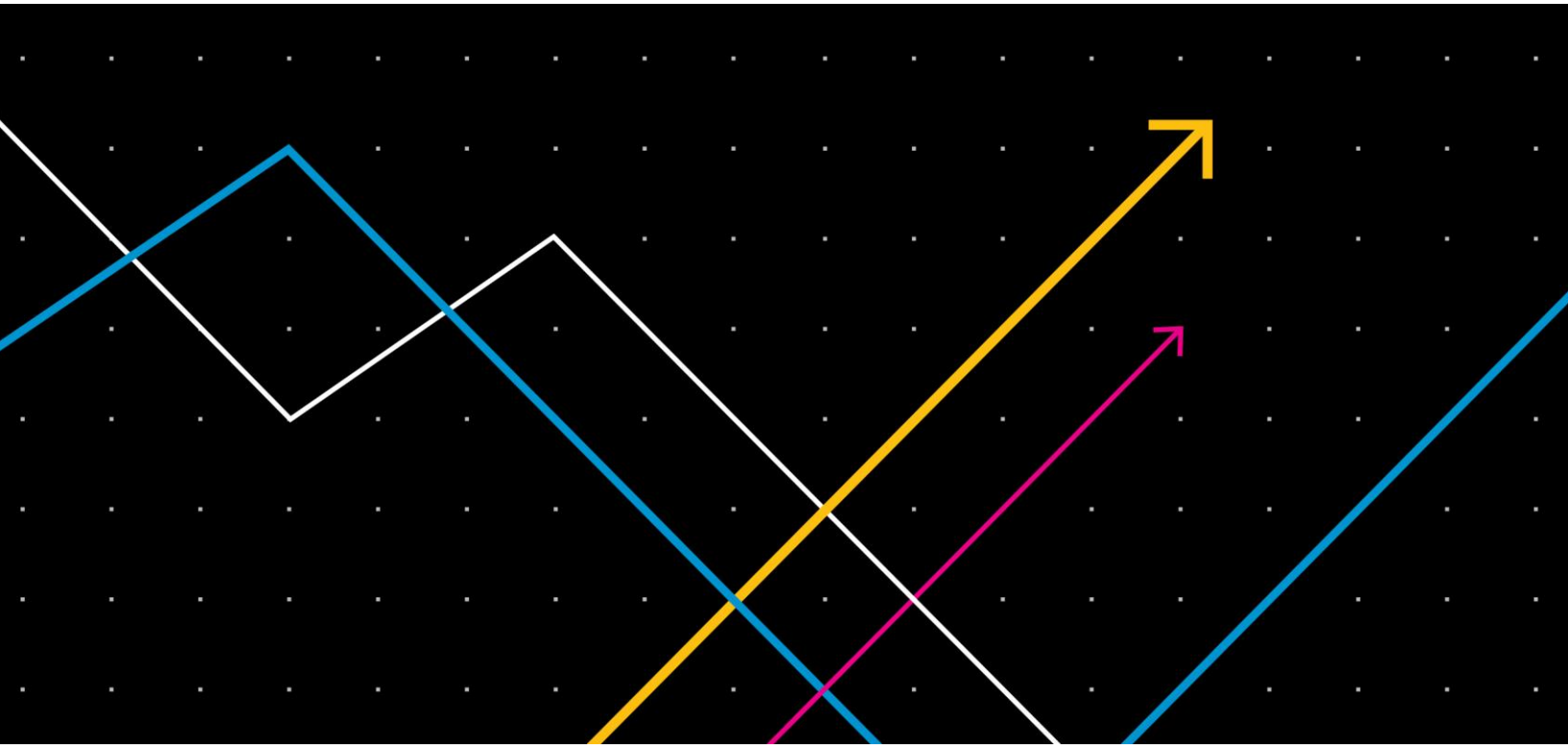

RESEARCH REPORT

The Future of Rural Housing

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October 2016

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Contents

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Introduction

Covering nearly three-quarters of the US land area, rural America—nonmetropolitan counties—is home to more than 46 million people, about the population of Spain and 10 million more than Canada. But the challenges of rural communities are often overshadowed in the public eye and in public policy by the metropolitan areas where 85 percent of the nation's population and most of its recent growth have concentrated. While metropolitan areas have grown fast, rural America has lagged. Whereas the population of metropolitan areas has diversified by age, nativity, and race/ethnicity, nonmetropolitan areas have substantially older populations where native-born non-Hispanic white baby boomers account for a large share of residents.

Rural areas in the United States face challenges that require long-term solutions. Rural communities have been hard-hit by economic change. On average between 2009 and 2013, 17.7 percent of rural residents lived in poverty, compared with 15.4 percent for the nation; nearly one-quarter (24.8 percent) of rural children under 18 lived in poverty, compared with 21.3 percent for the nation. Some rural counties' economies have struggled for decades; 301 of 353 "persistent poverty" counties—in which the poverty rate has exceeded 20 percent in four consecutive decennial censuses—are nonmetropolitan.[1] Rural residents are older than average; rural America includes over 25 percent of the nation's seniors but only 15 percent of its total population. Mirroring the age of its residents, the rural housing stock is older than average. And more than 6.7 million rural households live in a dwelling that lacks either complete plumbing or complete kitchen facilities, in which they are overcrowded, or for which they pay more than 30 percent of their income.[2] Challenges of poverty and housing have grown more acute in the past 15 years as global competition has sapped manufacturing employment, rapid changes in energy prices and technology have boosted some areas but undermined others, and the housing and financial crisis has left hundreds of thousands of rural households with more precarious employment situations and reduced home equity.

This report looks to the future of nonmetropolitan counties, extending recent demographic trends to portray the demand for housing as rural America's residents continue to grow older while its population increases only modestly. We project that the number of rural households will continue to grow, though more slowly than in the past; that in rural counties of every census division, senior households will grow rapidly while households headed by someone under 65 will fall; and that the renters and homeowners eligible for housing assistance will continue to grow. These changes suggest a continued need for construction to accommodate household growth. They also reflect a substantial need for rehabilitation

and retrofits of an older housing stock for older residents. Finally, nonmetropolitan counties need more housing assistance for both seniors and working-age people.

Demography and Housing in Rural Areas

Characteristics of Rural Areas

In general, a rural area is any geographic space located outside a town or city. This report uses the Office of Management and Budget's definition, defining *rural* as any nonmetropolitan (nonmetro) area on the basis of counties or county-equivalent units.[3] Rapidly growing rural areas may be reclassified as metro areas following the decennial census. At the same time, some metro areas may lose population and become reclassified as rural.

In this report we use census regions and census divisions as the basis of our analysis. Both units are groupings of states and the District of Columbia. There are four census regions: Northeast, Midwest, South, and West. Each can be subsequently divided into two or more census divisions. There are nine census divisions: New England, Middle Atlantic, East North Central, West North Central, Mountain, Pacific, West South Central, East South Central, and South Atlantic.[4]

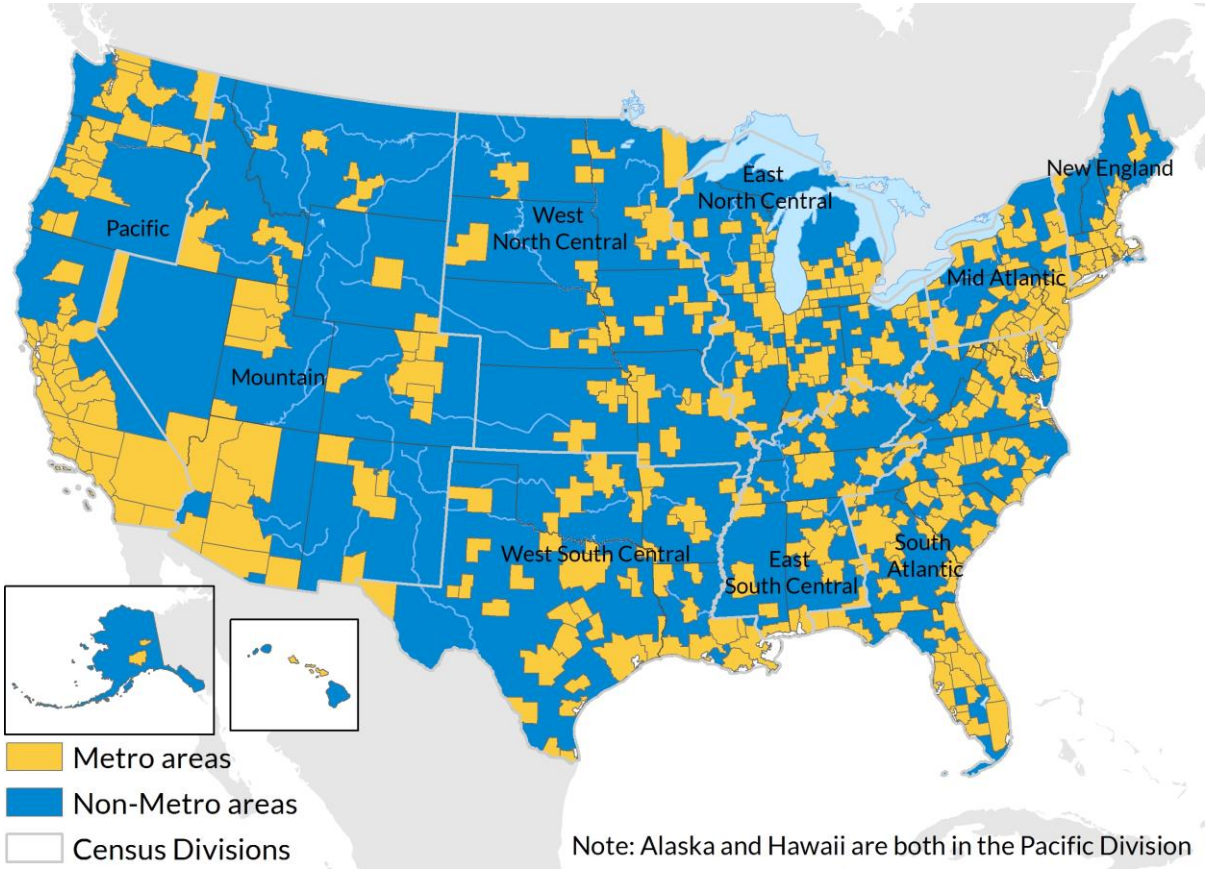
Overwhelmingly, nonmetropolitan areas account for most land in the United States. Figure 1 shows the distribution of metropolitan and rural areas as of 2013. As of the 2010 Census, rural areas contain 46.2 million people (about 15 percent of the population) and cover 72 percent of the country's land area. By contrast, 262 million people (about 85 percent of the population) live in metropolitan areas, which cover only 28 percent of the country's land area.[5]

Despite their larger land area, nonmetro areas are comparatively less populous (figure 2). For example, in 2010 the region with the largest share of its population living in rural areas (33 percent) was East South Central. Rural areas constituted a smaller fraction of all other regions, as little as 5 percent in the Pacific region.

The division with the largest rural population in 2010 was East North Central (6.8 million), followed by South Atlantic (5.7 million), West North Central (5.0 million), East South Central (4.8 million), and West South Central (4.7 million). The Middle Atlantic, Mountain, and Pacific divisions all had rural populations between 2 and 3 million. New England had only 1.4 million nonmetropolitan residents (figure 3). [6]

FIGURE 1

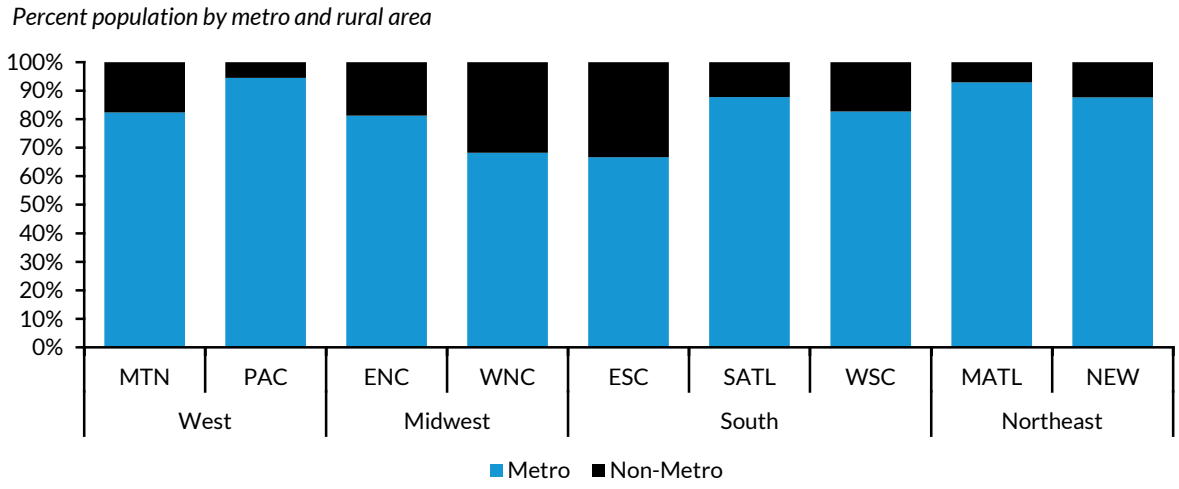
Metropolitan Areas, Nonmetropolitan Areas, and Census Divisions in the United States



Sources: Urban Institute map; 2013 boundaries and 2013 USDA rural-urban continuum classifications.

FIGURE 2

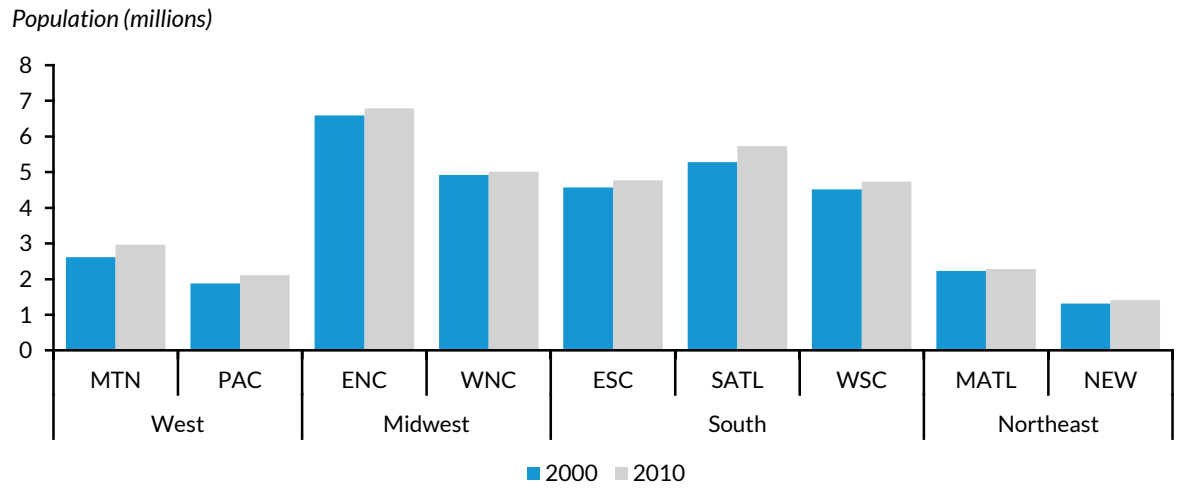
2010 Metro and Nonmetro Populations by Census Division



Source: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010).

FIGURE 3

Nonmetropolitan Population in 2000 and 2010 by US Census Division



Source: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010).

Rural Household Formation and Homeownership

The term *household* refers to all people occupying a single housing unit, regardless of relationship.[7] In 2013, 97.5 percent of Americans lived in households; two-thirds (66 percent) of all households were family households—that is, housing units occupied by at least two people related by blood, marriage, or adoption. Another 28 percent were single-person households, and 6 percent were nonfamily households with two or more members. [8] The remaining 2.5 percent of the population not living in households lives in "group quarters," including institutions (e.g., prisons, jails, juvenile detention units, and psychiatric facilities) and noninstitutional situations (e.g., college and university dormitories, nursing facilities, military barracks, and emergency and transitional shelters).

