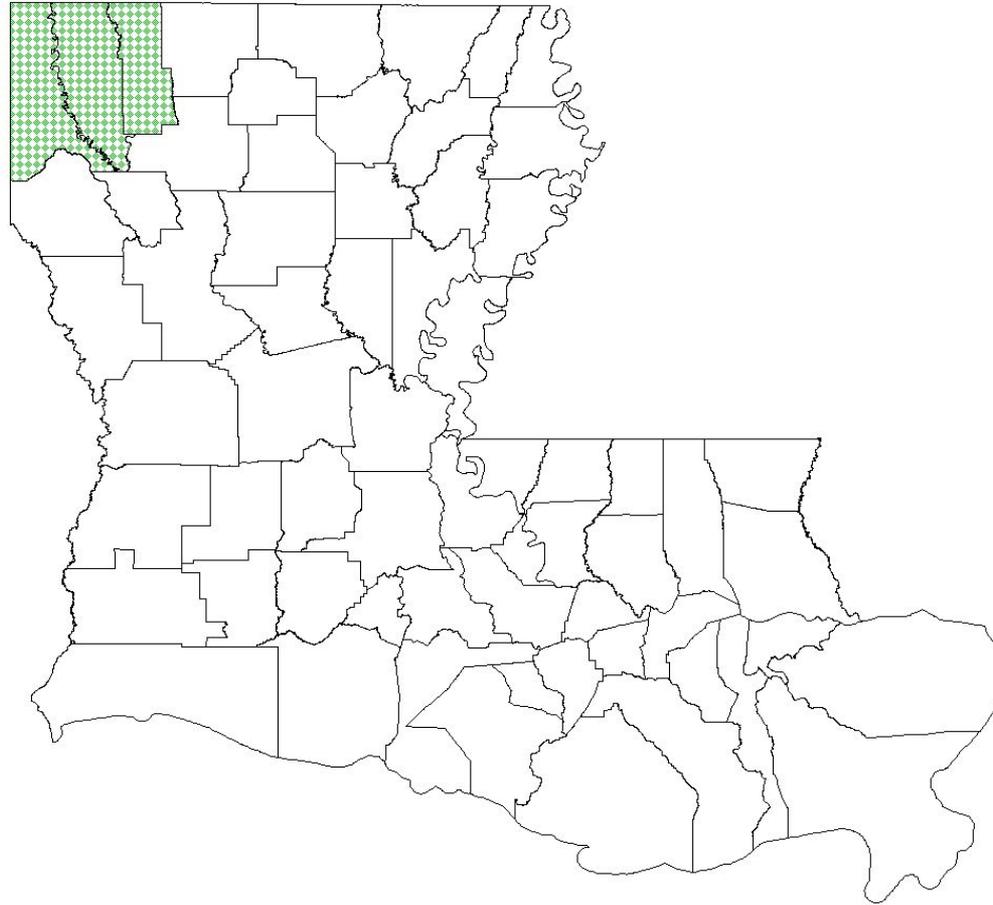


Calculate MSA Median Income

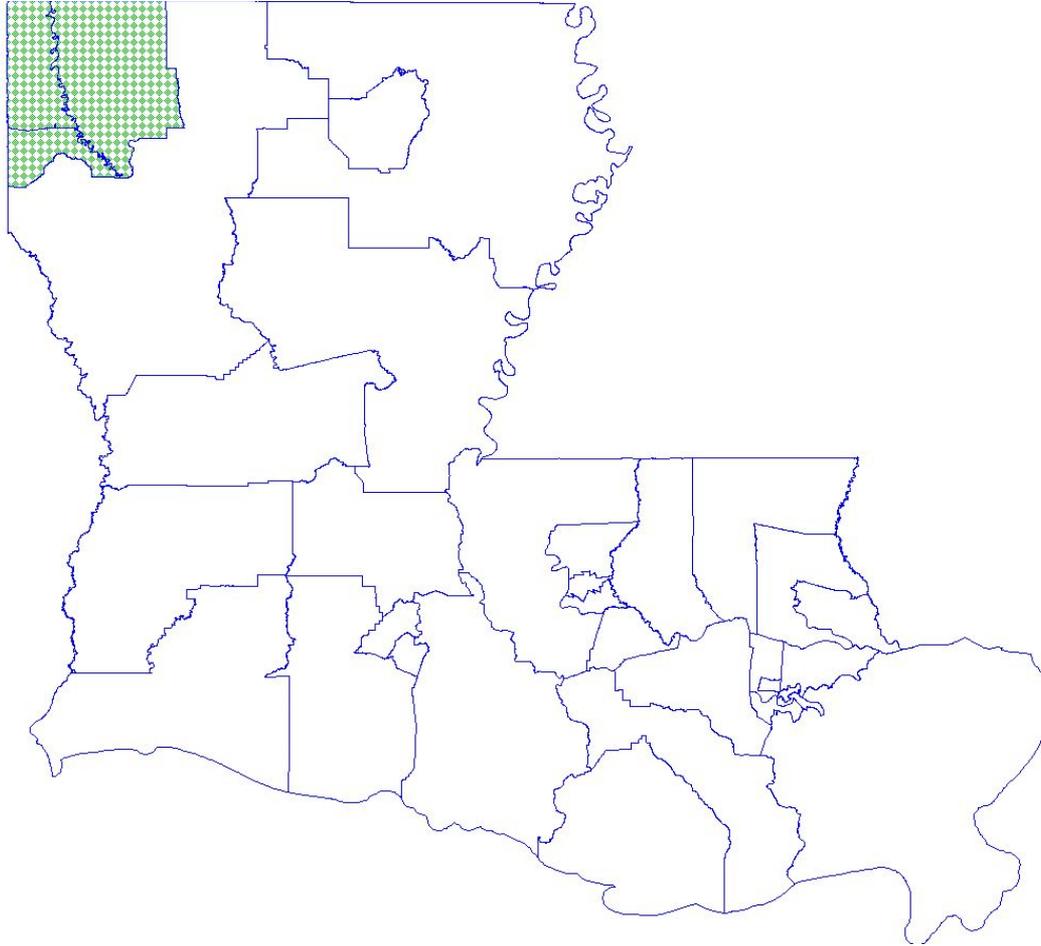
- Could use HUD AMI
- Calculate it from PUMAs
 - Place PUMAs in correct MSA
 - Take only family households
 - Set median as 4-person income



Louisiana Parishes



Louisiana PUMAs



Median Income

Shreveport-Bossier City, LA (minus De Soto)	
PUMA AMI	\$56,071
60% AMI	\$33,642
2015 HUD	\$50,300
2016 HUD	\$59,500

- Police Officer \$39,390
- Firefighter \$33,530
- Chefs & Head Cooks \$38,600
- Bartenders \$19,640
- Nursing Assistants \$21,610
- Orderlies \$20,730



HUD AMI

- Based on Family Incomes
- Weighted by size of household
 - 1 person 70% of AMI
 - 2 person 80% of AMI
 - 3 person 90% of AMI
 - 4 person 100% of AMI
 - 5 person 108% of AMI



Results – Renter Income

	Rental Households 60% AMI or Less
2015	39,970
2011	32,799
2007	35,490



HUD Affordable Rent

- Based on AMI
- Weighted by number of bedrooms
 - 0 bedrooms 70% AMI
 - 1 bedrooms 75% of AMI
 - 2 bedrooms 90% of AMI
 - 3 bedrooms 104% of AMI
 - 4 bedrooms 116% of AMI
 - 5 bedrooms 128% of AMI



Using PUMs Data

- Using reported household income can place household in appropriate income group
- Can calculate rent paid by household
 - Rent
 - Electric
 - Fuel
 - Gas
 - Water



Affordability

- Compare rent paid to HUD rent, and see if unit is affordable at 60% AMI
