

"Other" Vacant Housing Units

An Analysis From The Current Population Survey/Housing Vacancy Survey

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"Other" Vacant:

A housing unit is classified as other vacant when it does not fit into any year-round vacant category

Year-round vacant: for rent, for sale, rented or sold but not yet occupied, occasional use, or temporarily occupied by persons with a usual residence elsewhere.

Common reasons a housing unit is labeled other vacant is that no one lives in the unit and the owner:

- ✓ Does not want to rent or sell
- ✓ Is using the unit for storage
- ✓ Is elderly and living in a nursing home or with family members.

Additional reasons are that the unit:

- ✓ Is being held for settlement of an estate
- ✓ Is being repaired or renovated
- ✓ Is being foreclosed (foreclosures may appear in any of the vacant or occupied categories).

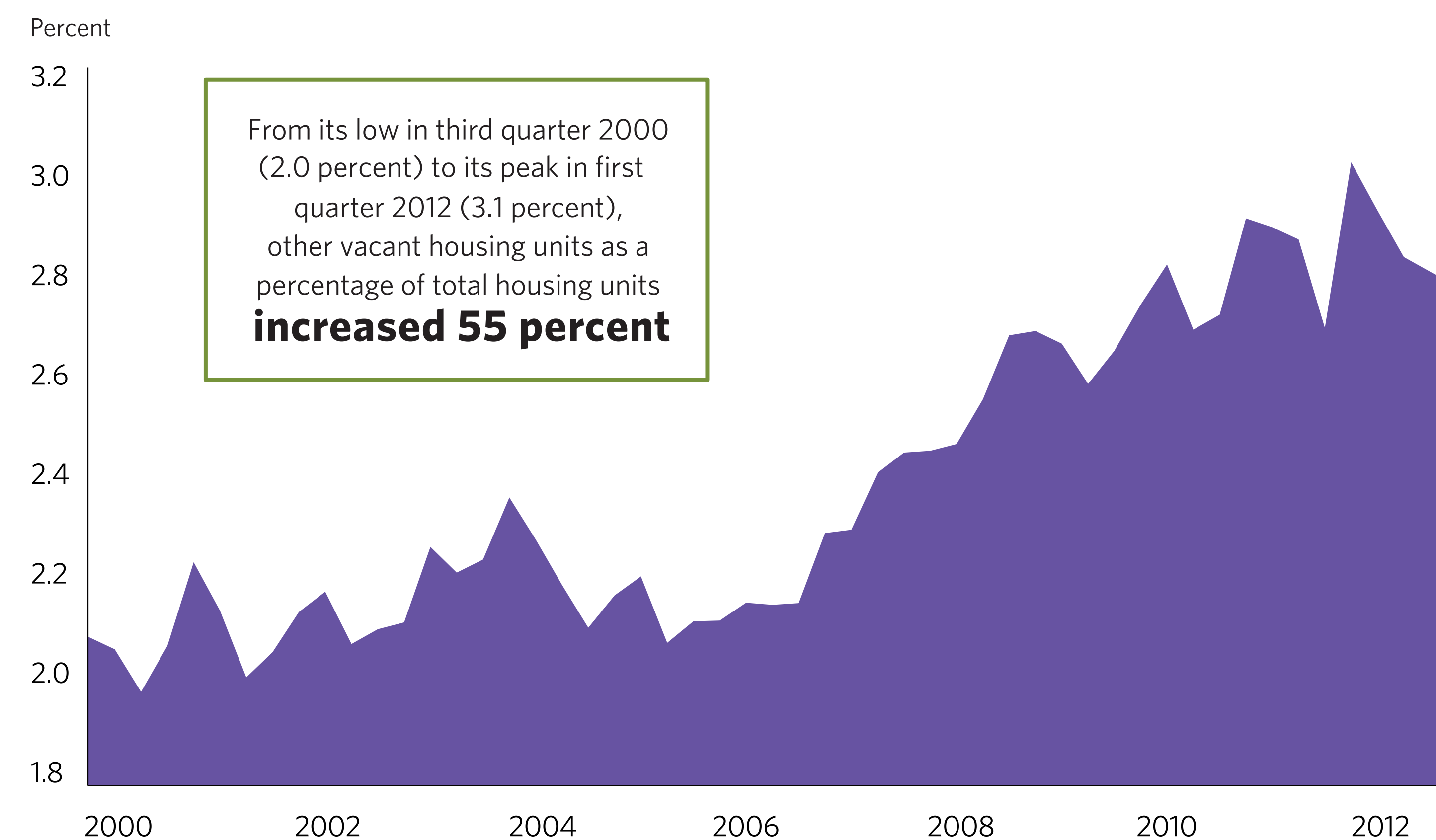


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Source: U.S. Census Bureau, 2000-2012 Current Population Survey/Housing Vacancy Survey