The average household size in the United States dropped from 3.3 in 1960 to 2.5 in 2015 (figure 4). A wide array of forces contributed to Americans' increasing tendency to live in smaller households. For example, women gained economic power and financial independence, raising the age at first marriage and depressing the marriage rate, increasing parents' age at first childbirth and reducing total childbearing, and raising divorce rates. All these trends made it possible for more young women to live independently.

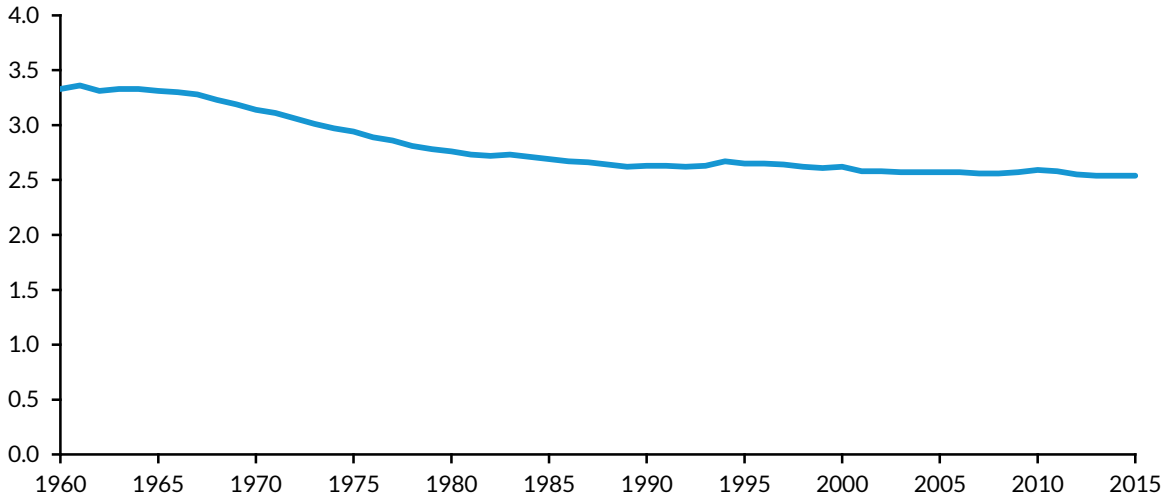
Rural areas are distinct from their metro counterparts in several ways. This paper summarizes the three key differences: (1) first, rural households tend to be smaller and have slower growth rates; (2) compared to metro areas, rural areas tend to have older, as well as less racially diverse, populations; and (3) rural areas have higher homeownership.

First, the typical American household is composed of two people, but metro areas tend to have slightly larger households than rural areas (figure 5). Households in metro areas of the Pacific division are more than 10 percent larger on average than households in nonmetro areas, but in the Midwest region and the East South Central and South Atlantic divisions rural and metro household sizes are almost equal.

In addition to having smaller households, rural areas over the last decade had slower household growth rates than metro areas. Between 2000 and 2010, household growth rates in metro areas outstripped those in rural areas in the East North Central, East South Central, Middle Atlantic, Mountain, South Atlantic, West North Central, and West South Central census divisions. The Pacific and New England census divisions, both of which experienced faster rural household growth rates, were the only exceptions, as seen in figure 6.

FIGURE 4

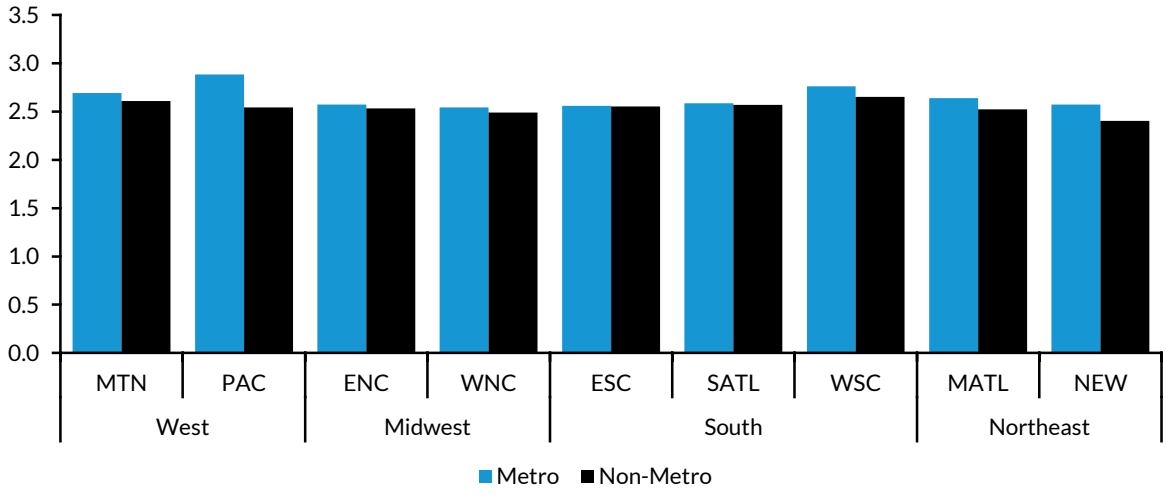
Average People per Household, United States, 1960–2015



Source: Urban Institute analysis of data from the US Census Bureau.

FIGURE 5

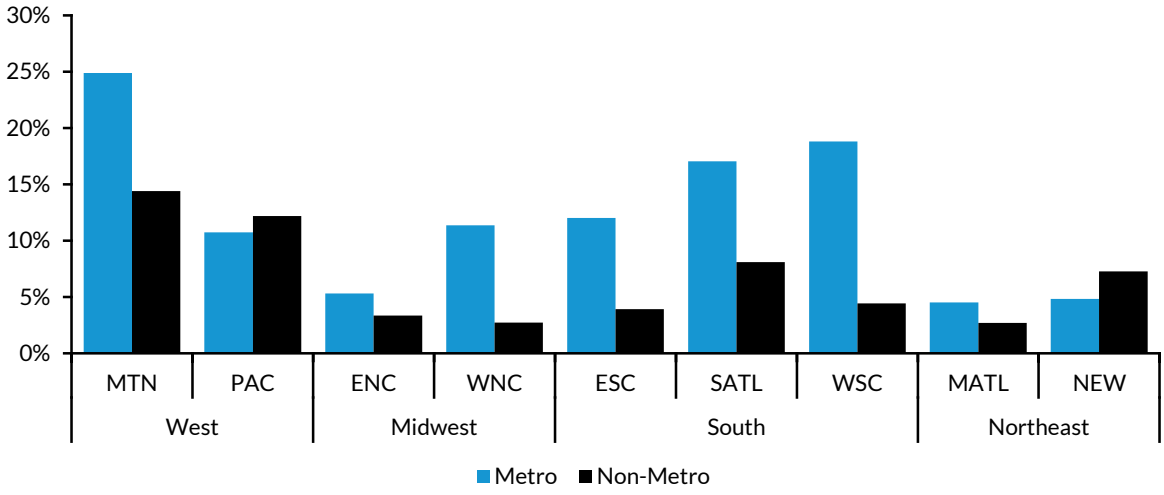
Average American Household Size in 2010 by Metro and Nonmetro Area and by Census Division



Source: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010).

FIGURE 6

Percent Change in Households by Census Division between 2000 and 2010



Source: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010).

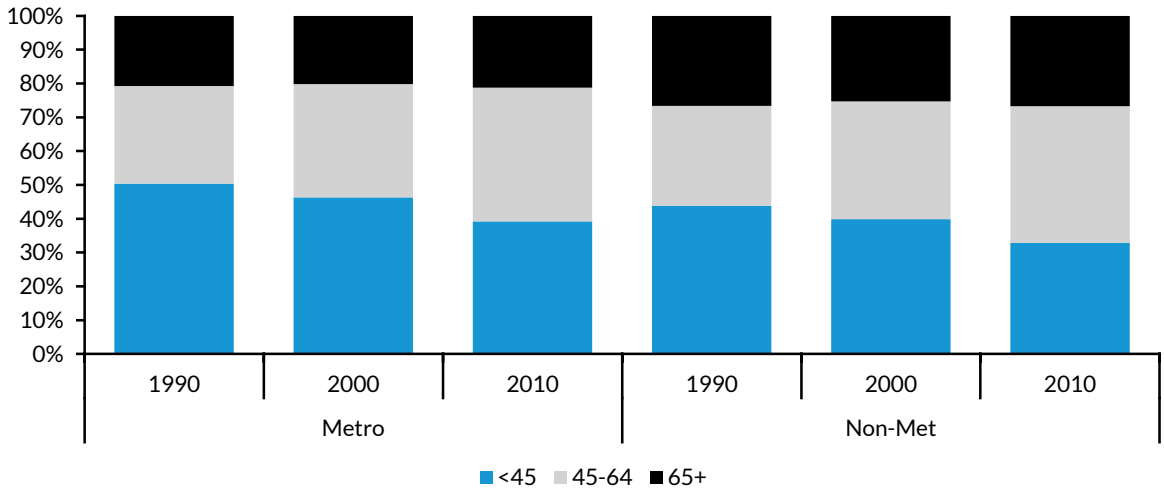
Rural households differ from metro households because of factors relating to the life cycle. Household formation is often viewed as a life-course event, a milestone people are more likely to pass at some ages than at others. Across an entire population of individuals born in the same year, household formation can be measured not just at one point in time, but as a series of transitions. Demographers and economists view age as the primary factor associated with household formation.

For decades, rural areas have been older than their metro counterparts. In 2010, 27 percent of rural households were senior headed, compared with only 21 percent of metro households. Less than 33 percent of rural households were headed by a person under 45, but almost 40 percent of metro households were. Recently, rural households have been getting even older. Between 2000 and 2010, young rural households declined by 12 percent, even though the total population of rural households grew by 7 percent. This trend is demonstrated in figure 7. Rural areas' declining numbers of young households greatly diminishes their potential for growth and contributes to housing-market dynamics that differ from those in metro areas.

FIGURE 7

Age of Households in Metro and Nonmetro Areas in 1990, 2000, and 2010

Percent of households by age of householder



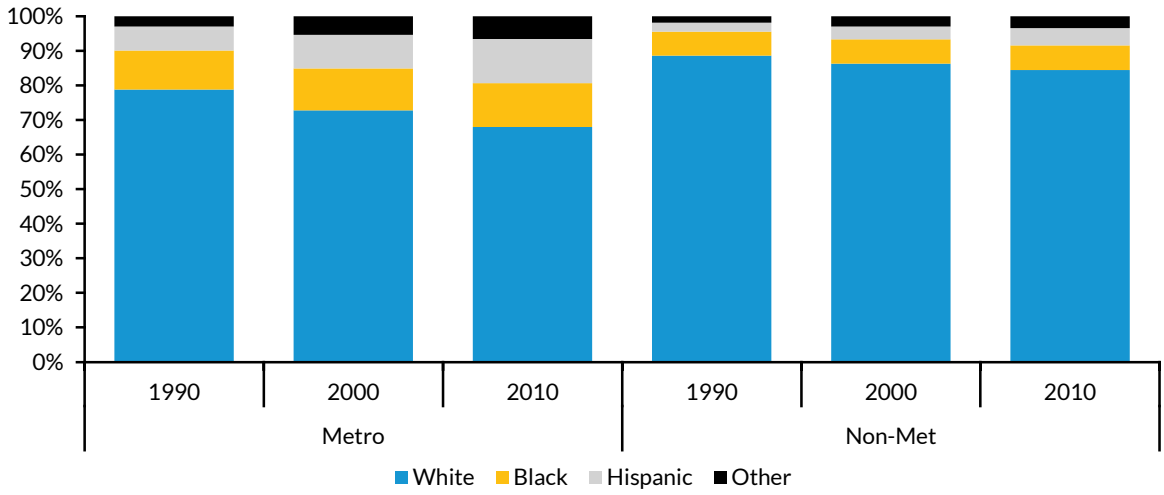
Source: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010).
Note: The householder is a reference person in each household, usually the person named on the lease or the mortgage.

In addition to being older, rural areas tend to be less racially and ethnically diverse than metro areas. While America as a whole is becoming more diverse, this trend has been more pronounced in metro areas. Between 1990 and 2010, the white share of metropolitan households declined 10 percentage points, while whites' share of rural households fell only 4 percentage points. This trend is demonstrated by figure 8, which shows the racial and ethnic composition of metro and nonmetro areas in 1990, 2000, and 2010. In general, rural areas were still less diverse in 2010 than metro areas were by 1990.

FIGURE 8

Racial and Ethnic Composition of Metro and Nonmetro Areas, 1990–2010

Percent of households by race of householder

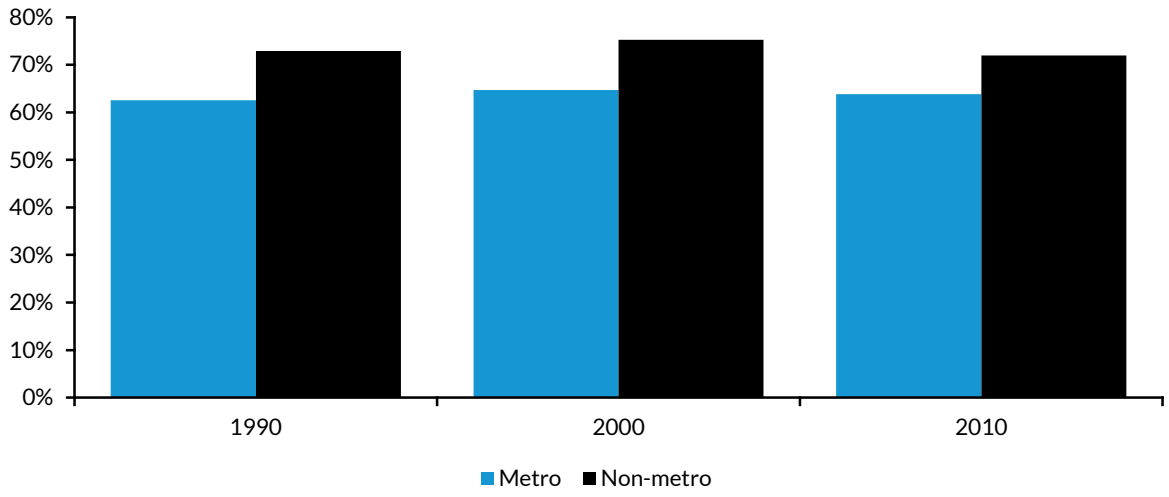


Source: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010).
Note: The householder is a reference person in each household, usually the person named on the lease or the mortgage.

The level of homeownership also differs between rural areas and metro areas. For decades, rural areas have been characterized by higher homeownership than metro areas. Between 1990 and 2010, homeownership rates in rural areas were between 73 and 75 percent. Homeownership rates for metro areas over the same period were between 63 and 65 percent, as shown in figure 9. While homeownership rates remain higher in rural areas, they also fell more steeply over the last decade than in metro areas. Between 2000 and 2010, the average homeownership rate for metro areas dropped 1 percentage point (from 65 to 64 percent), while homeownership rates in rural areas fell by 2 percentage points (from 75 to 73 percent).

FIGURE 9

Homeownership Rates in Metro and Nonmetro Areas



Source: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010).

Scenarios for Headship and Homeownership Rates

Our projections require two conceptual steps. First, we estimate past rates of headship and homeownership for people in four exclusive and exhaustive racial/ethnic categories in the metropolitan and nonmetropolitan components of each census division: non-Hispanic white, non-Hispanic black, on-Hispanic other race, and Hispanic. Second, as explained in greater detail below, we compute "slow" and "fast" scenarios for cohort transition rates, indicating the direction and degree of change in the headship and homeownership rates of each age- and race-specific cohort.[9]

Past Headship and Ownership Rates

Relying on 1990 Census Summary Tape File 2 and the 2000 and 2010 Census Summary File 2 at the county level, we extract data on total persons, renter householders, and owner householders by age and race/ethnicity; we assign each county to the metropolitan or nonmetropolitan portion (as of 2013) of each of the nine census divisions; and we sum the data from the metropolitan and nonmetropolitan counties within each division to create totals for each area in each of the three census years. We

compute age- and race-specific headship rates as the sum of renter and owner householders divided by the total population in each age- and race-specific group. We then compute age- and race-specific homeownership rates as owner householders divided by the sum of renter and owner householders in each age- and race-specific group. The decennial census is the most robust source of data on population, headship, and homeownership, and it is both mandatory and intended to cover all households.