- Use cost burden of 30%



Results – Affordable Units

	Affordable 60% AMI or Less
2015	36,890
2011	32,799
2007	38,865



Results – Surplus (Deficit) of Affordable Units

	Surplus (Deficit) of Affordable Units
2015	(3,080)
2011	(89)
2007	3,375



Availability

- Can also see how households have sorted in rental market
- Over spending
- Under spending
- Units occupied by household making more than 60% of AMI are unavailable



Results – Units Affordable & Available at 60% AMI

	Units Affordable & Available at 60% AMI
2015	17,255
2011	13,472
2007	17,656



Results – Surplus (Deficit) Units Affordable & Available at 60% AMI

	Units Affordable & Available at 60% AMI
2015	(22,715)
2011	(19,327)
2007	(17,834)



Summary

	standerr15	estimate15	lowerbound15	upperbound15
Affordable at 60% AMI	2,233	36,890	33,217	40,563
Rental Households With 60% or Less of AMI	2,213	39,970	36,330	43,610
Surplus (Deficit) of Affordable Units		(3,080)	(3,112)	(3,048)
Affordable Units per 100 tenants at or below 60% of AMI		92	91	93
Units Affordable & Available at 60% AMI	1,928	17,255	14,083	20,427
Affordable & Available Units per 100 tenants at or below 60% of AMI		43	39	47
Surplus (Deficit) of Affordable & Available Units		(22,715)	(22,247)	(23,183)



Thank You

- Extensions
- Questions
- Concerns
- Angry Dismissal