Vacancy Status

Other Vacant Housing Units as a Percentage of Total Housing Units



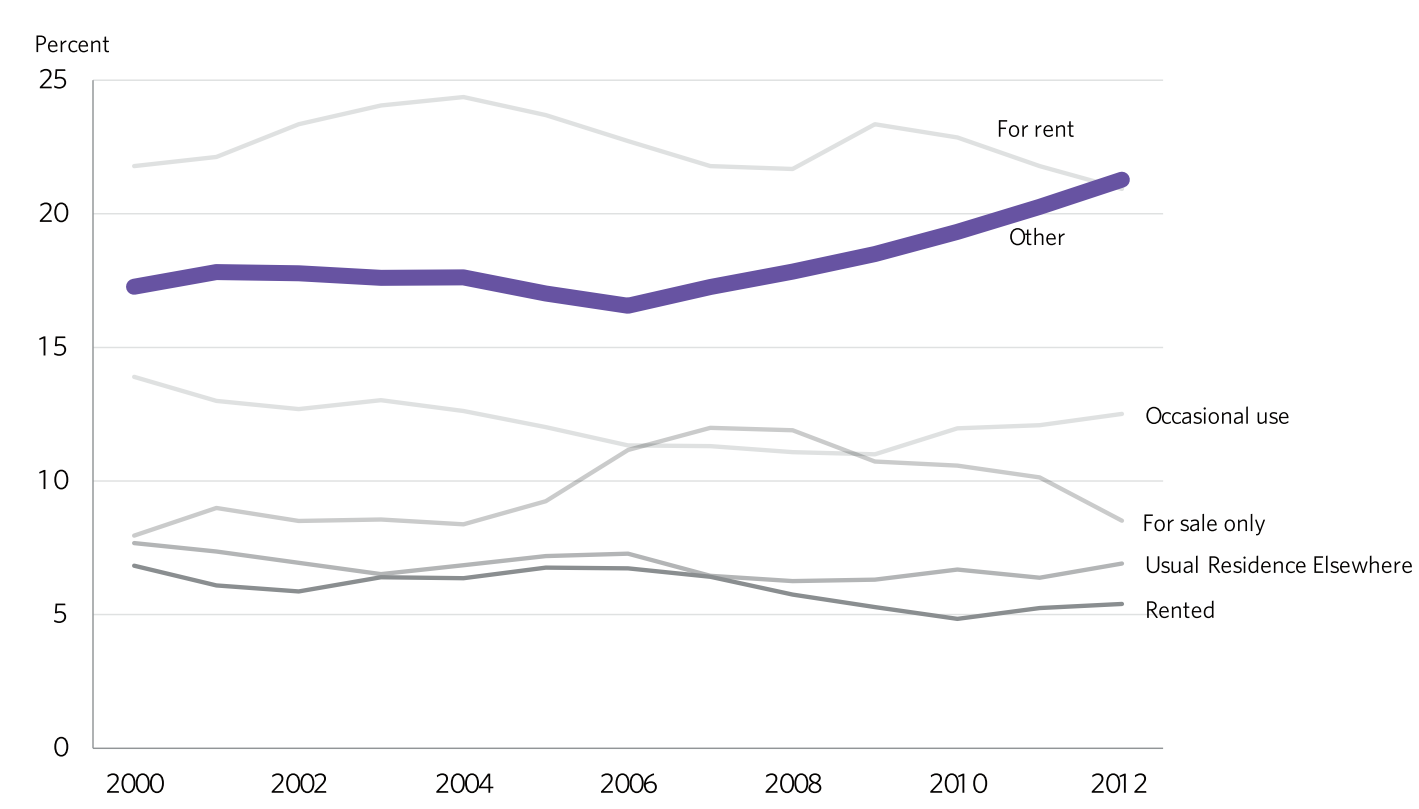
Research Motivation

- A steady increase in the "other" vacant category
- Growing interest in what types of housing units fall into the "other" vacant category

Data

- Housing Vacancy Survey (HVS) (vacant data)
- Current Population Survey (CPS) (occupied data)

Distribution of Year-Round Vacant Categories: 2000 - 2012



From 2000-2011, "for rent" was the largest vacancy status category. In 2012, "for rent" and "other" were the largest categories, but were not statistically different from each other.

Housing Inventory Estimates (in thousands)

	2000	2006	2012
All Housing Units	116,264	127,296	132,778
Vacant	13,680	16,603	18,266
Year-round vacant	10,315	12,563	13,800
For rent	2,980	3,772	3,824
For sale only	1,088	1,853	1,556
Rented or sold	935	1,118	987
Held off market	5,313	5,839	7,433