As explored in greater detail in Goodman, Pendall, and Zhu (2015), we know that age- and race-specific headship and homeownership rates fell quickly between 2007 and 2010 and continued to do so thereafter. To reflect these housing crisis–related changes, we use American Community Survey (ACS) microdata at the public use microdata area (PUMA) level from 2010 and 2014, the most recent available update when we were conducting this analysis. [10] For each PUMA, we aggregate the estimated total population, owner householders, and renter householders for 10-year cohorts as of 2010, starting at age 15: that is, people of the specified race/ethnicity who were born from 1986 to 1995, 1976 to 1985, 1966 to 1975, and so on. We allocate each PUMA to the metropolitan or nonmetropolitan components of each census division, based on the proportion of its total 2010 population in each county. [11] We then aggregate the population by race/ethnicity and cohort to metropolitan and nonmetropolitan portions of each census division, finally computing the cohort-specific headship and ownership rates based on these aggregates. As a final step in estimating the 2014 rates, we adjust the 2014 ACS-based cohort rates upward or downward based on the difference between the rates for each cohort as registered by the 2010 Census and those estimated by the 2010 ACS.

Transition Rates: Scenarios

To project future age- and race-specific rates of headship and homeownership, we use observations from 1990, 2000, and 2010 to construct cohort *transition rates*, which reflect the idea that both headship and homeownership are milestones people reach over their life courses. Whereas the age-specific rate refers to the average headship rate or the homeownership rate of people in the age group (for example, 15- to 24-year-olds), the cohort transition rate refers to the change in the headship or homeownership rate experienced by those same people over a decade (that is, as 15- to 24-year-olds, for example, move through the life course and become 25- to 34-year-olds). For example, if 15- to 24-year-olds had a headship rate in 1990 of 0.20, and in 2000 the headship rate for 25- to 34-year-olds had risen to 0.45, then the transition rate for this cohort (a group of people born between 1976 and 1985) would be 0.25 in the 1990s. This method is similar to the cohort tradition of forecasting housing demand

(e.g., Pitkin and Masnick 1980). In a recent paper, Myers and Lee (2016) also used transition rates to capture the cohort effect.[12]

We develop "slow" and "fast" scenarios for the transition from the 2014 estimate to projected rates in 2020, 2030, and 2040 for both headship and homeownership. Slow transitions are typical of times of economic weakness and difficult access to mortgage financing; fast transitions, the opposite. On average, the 1990s were a "fast-transition" decade because of a long housing boom, strong economic conditions (especially for young and low-wage households), and rapid innovation in mortgage lending practices that drove down interest rates and extended credit more liberally than had previously been the case. The 2000s began as an extension—even an acceleration—of the mid- to late 1990s, but by about 2006 the pace of transition into both headship and homeownership began to slow, turning markedly downward thereafter and continuing to 2010 (and beyond).[13]

These two decades provide reasonable boundaries for future scenarios for changes in headship and homeownership. Our "slow" scenario uses transition rates from the economically challenged 2000 to 2010 period, when the crisis dramatically slowed household formation and homeownership attainment. We then build a fast scenario based on the average between the very slow 2000s and the 1990s, when transitions were considerably faster than in 2000–10 and much faster than we consider plausible for the average transition rate from 2010 to 2020. This ceiling on the fast scenario reflects secular demographic trends that have lengthened young people's transitions into adulthood, our assessment of current conditions in the economy, tight rental housing markets, and continued tight mortgage credit. Our current assessment is that transitions will probably fall somewhere between the fast and slow scenarios; current household formation is still low, but it is picking up. Mortgage delinquencies are still elevated, but they appear to be returning to levels typical of the early 2000s. Given these developments, we believe that cohorts will resume a moderate growth path somewhere between the fast transitions of the housing boom (roughly 1993–2007) and the slow ones of the housing crash (2007–14).

Formally, we carry out two calculations for each age-race cohort: the 10-year transition rate from 2000 to 2010 and the average 10-year transition rate from 1990 to 2010.

$$Dif1 = c2010_{age} - c2000_{age-10} \quad (1)$$

$$Dif2 = (c2010_{age} - c2000_{age-10} + c2000_{age} - c1990_{age-10})/2 \quad (2)$$

where $c2010_{age}$ is the 2010 Census headship or homeownership rate for people of the same age and race in a given 10-year age group and $c2000_{age-10}$ is the 2000 Census headship or homeownership rate

for the same cohort a decade earlier when its members were 10 years younger. Thus, if $c2010_{age}$ is 25- to 34-year-old whites in 2010, then $c2000_{age-10}$ is 15- to 24-year-old whites in 2000.

Projecting Headship and Ownership Rates

The final step, projecting headship and ownership rates, begins by using each scenario's transition rates to project headship and ownership rates for 2020, 2030, and 2040. For 2020, we begin with the 2014 estimated cohort- and race-specific headship or ownership rate. For the slow scenario, the minimum of Dif1 and Dif2 is used to calculate the transition rates for the six years from 2014 to 2020 to form the 2020 projected age- and race-specific headship or homeownership rate. (We use the minimum rather than rates from 2000 to 2010 because older cohorts made faster transitions from 2000 to 2010 than in the 1990s.)

$$Transition_{min} = min(Dif1, Dif2) \tag{3}$$

$$f_{slow}2020_{age} = A2014_{age-6} + \left(c2010_{age-10} - A2010_{age-10}\right) + \frac{6}{10} * Transition_{min} \tag{4}$$

$$f_{slow}2030_{age} = f_{slow}2020_{age} + Transition_{min} \tag{5}$$

$$f_{slow}2040_{age} = f_{slow}2030_{age} \tag{6}$$

The second term in equation 4 is the adjustment to the ACS so it reflects the difference between the 2010 Census and the 2010 ACS. The third term accounts for the six years to transition from 2014 to 2020.

For the 2030 slow rates, we apply these same 10-year slow age- and race-specific transition rates to the headship and homeownership rates each cohort will reach in 2020. This extension to 2030 of the same rates is consistent with the assumption that demographic, economic, and housing-finance trends will pose continued challenges for transitions into headship and homeownership.

For 2040, we assume the same headship and homeownership rates as in 2030.

For the fast scenario, the maximum of Dif1 and Dif2 is used (again, rather than using the average of the 1990s and 2000s because older cohorts had faster transitions in the 2000s than in the 1990s). The following equations calculate the transition rates for 2010 to 2020 and 2020 to 2030 fast cases.

$$Transition_{max} = max(Dif1, Dif2) \tag{7}$$

$$f_{fast}2020_{age} = A2014_{age-6} + \left(c2010_{age-10} - A2010_{age-10}\right) + \frac{6}{10} * Transition_{max} \quad (8)$$

$$f_{fast}2030_{age} = f_{fast}2020_{age} + Transition_{max} \quad (9)$$

$$f_{fast}2040_{age} = f_{fast}2030_{age} \quad (10)$$

For the 15–24 age group, we use the following equations to yield race-specific 2020 and 2030 headship and homeownership rates.

$$f_{slow}2020_{15-24} = A2013_{15-24} \quad (11)$$

$$f_{fast}2020_{15-24} = A2013_{15-24} + (C2020_{15-24} - A2010_{15-24}) \quad (12)$$

$$f_{slow}2030_{15-24} = f_{slow}2020_{15-24} \quad (13)$$

$$f_{fast}2030_{15-24} = f_{fast}2020_{15-24} \quad (14)$$

$$f_{slow}2040_{15-24} = f_{slow}2030_{15-24} \quad (15)$$

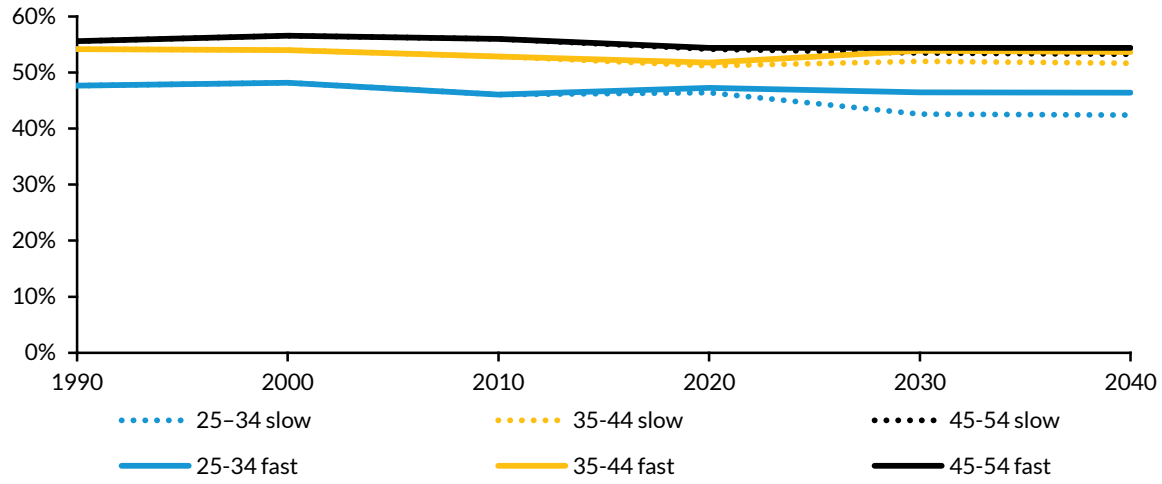
$$f_{fast}2040_{15-24} = f_{fast}2030_{15-24} \quad (16)$$

A concrete example of projecting headship rates is outlined in appendix B. A more detailed methodology explanation can be found in Goodman, Pendall, and Zhu (2015). Since most of the difference between the scenarios comes from younger age groups, we limit our discussion here to those groups. Under both scenarios, headship and homeownership rates will continue to decline for most age-race groups of young households until 2030, as shown in figure 10 and figure 11. The full results of headship and homeownership rates by age and race for the nine census divisions appear in appendix A.

For expositional convenience in describing and calculating the dynamics of household formation and attrition, we use the "average" scenario produced by applying the average between the slow and fast race- and age-specific rates to the Census Bureau's 2014 mid-range national population projection. We also produce headship rates and homeownership rates for all minorities, including blacks, Hispanics, Asians, and others. However in some divisions, a particular racial group may be too small to produce meaningful projections. Subsequently, we combine black, Hispanic, Asian, and others into a single group called nonwhite. In the rest of the discussion, we limit our analysis to white and nonwhite for clarity and brevity.

FIGURE 10

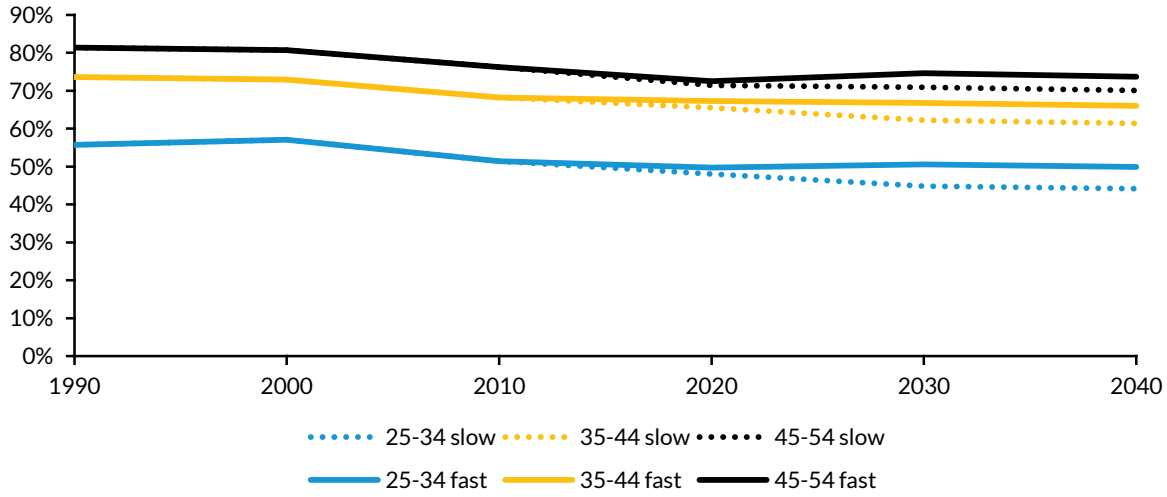
Headship Rates for Slow and Fast Scenarios, Selected Age Groups, 1990–2040



Source: Urban Institute projections.

FIGURE11

Projected Homeownership Rates for Slow and Fast Scenarios, Selected Age Groups, 1990–2040



Source: Urban Institute projections.

Results: Rural Households

The net growth of households by tenure from 2010 to 2030 is actually the outcome of two separate processes that link at the local housing market level: first, households form and people purchase homes when they are young, releasing rental units; at advanced stages of life, mortality and health-related moves release owner-occupied units. While individuals may move back and forth between homeownership and renting over their lifetimes, we are capturing the net moves of a whole cohort.

In this exercise, we use projected population from one of the scenarios developed by the Urban Institute's Mapping America's Futures (MAF) project. MAF produces county-level projections of population by age and race to 2040 using the cohort-component method, which decomposes local population change into the positive and negative contributions of birth, death, and net migration. The vintage and scenario of MAF used for this household projection uses state and county age- and race-specific birth and death rates from 2000 to 2010 to adjust projected national birth and death rates implicit in the US Census's mid-range 2014 projections, adding net migration based on the estimated net migration from 2000 to 2010. (For more details on the method, please refer to Nichols, Martin, and Franks 2015.) We aggregated the county-level projections to metropolitan and nonmetropolitan components of each census division.

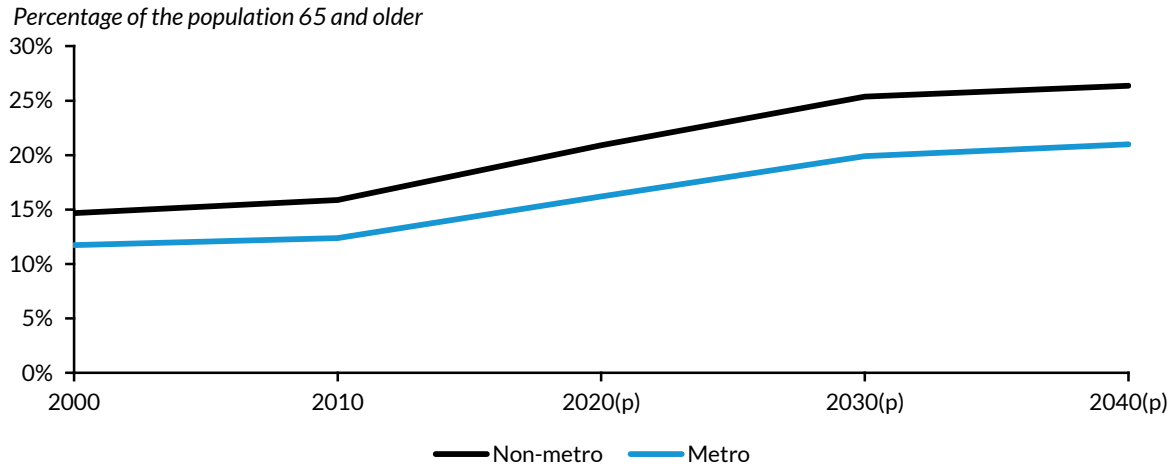
Population dynamics from 2000 to 2010 were such that rural areas grew more slowly than metropolitan areas, with net outflows from most divisions of people in their 20s and 30s; rural mortality rates in some divisions also exceeded those in metropolitan areas, further depressing population growth. To the extent that rural areas retain more young adults than this projection scenario suggests (because fewer young people migrate out of these areas and more migrate in), the household projections will be low. If rural areas continue to lag metropolitan areas in economic growth and vitality, however, our household projections would be high.

Our analysis has five key findings for rural households: (1) the US population is aging, and it is projected to age faster in rural areas; (2) the number of households is projected to increase in both rural and metro areas, though most growth is expected to come from metro areas; (3) the type of growth in metro and rural areas will differ by rental and owner-occupied housing, with large increases in the pace of growth of owner households in rural areas and increases in the growth of rental households in metro areas; (4) rural headship rates are projected to remain constant, and regional patterns of higher and lower headship rates will also remain unchanged; (5) rural household growth is projected to slow overall, though it will vary by region.