Occasional use	1,901	1,881	2,285
URE	1,050	1,209	1,262
Other	2,363	2,749	3,886
Seasonal	3,364	4,020	4,466
Total Occupied	102,584	110,693	114,513
Owner	69,223	76,131	74,929
Renter	33,362	34,563	39,583

Data Collection Changes

What

Starting in **January 2012**, the field representatives were instructed to choose between 10 pre-defined explanatory other vacant categories.

Why

The purpose of the other vacant categories is to provide data users with more **detailed information** about why nearly four million housing units are classified as other vacant.

So What?

This is the **first time** any Census Bureau survey has expanded the other vacant category and quantified the reasons a unit is other vacant.

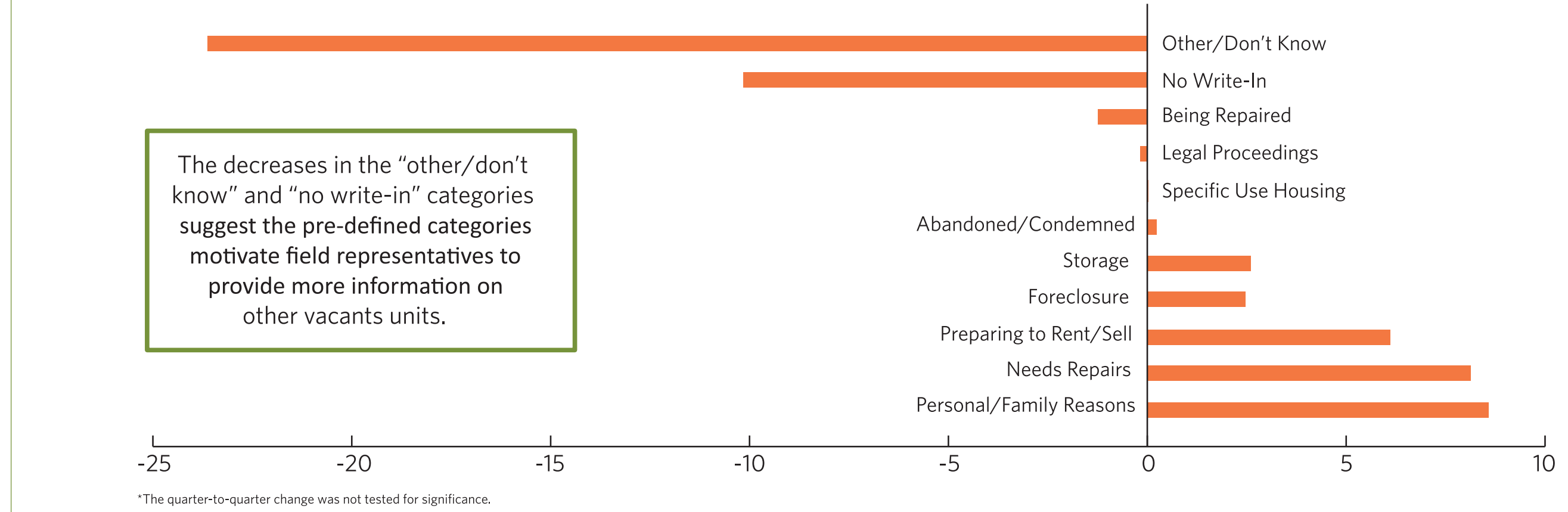
The **American Community Survey** and **American Housing Survey** are including the pre-defined other vacant categories in upcoming data collection.

The **Decennial Census** is considering the other vacant categories for the 2020 Census.

2012 Percent Distribution of Other Vacant Housing Units

	Q1	Q2	Q3	Q4
Total Housing Units (in thousands)	4,053	3,928	3,807	3,756
Other Vacant Explanations (in percent)				
Personal/Family Reasons Vacant due to the owners' preferences and/or personal situation.	19.1	19.2	19.8	20.8
Needs Repairs In need or repairs, renovations, or cleaning.	12.6	13.7	14.2	14.9
Foreclosure Vacant because owners' payments to their lending institutions or city/state were no long being made.	11.7	12.0	10.7	12.2
Being Repaired Currently undergoing repairs, renovations, or cleaning.	9.6	9.9	9.0	8.6
Storage Used to store excess household furniture/other household items.	8.1	7.5	7.4	6.7
Extended Absence Intended for year-round occupancy but are vacant for 6 months or more.	7.5	6.1	5.2	4.3
Legal Proceedings Vacant due to legal issues or disputes.	6.8	5.6	6.1	5.0
Preparing to Rent/Sell The owner is currently preparing to rent or sell.	6.7	6.7	6.3	6.7
Possibly Abandoned/to be Demolished/Condemned	6.0	7.2	6.6	6.8
Specific Use Housing Only used by a specific group of people at one or various times throughout the year.	1.6	2.3	1.9	1.7
Other Write-in/Don't Know Vacant for reasons that do not fit into any of the above categories. Also includes units where the knowledgeable respondent and/or field representative does not know why the unit is other vacant.	10.2	9.8	12.8	12.3
Percentage total for each quarter	100%	100%	100%	100%

Percentage Point Change from 4th Quarter 2011 Other Vacant Write-In Explanations to 1st Quarter 2012 Vacant Category Selections