America's population is aging, and it is projected to do so at a faster rate in rural areas. From 2000 to 2010, the percentage of the population above 65 was about 15 percent for nonmetro areas and 13 percent for metro areas. Our analysis suggests that the gap between rural and metro areas is only going to widen. By 2040, we project that 25 percent of the population in rural areas will be over 65, compared with only 20 percent in metro areas (figure 12).

FIGURE 12

Projected Growth in the Population of Older Adults by Metro and Nonmetro Areas, 2000–40

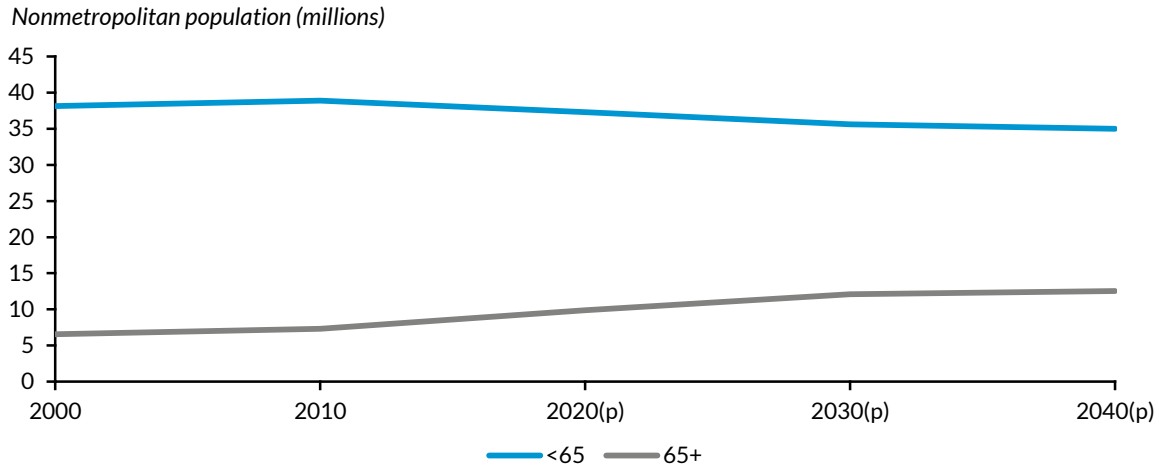


Sources: Urban Institute analysis of data from the US Census of Population and Housing (2000 and 2010); Urban Institute projections.

As the population of seniors living in rural areas rises, younger populations in those communities will decline. As seen in figure 13, 10 million older adults are projected to live in rural areas by 2020. This population is expected to grow to 13 million in the subsequent decade, a 30 percent increase. By contrast, the number of young adults over the same period will decrease from about 37 million in 2020 to about 35 million in 2030, a 5.7 percent decrease.

FIGURE 13

Projected Change in Rural Population above and below the Age of 65, 2000–40



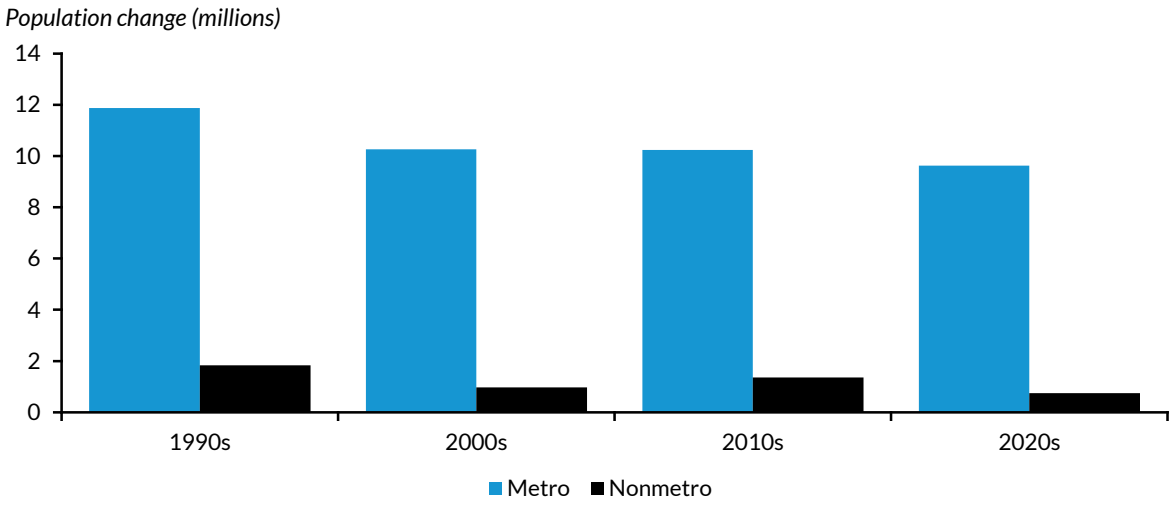
Sources: Urban Institute analysis of data from the US Census of Population and Housing in 2000 and 2010; Urban Institute projections.

The average scenario together with the Urban Institute's projected population yields a national projection of 128.3 million households in 2020 and 138.7 million by 2030. For rural areas, the total number of households in 2020 will be 19.5 million, 20.3 million by 2030. Metro areas are projected to have 108.8 million households by 2020 and 118.4 million by 2030 . Between 2010 and 2020, metro and rural areas are projected to gain 10.2 million and 1.3 million households, respectively. During the following decade, metro areas are expected to see 9.6 million new households, and rural areas can expect 0.7 million new households (figure 14).

As demonstrated in the following two panels, most household growth is projected to come from metro areas. Overall household growth is expected to recover in the 2010s but will decline steadily in the 2020s. This upturn/downturn sequence comes from a combination of factors related to millennials' entry into the housing market and low attrition from the small 75+ age group (those born mainly in the low-growth Depression/WWII era) in the 2010s, followed by the expected low level of household formation from a smaller postmillennial generation and larger attrition as early baby boomers begin to pass away in greater numbers. (We discuss these transitions below in greater detail.)

FIGURE 14

Household Growth by Rural and Metro Area, 1990–2030

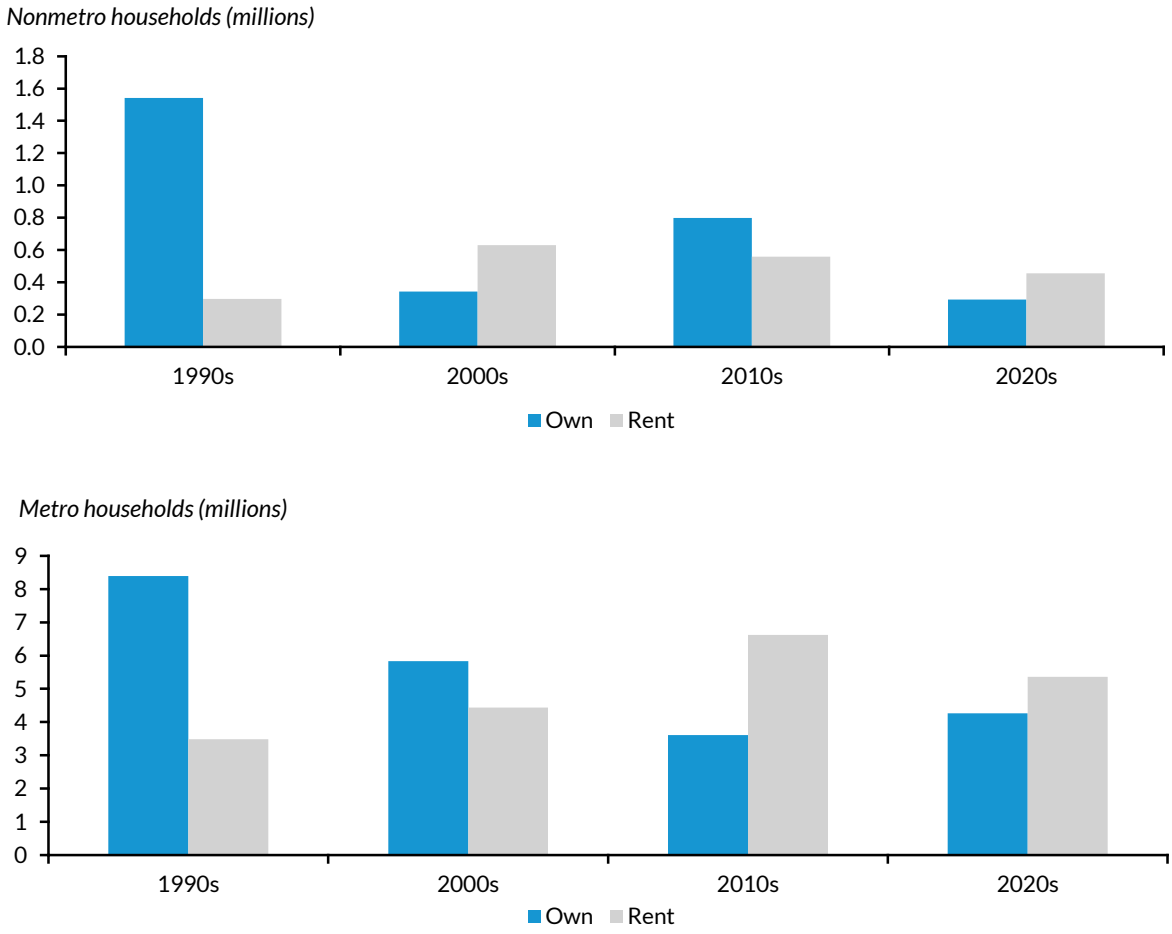


Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000 and 2010); Urban Institute population projections and housing projections.

The type of household growth in rural and metro areas is projected to differ by rental and owner-occupied housing. In 2010, 0.8 million new rural households will be homeowners and 0.6 million will be renters. For metro areas, we project that 3.6 million new households will be homeowners and 6.6 million will be renters. Compared to the 2000s, the 2010s will see an increase in the number of renters in metro areas and the number of homeowners in rural areas, as seen in figure 15. Between 2000 and 2010, the number of renters in metro areas will increase by 49.2 percent, and the number of owners in rural areas will increase by 133.9 percent. The surge in owner growth in nonmetro areas will also cause the increase in households seen in figure 14.

FIGURE 15

Projected Owned and Rental Household Growth for Rural and Metro Areas

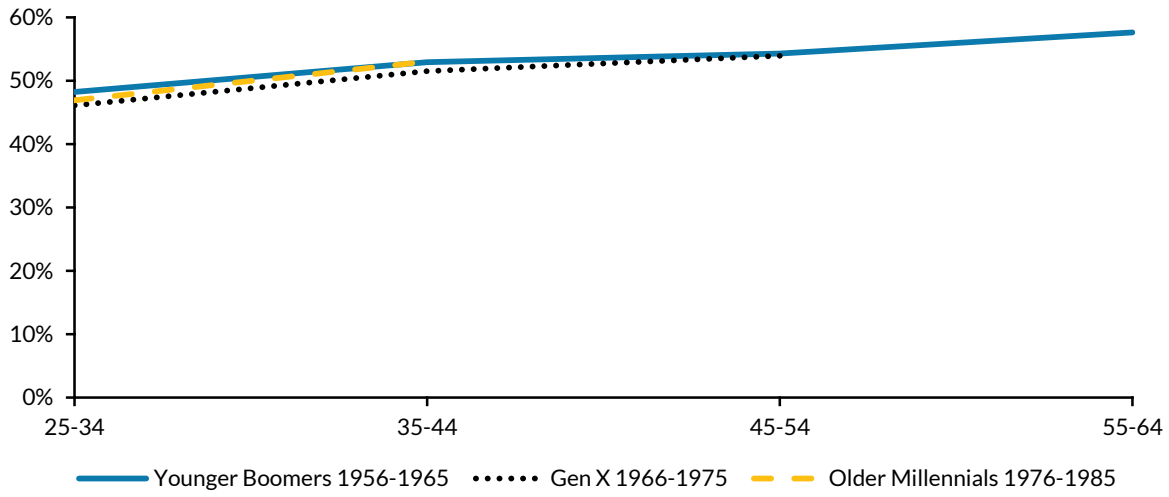


Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010); Urban Institute projections.

Rural headship rates are projected to remain unchanged across three successive cohorts, as seen in figure 16.[14] At ages 35 to 44, headship rates for generation X are expected to drop slightly compared to those of the baby boom generation (from 52.9 percent to 51.5 percent). Headship rates for older millennials ages 35 to 44 are expected to slightly exceed those of either of the two previous generations, rising to 53 percent. Meanwhile, headship rates for older age categories are expected to be slightly lower for newer generations. Generation X headship rates for individuals ages 45 to 54 are projected to be slightly below rates for baby boomers, falling from 54.3 percent to 53.9 percent.

FIGURE 16

Rural Headship Rates by Age Group



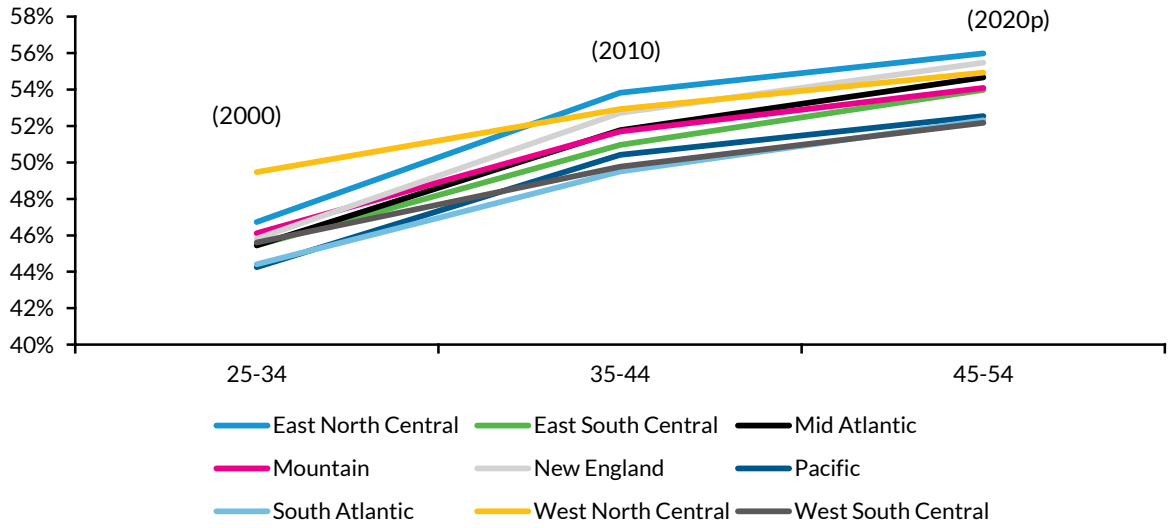
Source: Urban Institute projections.

Headship rate trends are projected to remain consistent across all census divisions. That is, headship rates are expected to increase as people age, a pattern that remains unchanged across all nine census divisions, as demonstrated by headship rates for Generation X in figure 17. For example, headship rates for individuals ages 25 to 34 are expected to be between 44 percent and 47 percent for all census divisions. However, this rate is considerably higher for individuals ages 35 to 44 (ranging from 50 percent to 54 percent). Individuals ages 55 to 64 are expected to have the highest headship rates (between 57 percent and 60 percent).

While household growth is projected to slow overall, the level of growth varies by region. Rural areas in the Sunbelt are projected to outpace other regions, because of economic and demographic differences. Meanwhile, some areas in the Midwest and Northeast regions are expected to experience negative household growth after 2030, as seen in figure 18.

FIGURE 17

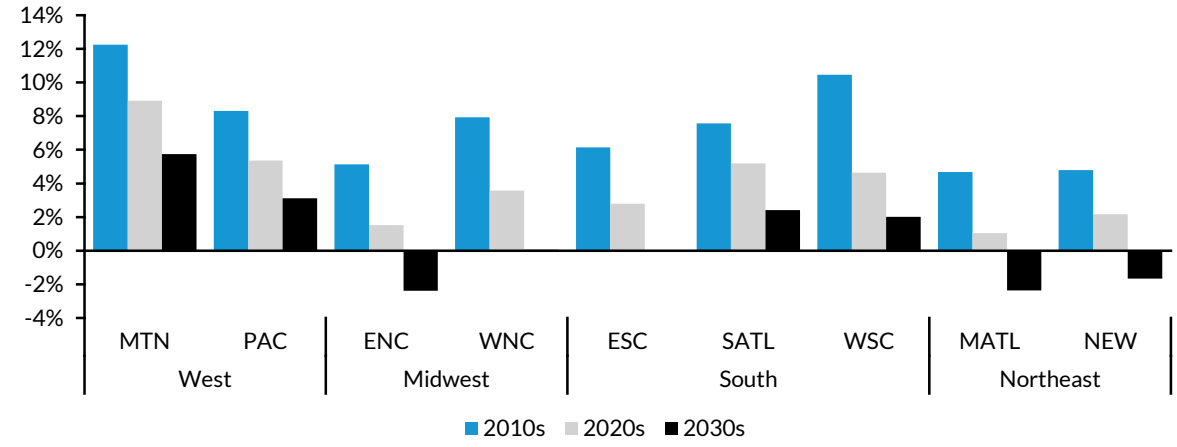
Generation X Headship Rates by Census Division, 2000, 2010, and 2020



Source: Urban Institute projections.

FIGURE 18

Percent Change in Rural Household by Census Division, 2010–40



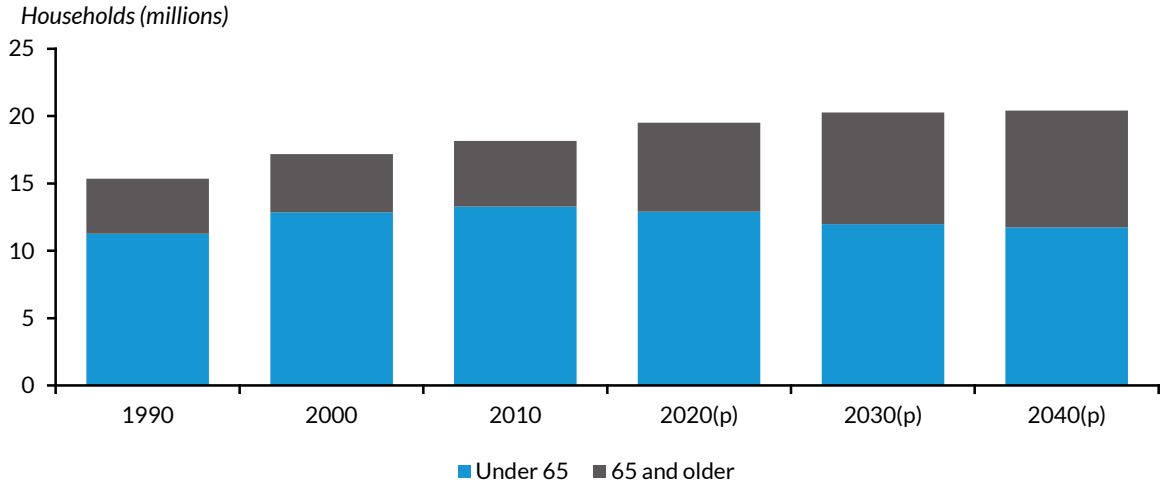
Sources: Urban Institute analysis of data from the US Census of Population and Housing (2010); Urban Institute projections.
Note: West North Central and East South Central divisions are projected to remain unchanged in the 2030s.

Household Formation by Age

As the US population increases, the number of senior households will also increase. Aging baby boomers will be the primary drivers of this change. In 2010, nearly 5 million American households were senior households. This number is projected to swell to 6.6 million by 2020 and to reach 8.3 million by 2040 (figure 19). Baby boomers are also expected to increase the total number of senior households, especially as they reach their late 70s in the 2020s. By 2040, over two-fifths of rural households will be senior headed (figure 20).

FIGURE 19

Projected Age of Householders, Rural Counties, 1990–2040



Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010); Urban Institute projections.

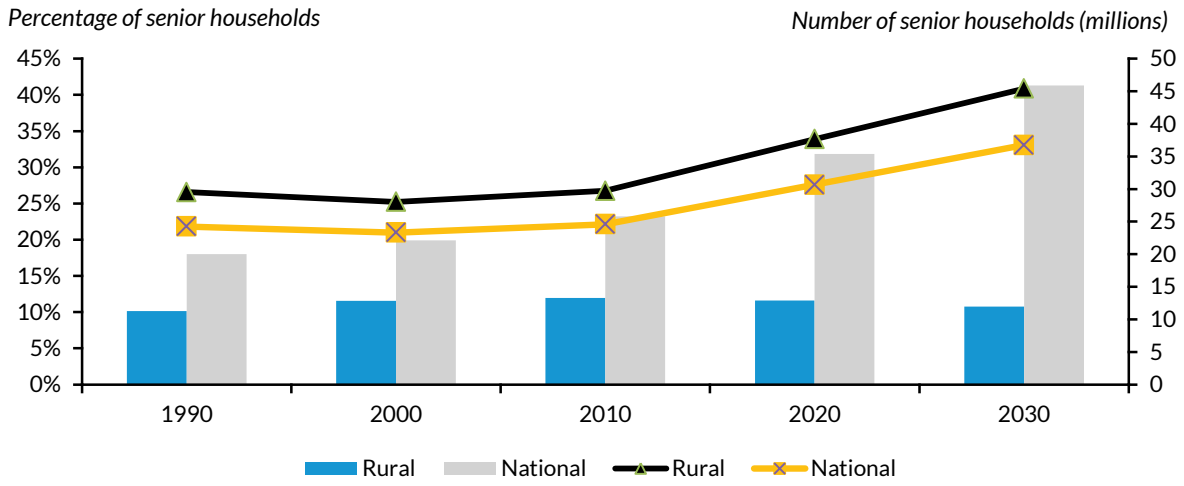
The share of senior-headed households is also expected to increase for both rural areas and the United States as a whole, though the share is expected to be larger in rural areas. By 2030, senior-headed households will make up 41 percent of all rural households but only 33 percent of US households. Senior households will also increase at a slightly faster rate in rural areas. Between 2010 and 2030, the share of senior headed households will increase by 52 percent in rural areas, compared to a 50 percent increase nationally over the same period.

Senior households will increase between 30 and 50 percent across all divisions in the 2010s alone. In the subsequent decade, senior households are expected to increase an additional 20 to 30 percent, driven by the large cohorts aging beyond 65. This rapid pace of growth is expected to slow in the 2030s,

and all divisions will increase between 2 and 7 percent. Figure 21 shows the projected percent change in senior households between 2015 and 2030.

FIGURE 20

Senior Households by Rural and National Areas, 1990–2030

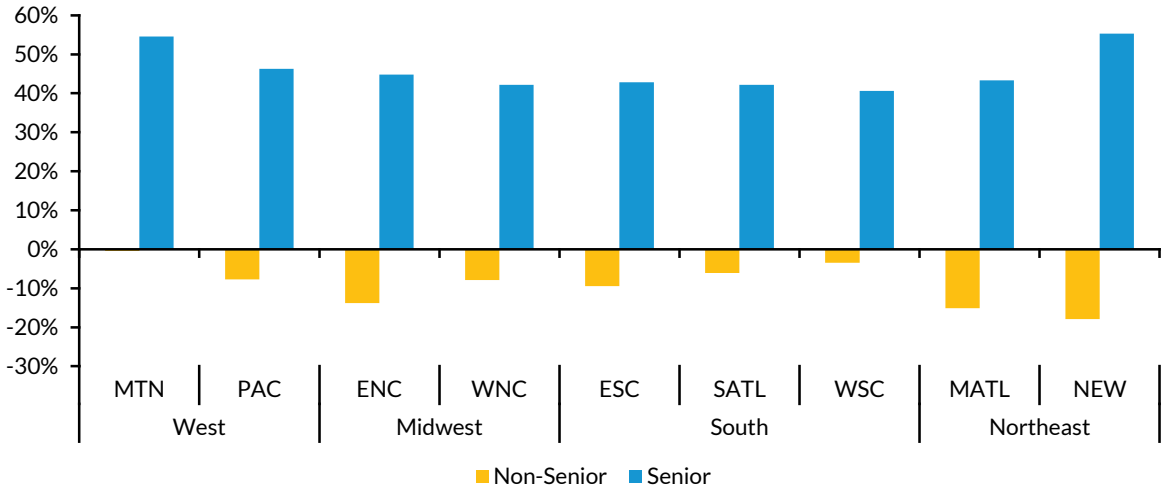


Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010); Urban Institute projections.

While the share of senior households will increase, the share of households not headed by seniors is expected to decline over the next three decades. Our projections show that from 2010 to 2020, the number of households headed by someone under the age of 65 will drop by 1 to 9 percent in all divisions except two. In the 2020s, all divisions will lose nonsenior-headed households. As illustrated by figure 21, the smallest changes will occur in the Mountain and West South Central census divisions. The largest decreases will be concentrated in the Northeast, with an expected decrease of 14 percent in New England.

FIGURE 21

Projected Percent Change in Senior and Nonsenior Households, 2015–30



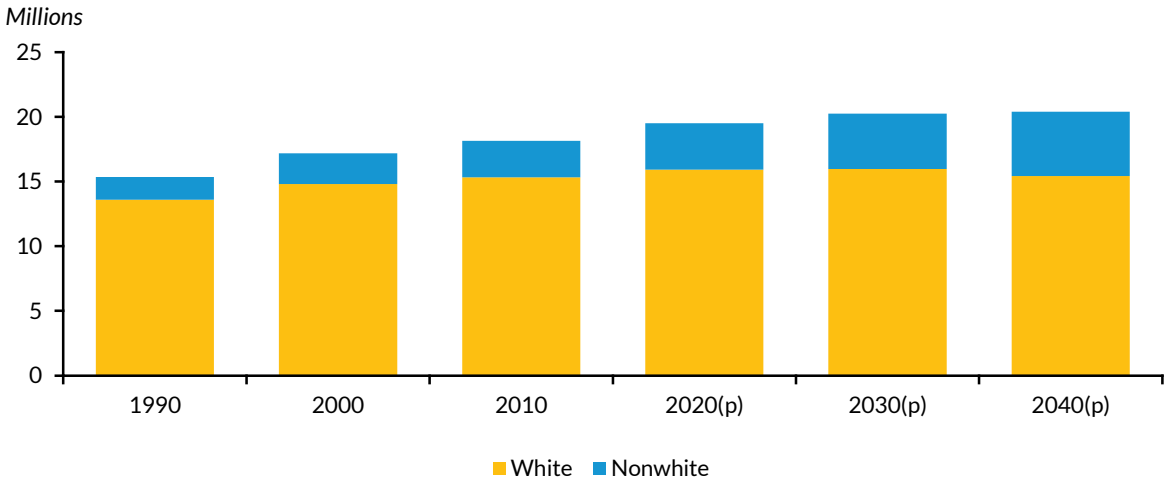
Source: Urban Institute projections.

Household Formation by Race

Thus far, we have focused on new household formation for different age cohorts and changes in age groups over time. In this section, we look at projected household formation by different racial and ethnic groups. Based on the average scenario, we project that the number of minority households in rural areas will increase to 3.6 million in 2020 to 4.3 million in 2030 and to 5.0 million in 2040. Even though rural households will diversify over this period and minority household growth will be reasonably robust between 2010 and 2040, the overwhelming majority of rural households will still be white. We project that there will consistently be between 15 and 16 million white households between 2020 and 2040 (figure 22).

FIGURE 22

Number of White and Nonwhite Rural Households in the United States, 1990–2040



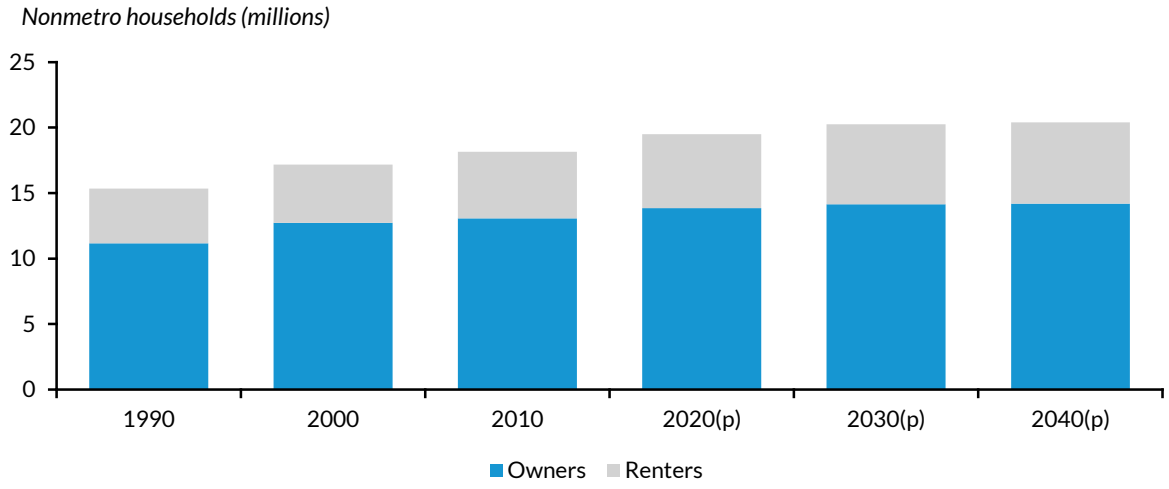
Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010); Urban Institute projections.

Rural Homeowners and Renters

Based on the average scenario, we project that the number of homeowners in rural areas will rise from 13.0 million in 2010 to 14.0 million in 2020 and to 14.2 million in 2040, as shown in figure 23. Meanwhile, the number of renters in rural areas will also increase, from 5.1 million in 2010 to 5.6 million in 2020 and to 6.2 million in 2040.

FIGURE 23

Rural Homeowners and Renters, 1990–2040



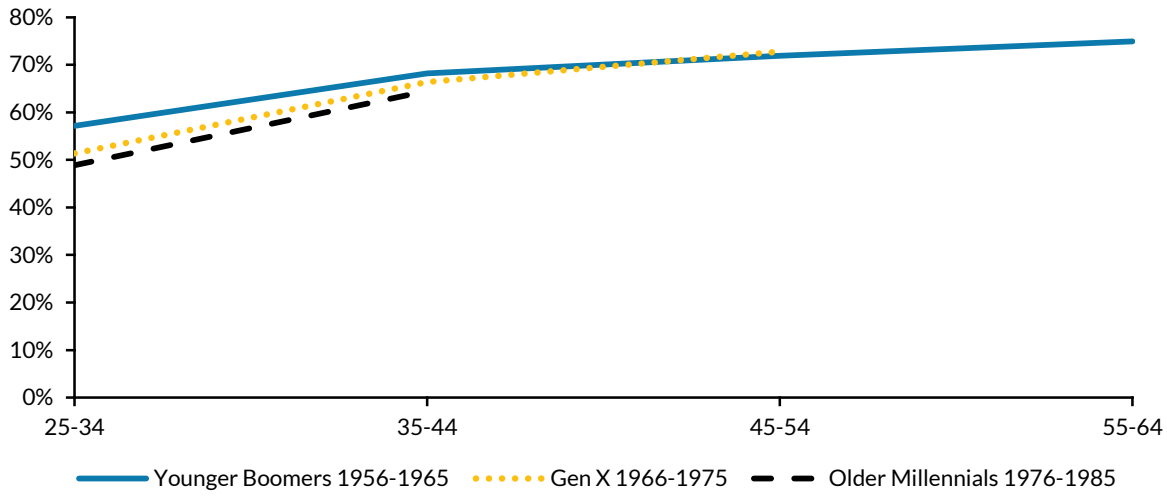
Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010); Urban Institute projections.

The homeownership rate is also expected to decline over three generational cohorts (figure 24). Late baby boomers ages 35 to 44 had homeownership rates of 68 percent. Only 66 percent of members of generation X and 65 percent of millennials ages 35 to 44 will be homeowners. However, homeownership rates will increase slightly for older individuals. Nearly 72 percent of baby boomers ages 45 to 54 were homeowners, but approximately 73 percent of generation X members ages 45 to 54 will be homeowners.