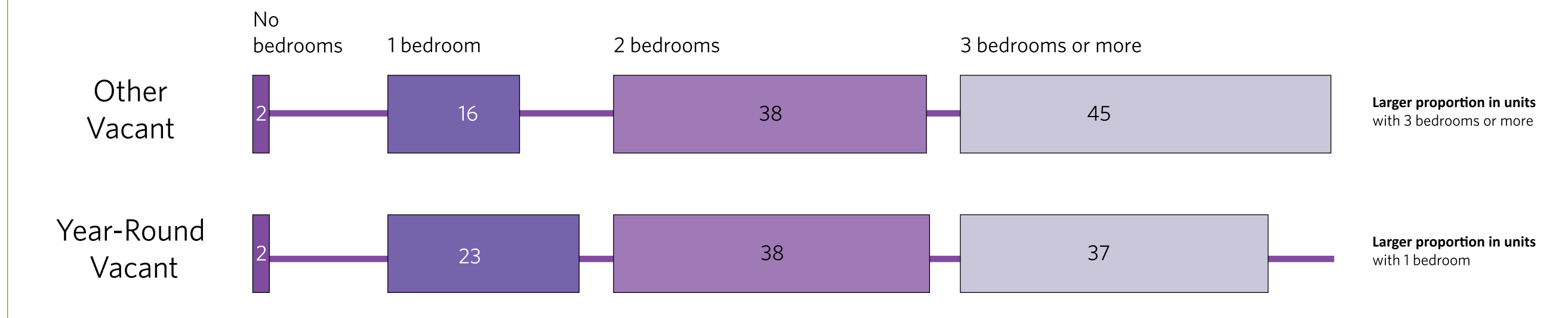
Year-Round Vacant vs Other Vacant Units

Characteristics of Vacant Units in the United States in 2012

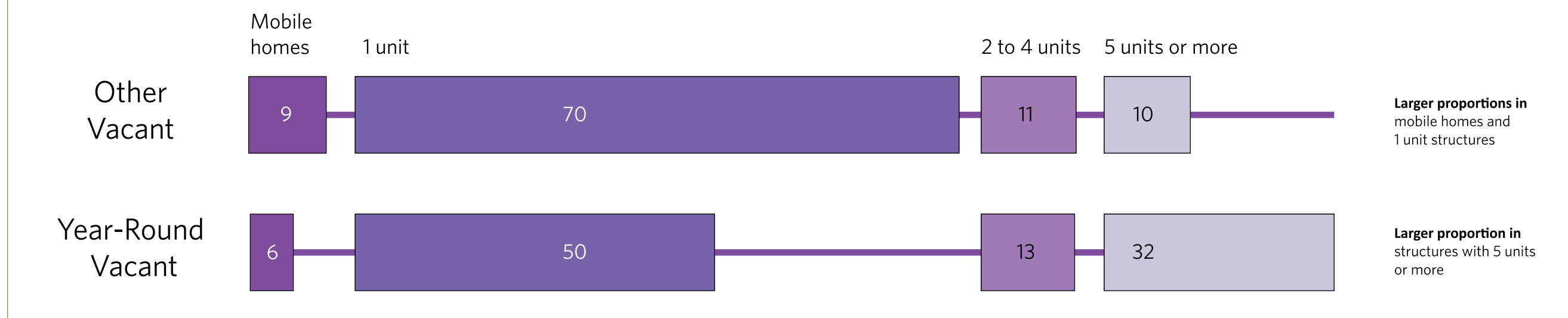
Compared to year-round vacant units, **other vacant units** are more likely in:

- Units with 3 bedrooms or more
- Single-family homes (mobile homes and 1-unit structures)
- Units with a long duration of vacancy (vacant for more than 1 year)
- Older units (built in 1969 or earlier)