Rural homeownership rates are expected to remain relatively consistent across the country. For example, homeownership rates will increase as members of generation X age in all nine census divisions (figure 25). The speed of homeownership increase is also similar by census division with the exception of the Pacific, which will see huge increases in its homeownership rate. For members of generation X ages 25 to 34 living in the Pacific, the homeownership rate is 36 percent. However, it will increase to 57 percent for generation Xers ages 35 to 44 and will reach 66 percent for those ages 45 to 54.

FIGURE 24

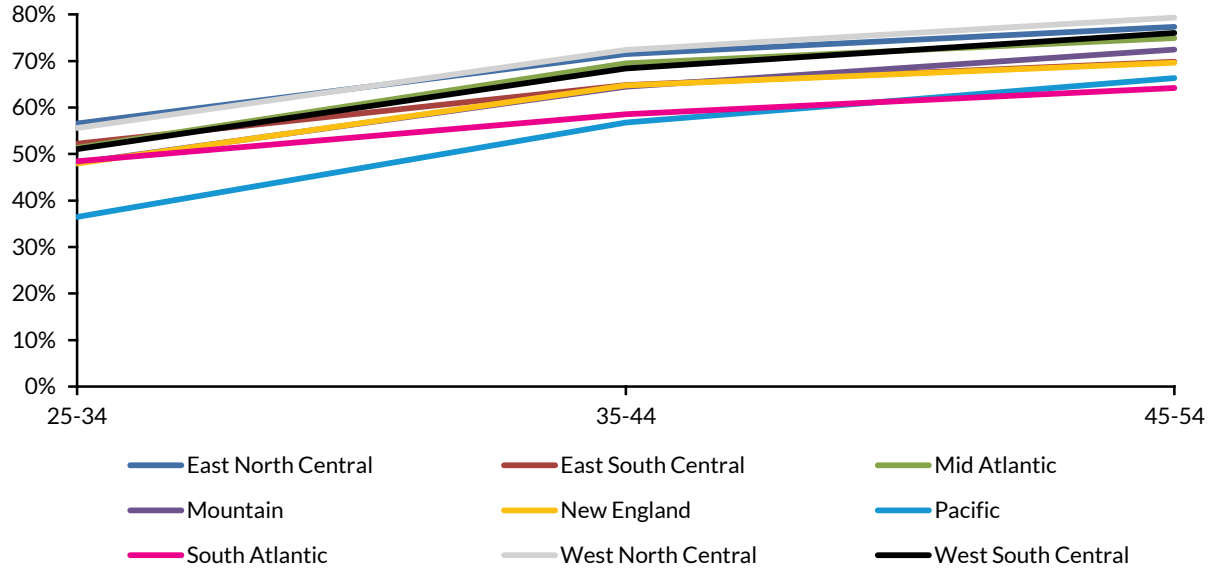
Rural Homeownership Rates by Age Group, 1990–2010



Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010) and the American Community Survey (2014, 2010); Urban Institute projections.

FIGURE 25

Generation X Homeownership Rates by Census Division

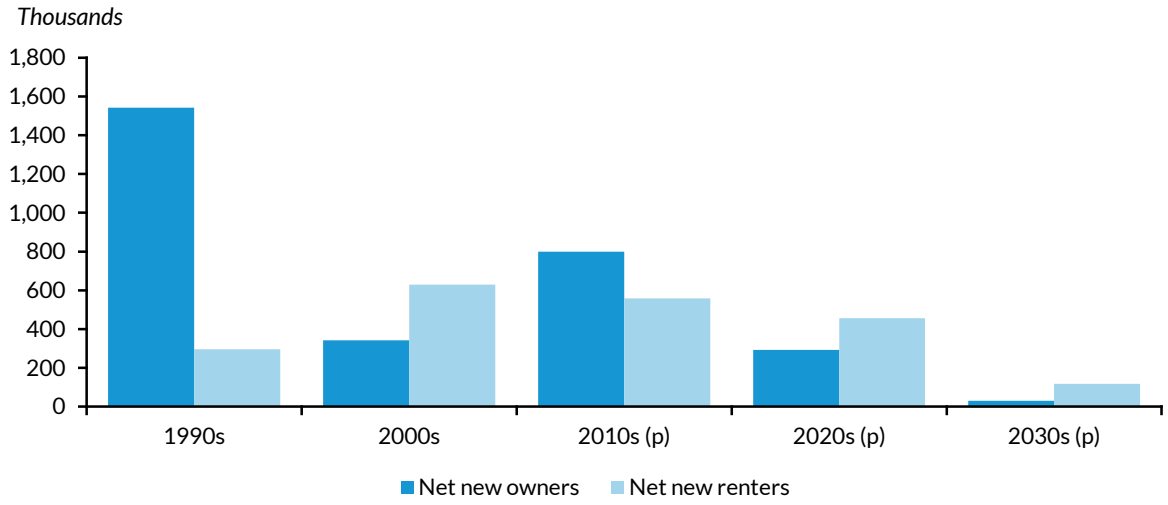


Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010) and the American Community Survey (2014, 2010); Urban Institute projections.

The net increase of owners and renters however, hides an age-related dynamic in which older households release owner-occupied housing, while younger households become homeowners. We are currently experiencing a homeownership recovery in the wake of the Great Recession in 2008, and this decade will witness 800,000 households become homeowners. This contrasts with the previous decade, when only 300,000 households became homeowners. However recent growth is projected to slow after 2020, as depicted in figure 26.

FIGURE 26

Projected Net New Households in Rural Areas by Tenure, 1990–2040



Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010); Urban Institute projections.

In the 2010s, most of the rural areas will gain owners much faster than renters, with the exception of the West South Central division. This trend will largely be driven by millennial homeownership attainment, as millennials transition into headship and homeownership and move away from rental housing. Table 1 shows the net household change in the 2000s and 2010s across all nine census divisions for both owners and renters. With a few exceptions, the overall number of homeowners and renters is expected to grow faster in the 2010s than it did in the 2000s.

Rural recovery in the wake of the recession will be largely fueled by a growth in homeownership in most census divisions. This trend is depicted by figure 27, which shows the change in the number of rural households by owners and renters across all nine census divisions. Six out of the nine census divisions are expected to experience a growth in the number of households, with the exception of the

New England, Mountain, and Pacific divisions. The South Atlantic census division is the only area where the rural recovery will be driven by renters, rather than owners, but the difference is small.

TABLE 1

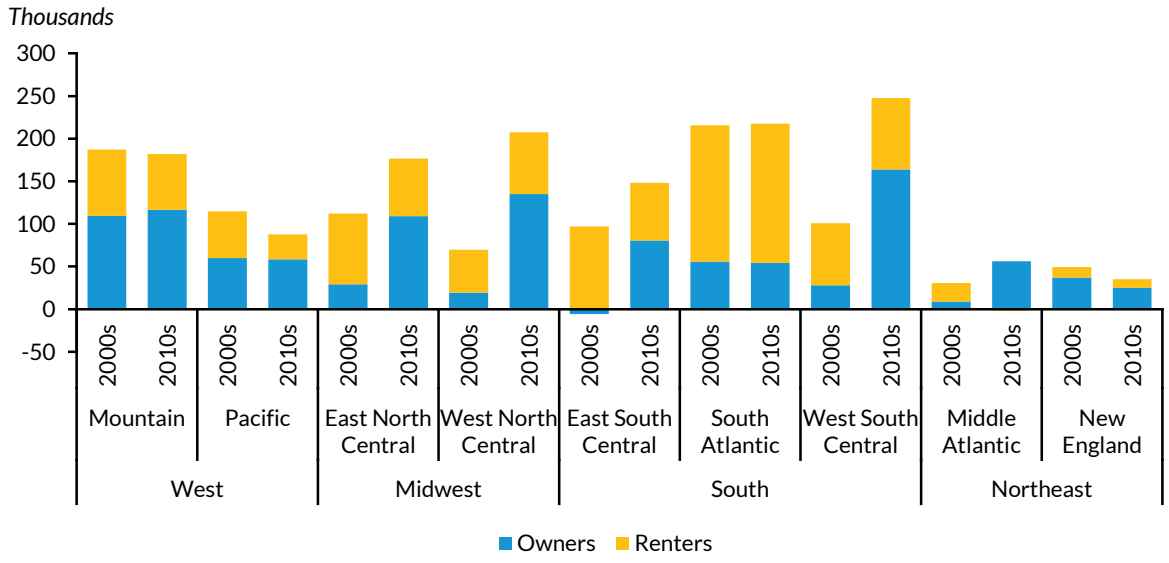
Change in Rural Households by Tenure, Census Divisions, 2000–20

		Owners		Renters	
Region	*Division*	2000s	2010s	2000s	2010s
Northeast	Middle Atlantic	8,897	56,246	21,696	-1,779
	New England	37,162	24,848	12,390	10,138
South	East South Central	-5,937	80,410	97,052	67,560
	South Atlantic	55,629	54,087	159,875	163,611
	West South Central	27,934	163,874	73,007	83,687
Midwest	East North Central	29,021	109,197	82,876	67,555
	West North Central	19,207	135,020	50,261	72,401
West	Mountain	109,616	116,522	77,366	65,281
	Pacific	59,897	58,537	54,951	29,308

Sources: Urban Institute analysis of data from the US Census of Population and Housing (2000 and 2010); Urban Institute projections.

FIGURE 27

Projected Change in the Composition of Rural Households in the 2000s and 2010s



Sources: Urban Institute analysis of data from the US Census of Population and Housing (2000 and 2010); Urban Institute projections.

The Demographic Drivers of Housing Demand

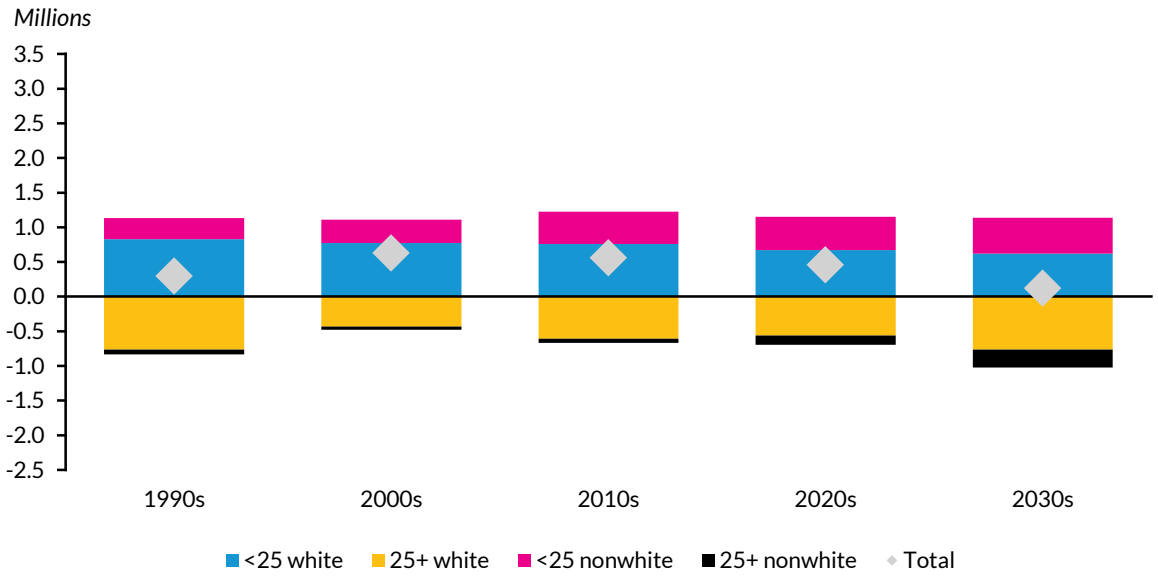
Housing demand is determined by two primary forces: household formation and household attrition. Household formation is often viewed as a series of life-course events. As individuals age, they move from childhood into adolescence, maturity, marriage or cohabitation, childbirth, the maturation of their own children, retirement from work, and death. Transitions from one stage to another often provoke relocation and housing change. Households form when people enter their late teenage years and young populations move out of their parents' homes. The type of housing demanded also depends on age. People entering their early and mid-20s tend to demand rental housing. Homeownership attainment accelerates when people enter their late 20s and 30s, so a surge of people in these age groups can lead to higher homeownership attainment than what would occur with the same increase of people in their mid- to late 30s and early 40s.

As people age, mortality and health-related reasons will motivate homeowners to release their units. Attrition begins to outpace household formation when people are in their early 50s. Rental attrition usually exceeds formation when people are in their early 30s. Homeowner attrition does not exceed formation until people are in their early 60s. As shown in figure 28, the homeownership recovery in the 2010s is largely driven by the 1.2 million younger households who will become homeowners as the bulk of millennials reach their prime years for homeownership. After 2020 however, homeownership growth will decline steadily as millennials are fully absorbed and any gains are offset by aging baby boomers as their mortality increases.

New growth in owners will diminish as baby boomer mortality accelerates, as seen in figure 29. In the 2010s, the number of homeowners ages 55 and above will decrease by 1.5 million, and in 2030 the number of homeowners ages 55 and above will decrease by 2.2 million.

FIGURE 28

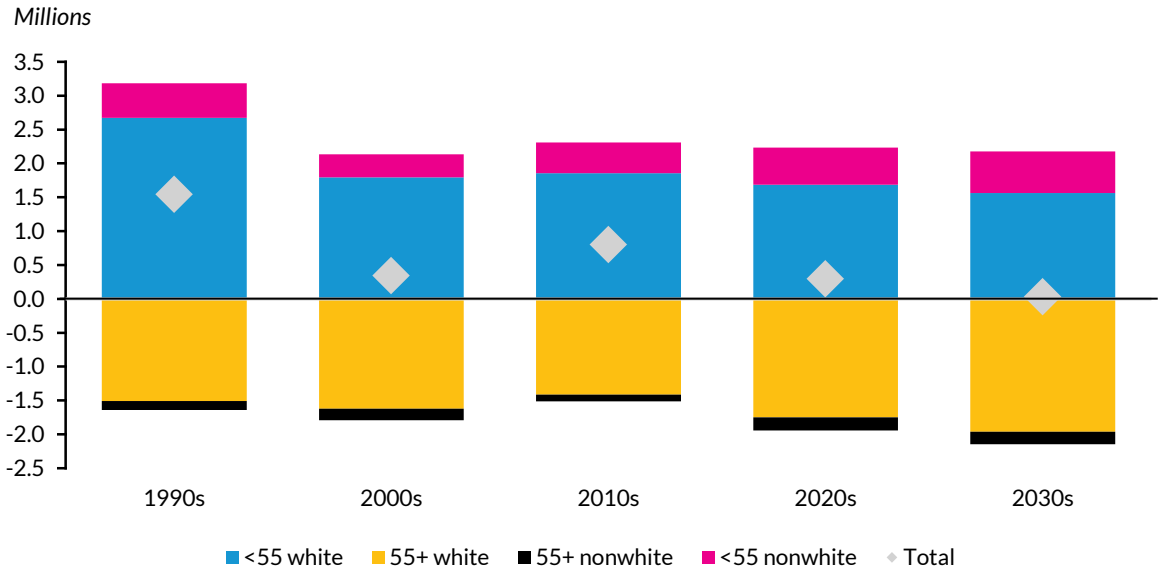
Change in the Number of Rural Renter Households by Age and Race 1990–2040



Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010); Urban Institute projections.

FIGURE 29

Projected Change in the Number of Rural Owner Households by Race, 1990–2040

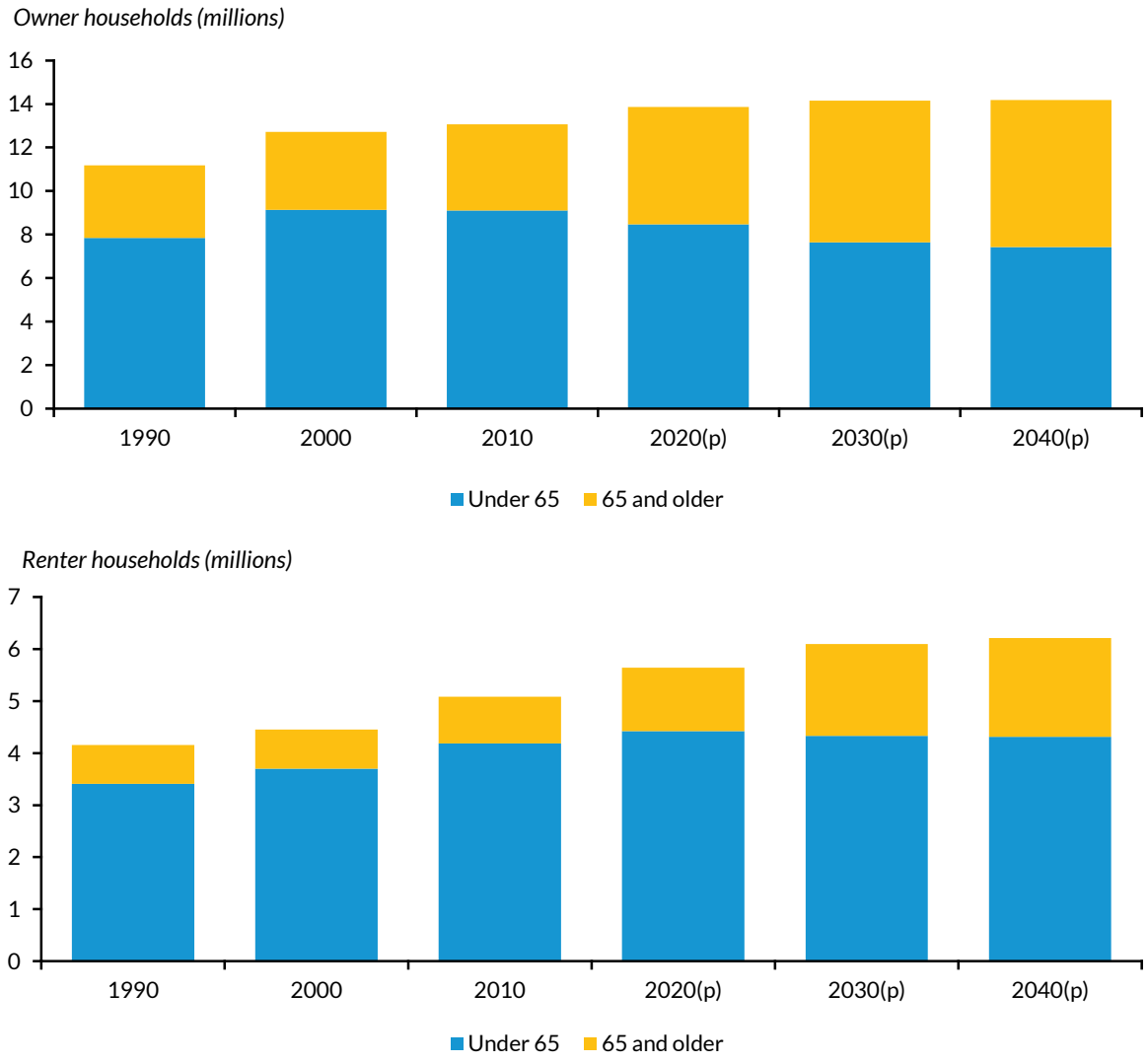


Sources: Urban Institute analysis of data from the US of Population and Housing (1990, 2000, and 2010); Urban Institute projections.
Note: Older owner households are based on the beginning of the decades.

Overwhelmingly, senior households will drive both owner and renter growth through 2040, as shown in figure 30. By 2040 nearly half of all homeowners will be seniors, compared to the 2010s when about one-third of homeowners will be seniors. Seniors will similarly drive demand for rental housing. By 2020 there will be 1.2 million senior renters, and this population will increase to 1.9 million by 2040. The number of nonsenior renters has not changed noticeably. Between 2020 and 2040 there is an almost consistent level of nonsenior renters around 4.5 million.

FIGURE 30

Projected Rural Senior and Nonsenior Owner and Renter Households, 1990–2040

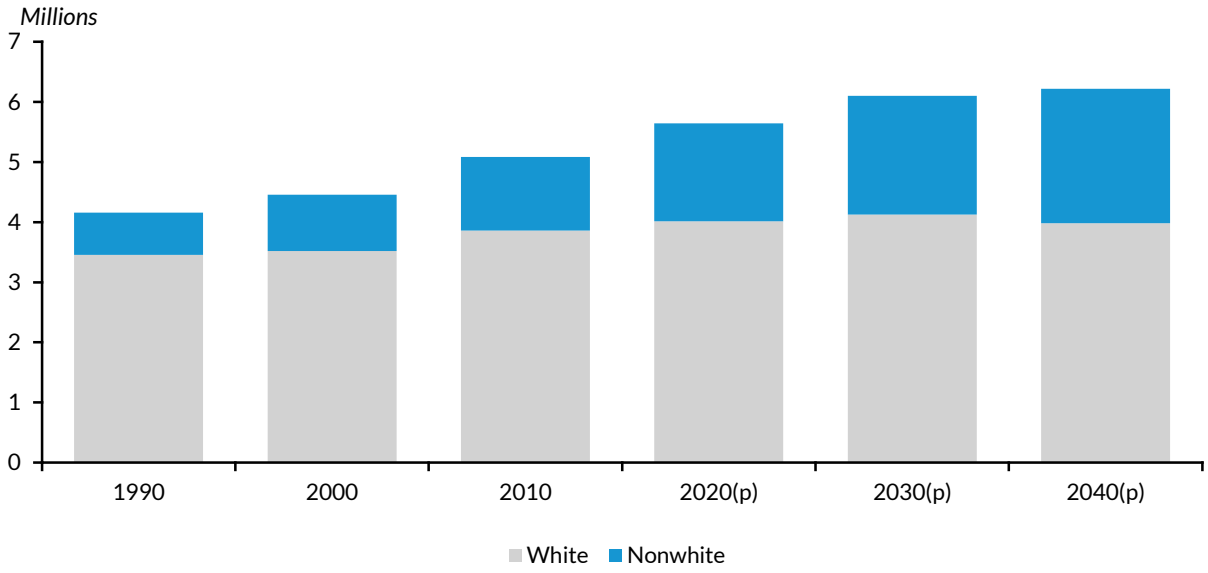


Source: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010); Urban Institute projections.

Compared to homeowners, renter households will experience increasing diversity. In 1990, only 0.7 million renters were nonwhite. However by 2020 that population is projected to increase to 1.6 million nonwhite renters, and to 2.2 million by 2040, as shown in figure 31. Even though only 17 percent of renter households were nonwhite in 1990, 36 percent of renter households in 2040 will be nonwhite. Even though white households will still make up a majority of the renter households, they will only contribute modestly to the growth in renter households expected after 2020.

FIGURE 31

Projected Number of White and Nonwhite Rural Renter Households, 1990–2040



Sources: Urban Institute analysis of data from the US Census of Population and Housing (1990, 2000, and 2010); Urban Institute projections.

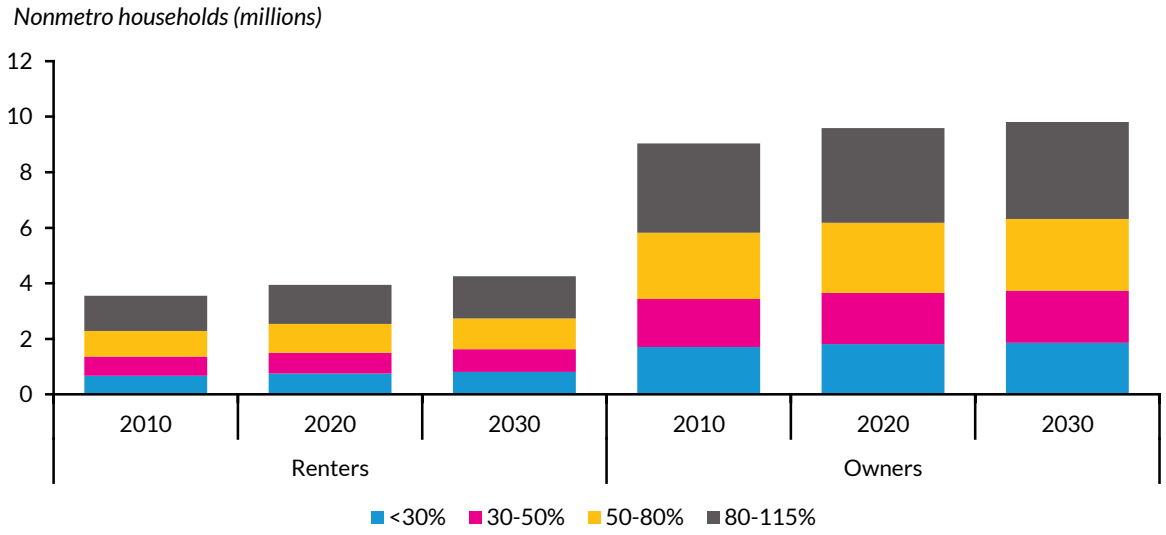
Households Eligible for Housing Assistance

The term *affordable housing* can describe either subsidized or market-rate housing and refers to housing with monthly costs no more than 30 percent of a household's income. Eligibility for subsidized housing is frequently determined by the area median income (AMI). In this report, we use four household income affordability categories: 30 percent of AMI, 50 percent of AMI, 80 percent of AMI and 115 percent of AMI. For example, 30 percent of AMI describes a population of households whose income is at or below 30 percent of AMI. Other categories are defined in the same way.

In this report, we first calculate the percentage of households by each of these categories using 2014 ACS data. Second, the ratio for each income category is applied to our forecast of homeowners and renters in 2020 through 2040. Figure 32 shows the projected distribution of rural owner and renter households by income group.

FIGURE 32

Rural Renter and Owner Households by Income Level, 2010–30

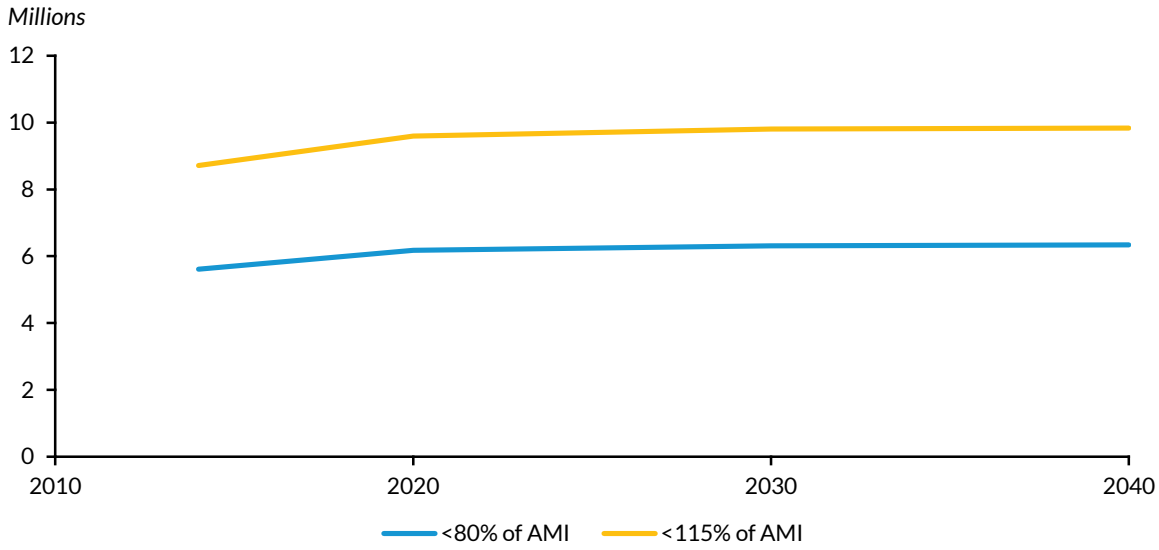


Sources: Urban Institute analysis of data from the American Community Survey (2010 and 2014); Urban Institute projections.

The affordable housing projections in this section estimate the number of households within specific income ranges, as well as the number of rental and owner units affordable to those households. As seen in figure 33, low- and moderate-income homeowners are expected to increase by 10 percent from 2014 to 2020. By 2020, moderate-income homeowners will grow to roughly 9 million. Among moderate-income homeowners, 6 million will be low-income homeowners (figure 33). At the same time, low and moderate rural renters are expected to increase by 11 percent from 2014 to 2020. Between 2014 and 2040, low and moderate rural renters will increase by 20 percent (figure 34).

FIGURE 33

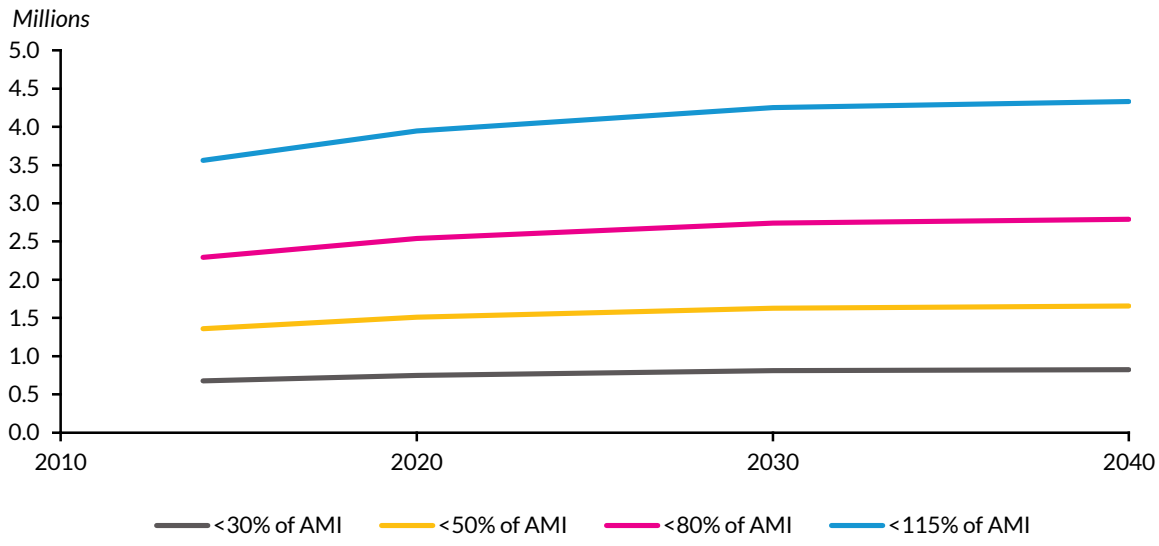
Rural Homeowner Households by Income Level, 2010–40



Sources: Urban Institute analysis of data from the American Community Survey (2010 and 2014); Urban Institute projections.

FIGURE 34

Rural Renter Households by Income Level, 2010–40



Sources: Urban Institute analysis of data from the American Community Survey (2010 and 2014); Urban Institute projections.

Housing Implications

These household projections are only one ingredient for a full understanding of rural housing needs in the next 25 years. But even with them, it is not premature to make the following conclusions:

- Demand will continue for new construction and grow for rehabilitation.
- The housing needs of rural seniors will require urgent attention.
- A growing share of working-age rural Americans may need housing assistance.

New Construction and Rehabilitation

Population growth in nonmetropolitan America will continue to lag behind that in metropolitan areas. But slow population growth or even population decline does not translate into a lack of growth in housing demand. The US population will live longer and more independently than in the past, increasing the amount of housing required for everyone, even if the population weren't growing. By 2030, the entire baby boom will have retired, following a much smaller Depression-era generation, boosting the number of people over 65 throughout the United States, including in rural areas. The rural under-65 population, however, will probably decline in every census division, but households headed by seniors are smaller on average than those headed by working-age adults. As the population composition shifts from working-age to older households, the number of dwellings needed will grow even in locations experiencing a drop in population.

Housing demand will grow fastest in rural counties with high amenity levels. These areas are destinations both for growing numbers of retirees as seasonal or permanent residents and for visitors—whose numbers will likely also continue to grow in parallel with or even faster than national and global population. Our household projections come nowhere close to capturing the magnitude of potential housing demand growth in these areas, because they include only the permanent population as measured by the decennial Census (conducted in April, not in the summer when most seasonal visitation is at its peak). Beyond increasing housing demand for seasonal residents and visitors, the rapid proliferation of cyberinfrastructure will make these areas increasingly appealing for footloose employers and workers.