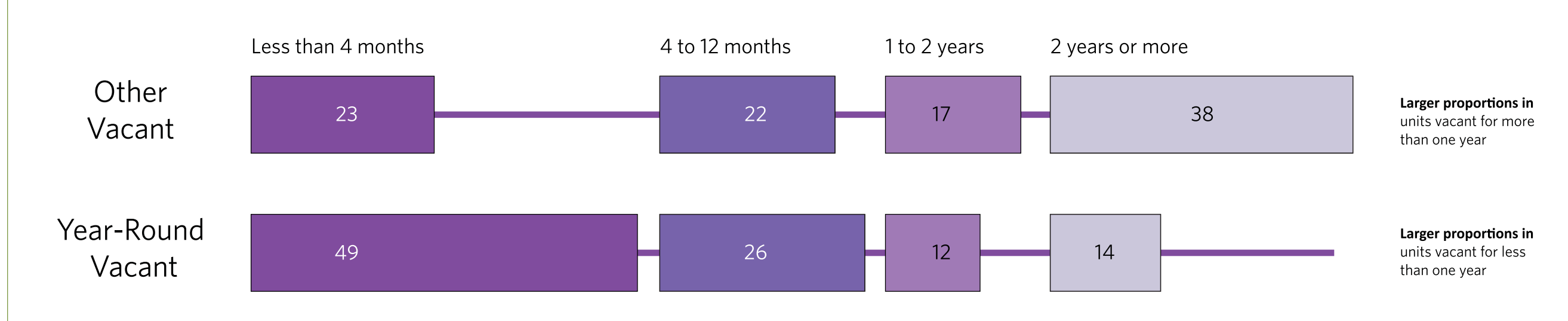
Bedrooms in Unit



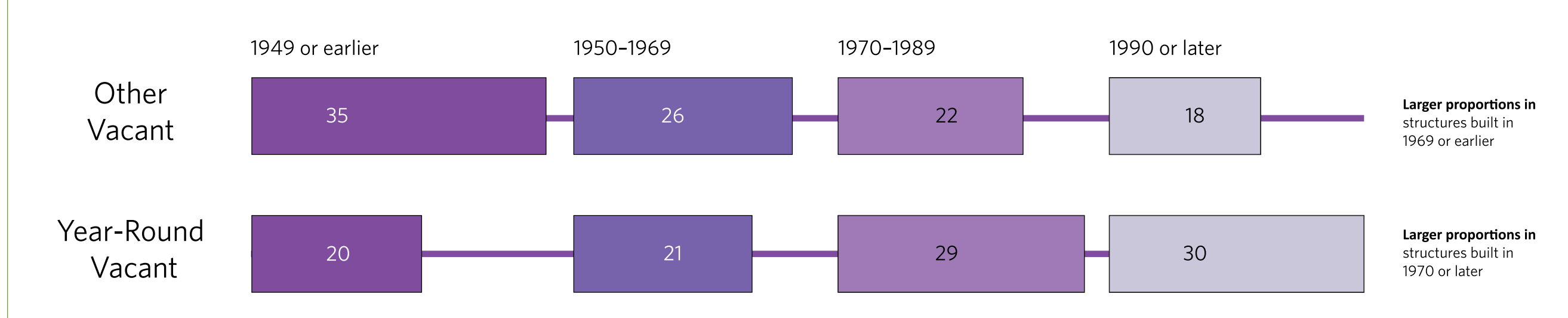
Units in Structure



Duration of Vacancy



Year Structure Built



Comparison of Other Vacant Units in Three States

Characteristics of Other Vacant Units in the Three States with the Largest Number of Housing Units in 2012

Compared to other vacants in Texas and Florida, **other vacants in California** are more likely in:

- Units vacant for less than 4 months

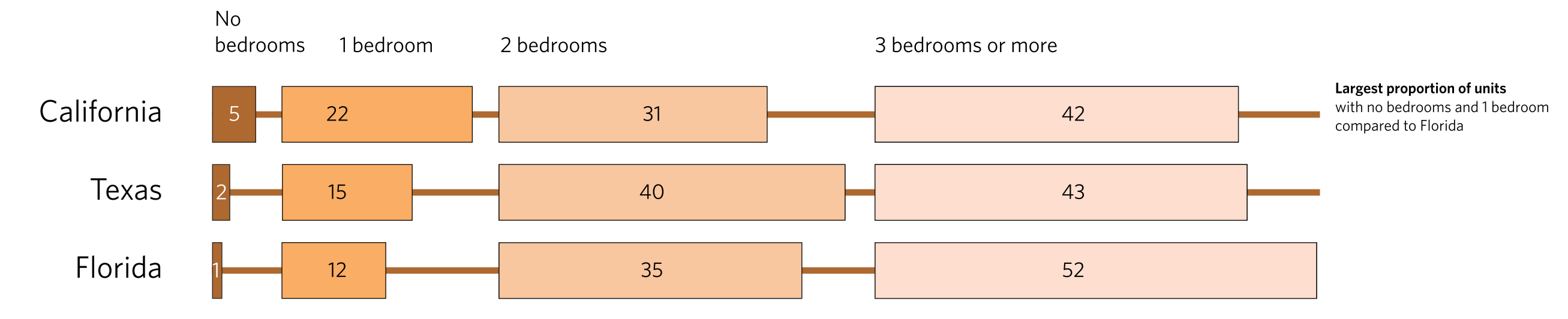
Compared to other vacants in California and Florida, **other vacants in Texas** are more likely in:

- Units vacant for 2 years or more

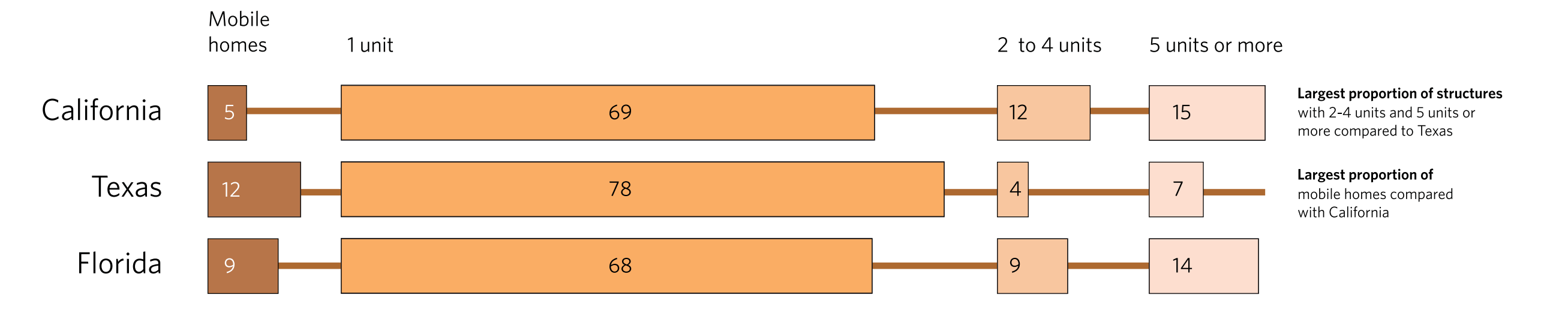
Compared to other vacants in California and Texas, **other vacants in Florida** are least likely in:

- Units built in 1949 or earlier

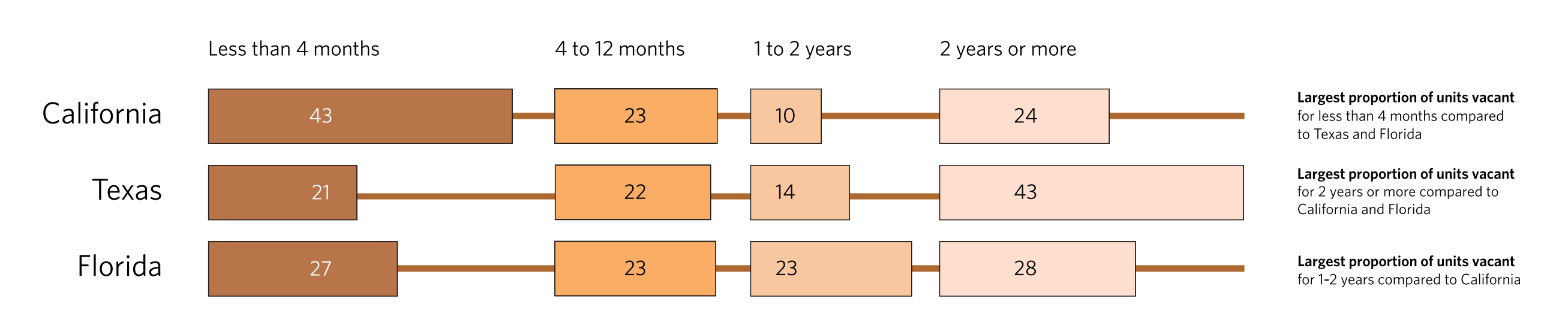
Bedrooms in Unit



Units in Structure



Duration of Vacancy



Year Structure Built