Housing demand also will increase in counties currently classified as nonmetropolitan that will be reclassified as metropolitan once their populations grow to exceed the standards for micropolitan

areas; they will either become free-standing metropolitan areas or be incorporated into larger metropolitan areas. While this distinction may be legalistic, it has consequences for the US Department of Agriculture's rural housing programs because some areas where residents qualify for those programs today will eventually lose their rural status. However, the reverse is highly unlikely.

Furthermore, existing dwellings do not always occupy the locations where new households want to live, both within and among the counties of these large census divisions. While we project households will increase in every division, each division includes at least some counties with declining numbers of households and others where household growth exceeds the division average. Rural areas also include much more territory than metropolitan America, and therefore widespread areas where climate risks will increase. Strong storms and tornadoes, prolonged drought and heat waves, and wildfires will likely result in the loss or abandonment of rising numbers of rural homes.

Rural areas also will lose more existing housing units than metropolitan areas because rural housing is older than housing in urban and suburban areas. Rural housing is older than average for the United States; in 2013, 63 percent of homes in nonmetropolitan counties were built before 1980, meaning that by 2030 33 percent will have been built before 1960—old enough to qualify a house for social security if it were a person. Even if someone wants to live where an old home now stands, new construction or a new manufactured home can be more cost effective than rehabilitation. But many older homes are structurally sound, large enough to satisfy the needs of shrinking households, and well situated, making them good candidates for upgrades in energy efficiency, indoor air quality, and modifications that account for physical and memory impairments. The number of such candidates for rehabilitation is growing much faster than households throughout rural America.

Senior Transitions

The projected share of senior householders in rural America is growing and will raise serious challenges for families and communities. These challenges begin with cost burdens. After people pass the age of 60, their wage and salary employment declines and mostly ends. Even if they own their homes free and clear, they will have ongoing housing costs. They also may have ongoing transportation needs—in particular, the need to own and maintain at least one car—whose fixed costs continue to burden them even if they drive less than they did when they worked full time. Health care costs also climb substantially as people age. To offset declining incomes, seniors need creative solutions reflecting their three main housing situations.

- Rural **seniors who own their homes free and clear** and those whose mortgages are mostly paid off could rely on their home equity to pay for a more comfortable retirement. But options for doing so are still too limited, and few seniors take advantage of them. New solutions are needed, as is new understanding of why seniors do not use the options open to them.
- Rural senior **homeowners with little or negative home equity** are in a uniquely vulnerable position. They may not be able to move to improve their housing situations, and their lack of resources may lead them to defer maintenance of homes whose value presumably is already low.
- Rural senior **renters**, whose numbers we show will increase significantly, are vulnerable to rising rents and may, like low-equity homeowners, have few choices but to put up with old, poorly maintained dwellings. Assisted renters who work now but will retire in coming years also will pay lower rents because of their lower incomes, increasing the subsidy required per household even as maintenance costs rise for these older buildings.

Beyond affordability issues, an even larger number of rural senior households will likely face a mismatch between what they need from their homes and what their homes provide them. Most houses in the United States were not built to accommodate people with mobility limitations, hearing or vision loss, or memory impairments. All these conditions will increase as senior households increase. For married seniors who live together, one spouse (usually the husband) often declines before the other (usually the wife), who then becomes a caretaker in a home that can be difficult to navigate, even on one's own—not to mention with a disabled spouse. Home adaptations for safe and comfortable aging are among the most urgent needs currently facing the nation; adapting homes will probably prove among the most cost-effective initiatives we could undertake. Many households have sufficient resources to make the investments themselves; as demand grows for home retrofits, so will the experience of local contractors and the building industry more broadly, increasing innovation and decreasing cost. Additionally, installation of renewable energy and energy efficiency initiatives could pay for themselves, keep senior households more comfortable, and help meet goals for greenhouse gas reduction. Access to high-speed Internet service also could help keep seniors connected with friends, family, and service providers.

Even with high-speed Internet, however, rural seniors will still want and need in-person connections. As they age, baby boomers will likely drive more than previous generations of seniors, because they will be living longer and have more resources, and because baby- boomer women drive at higher rates than did previous generations. The cost of driving, while currently low, can be volatile, and

people who live in low-density areas are more sensitive to this volatility than those with less driving distance. And eventually, most seniors will reduce their driving or even stop driving, increasing potential demand for ride sharing (which also can be costly).

Affordable Housing for Working-Age Families

The senior transition will also shift the income distribution downward in many counties. Current programs qualify buyers for housing assistance based on the relationship between their income and the area median. While the median income would drop as a result, there is no guarantee that housing costs would fall accordingly. If not, then households earning incomes at or above the median would increasingly experience cost burdens. Further, seniors will account for increasing proportions of households whose incomes are low enough to qualify them for affordable housing programs. If housing prices don't fall, working families who need housing subsidies could fall above the income limits simply because of the downward shift in the income distribution. Without a change in the income limits, they can't qualify; without an increase in the resources available for housing assistance or income support, housing cost burdens will grow even if the income limits change because the subsidy will be exhausted serving households at the low end of the distribution.

The changing rural economy also could contribute to stagnant or declining incomes. Manufacturing dropped sharply during the recession, with dim prospects for a near-term recovery. Employment in coal mining has been decimated and gas drilling faces uncertainty because of regulation and fluctuating demand for fossil fuel–derived energy sources. Demand will grow, however, for workers who care for the older population, seasonal residents, and recreational visitors, and all these jobs pay lower wages than employment in manufacturing and extraction once did. Additionally, working-age adults who have aging parents nearby will often devote more time to helping their parents, reducing the time they can devote to work, education, and professional development.

In high-amenity areas, income inequality has already hit working households hard. These unusual and highly sought-after locations attract a global elite whose numbers are growing even as their wealth increases, like cities with similarly singular appeal. Homes that year-round working families could once afford are now out of reach, and affordable rentals are almost impossible to find. The rising costs, alongside stagnant or falling wages and the transformation of community character, lead established residents to look for housing elsewhere, increasing the burdens of commuting for those who continue working in their hometowns. This pattern is unlikely to diminish—in fact, it is likely to grow because of

the size, wealth, and tastes of the baby boomer generation as formerly unique hideaways are "discovered" and "developed" in ways that undermine their original appeal.

Responding to the Needs: Implications for Policies and Programs

The simultaneous aging of rural America's older housing and its population could prove at least as big an opportunity as it will be a challenge. To rehabilitate these homes to today's standards for safety, energy efficiency, connection, and comfort, and considering that nonresidential buildings are also aging, the construction labor force in nonmetropolitan America will need investment in their skills and training. And to ensure that capital flows into existing buildings rather than solely into new constructions, new sources of financing and subsidy must emerge. There is a potential for a virtuous cycle in the rehabilitation and upgrading of buildings in rural America. Government expenditures (either tax expenditures or direct subsidies) and regulations could induce private-sector actors, including government-sponsored enterprises, to make more capital available for improving older homes and businesses. The greater availability of capital, in turn, would likely increase labor demand, induce innovation in rehabilitation, and drive down the constant-quality cost of building rehabilitation. Naturally, these same innovations will benefit new construction.

Both these opportunities could be taken on at once for synergy. Through government programs and private-sector actions, seniors could be encouraged to move from large older single-family houses that no longer meet their housing needs, especially in more remote locations, into smaller, newer homes that work better for them and that they can afford. The homes they vacate could then be rehabilitated for resale or rental to younger households, or else removed from the housing supply in locations where supply exceeds demand. Retirement of less-viable housing from the stock would help sustain the value of the remaining older homes and reduce negative spillovers onto nearby properties. Seniors whose homes are still in good shape and whose mobility is not impaired would also benefit from a wider array of programs and incentives to tap into home equity; these initiatives could connect seniors with incentives to update, improve, and maintain properties. Making the senior transition is something that rural and metropolitan America both need to tackle—but nonmetro areas will feel the transition more acutely, and more rapidly, because of the declining number of younger households.

Rural areas differ from metropolitan America in important ways, however. First, as the number of affluent households continues to grow, demand for seasonal and even permanent homes in high-

amenity rural counties will grow along with it. Community conflict, housing-cost burdens, and transportation challenges often accompany amenity-fueled growth. Whether seasonal or year round, this increased pressure on rural counties needs special responses. Housing solutions like co-ops, community land trusts, and shared ownership need to spread and take root to allow low-income year-round residents to maintain a stake in high-amenity communities. Community infrastructure also will need to be upgraded—but the costs of these upgrades are sometimes borne disproportionately by long-time residents.

Second, rural areas differ from many metropolitan areas in many residents' resistance to regulation and their fierce support for private property rights. In some communities, this cultural resistance extends not only to regulation but to any form of collective action to anticipate and prepare for the future. With a very different future holding both challenges and opportunities, though, rural America needs to prepare. A new narrative may need to be developed to plan, renew, and reinvest in rural areas, stressing people, community, and security. And implementation measures will succeed more readily if they come in the form of investment and incentives rather than mandates and regulation.

Appendix A. Reference Tables

TABLE A.1

Rural Area Headship Rates by Age Group at the National Level

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
15-24	14.6%	15.6%	14.5%	11.3%	11.3%	11.3%	13.4%	13.4%	13.4%	12.4%	12.4%	12.3%
25-34	47.7%	48.2%	46.1%	46.4%	42.6%	42.4%	47.3%	46.5%	46.4%	46.9%	44.6%	44.4%
35-44	54.2%	54.0%	52.9%	51.2%	52.0%	51.7%	51.8%	53.9%	53.7%	51.5%	53.0%	52.7%
45-54	55.6%	56.6%	56.0%	54.2%	53.5%	53.3%	54.4%	54.4%	54.4%	54.3%	53.9%	53.8%
55-64	58.4%	59.1%	59.4%	58.2%	57.2%	57.1%	58.5%	57.9%	57.8%	58.3%	57.6%	57.4%
65-74	65.9%	65.1%	64.2%	63.9%	64.1%	63.9%	64.4%	65.1%	64.9%	64.1%	64.6%	64.4%
75-84	75.1%	73.6%	72.1%	69.8%	71.0%	70.9%	70.0%	71.8%	71.7%	69.9%	71.4%	71.3%
85+	77.8%	78.4%	79.2%	75.0%	73.9%	73.8%	75.0%	74.1%	74.0%	75.0%	74.0%	73.9%
Total	49.7%	50.6%	50.7%	50.5%	51.0%	51.5%	51.2%	52.6%	53.1%	50.9%	51.8%	52.3%

TABLE A.2

Rural Area Headship Rates by Age Group and Census Division

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel A: East North Central												
15-24	14.2%	15.0%	13.7%	11.2%	11.1%	11.1%	12.9%	13.0%	13.0%	12.1%	12.0%	12.1%
25-34	48.0%	48.7%	46.7%	47.5%	43.8%	43.5%	48.5%	47.6%	47.6%	48.0%	45.7%	45.6%
35-44	54.3%	54.1%	53.3%	53.6%	52.8%	52.4%	54.1%	54.7%	54.5%	53.8%	53.7%	53.5%
45-54	55.3%	56.5%	56.0%	54.7%	55.6%	55.3%	54.8%	56.4%	56.2%	54.8%	56.0%	55.8%
55-64	57.8%	58.5%	59.1%	57.8%	57.6%	57.4%	58.0%	58.1%	58.0%	57.9%	57.8%	57.7%
65-74	65.3%	64.4%	63.5%	64.0%	63.6%	63.5%	64.5%	64.6%	64.6%	64.3%	64.1%	64.0%
75-84	75.6%	73.6%	72.1%	68.2%	71.9%	71.8%	68.4%	72.7%	72.6%	68.3%	72.3%	72.2%
85+	79.5%	80.4%	80.8%	77.4%	74.2%	74.2%	77.4%	74.4%	74.4%	77.4%	74.3%	74.3%
Total	49.5%	50.6%	50.8%	51.1%	52.1%	52.8%	51.7%	53.5%	54.3%	51.4%	52.8%	53.5%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel B: East South Central												
15-24	13.5%	15.8%	13.8%	10.6%	10.6%	10.6%	12.5%	12.5%	12.6%	11.5%	11.5%	11.6%
25-34	46.9%	48.3%	45.4%	45.3%	42.2%	41.9%	46.8%	46.8%	46.6%	46.0%	44.5%	44.3%
35-44	53.5%	54.1%	53.0%	50.6%	51.3%	51.3%	51.4%	54.2%	54.1%	51.0%	52.7%	52.7%
45-54	55.9%	56.7%	56.3%	56.0%	53.3%	53.2%	56.3%	54.7%	54.6%	56.1%	54.0%	53.9%
55-64	59.9%	60.3%	60.1%	60.0%	59.9%	60.0%	60.3%	60.8%	60.9%	60.2%	60.3%	60.4%
65-74	67.7%	67.3%	65.9%	64.6%	66.5%	66.3%	65.1%	67.8%	67.6%	64.8%	67.1%	67.0%
75-84	75.6%	75.1%	73.9%	72.9%	71.4%	71.3%	73.2%	72.4%	72.4%	73.1%	71.9%	71.9%
85+	75.1%	77.3%	79.1%	74.9%	75.8%	75.9%	74.9%	76.1%	76.2%	74.9%	76.0%	76.0%
Total	48.8%	50.6%	50.5%	50.6%	51.1%	51.9%	51.4%	53.0%	53.8%	51.0%	52.1%	52.9%
Panel C: Mid Atlantic												
15-24	13.4%	13.7%	13.1%	8.1%	8.0%	8.0%	11.3%	11.4%	11.4%	9.7%	9.7%	9.7%
25-34	46.5%	47.3%	45.5%	43.4%	40.3%	40.0%	44.4%	45.8%	45.9%	43.9%	43.0%	42.9%
35-44	53.8%	53.7%	53.1%	51.5%	49.7%	49.4%	52.1%	51.8%	51.8%	51.8%	50.7%	50.6%
45-54	55.6%	56.7%	56.4%	52.6%	54.2%	53.7%	52.7%	55.1%	54.8%	52.6%	54.7%	54.2%
55-64	58.3%	59.1%	59.7%	58.7%	55.9%	55.5%	58.9%	56.4%	56.2%	58.8%	56.1%	55.9%
65-74	65.6%	64.9%	64.1%	65.4%	64.4%	64.2%	65.8%	65.4%	65.3%	65.6%	64.9%	64.8%
75-84	74.3%	73.1%	71.5%	69.5%	72.3%	72.1%	69.7%	73.3%	73.1%	69.6%	72.8%	72.6%
85+	74.3%	77.1%	77.6%	75.3%	73.0%	72.9%	75.3%	73.3%	73.2%	75.3%	73.2%	73.1%
Total	49.2%	50.8%	51.0%	50.0%	50.6%	51.1%	50.8%	52.5%	53.1%	50.4%	51.5%	52.1%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel D: Mountain												
15-24	15.5%	15.8%	15.7%	12.4%	12.3%	12.3%	14.5%	14.4%	14.4%	13.5%	13.4%	13.3%
25-34	48.7%	47.6%	46.1%	46.7%	43.3%	43.2%	47.3%	46.5%	46.4%	47.0%	44.9%	44.8%
35-44	55.6%	54.2%	53.0%	51.6%	52.3%	52.1%	51.8%	53.4%	53.3%	51.7%	52.9%	52.7%
45-54	56.8%	57.5%	56.3%	53.5%	53.7%	53.6%	53.8%	54.4%	54.3%	53.7%	54.1%	53.9%
55-64	58.6%	59.5%	59.8%	57.1%	56.1%	56.0%	57.3%	56.8%	56.7%	57.2%	56.4%	56.4%
65-74	65.4%	64.6%	64.1%	63.6%	62.4%	62.1%	64.0%	63.3%	63.1%	63.8%	62.9%	62.6%
75-84	74.4%	72.1%	70.9%	69.3%	70.0%	70.0%	69.4%	70.6%	70.6%	69.4%	70.3%	70.3%
85+	77.3%	75.6%	77.0%	73.9%	72.2%	72.2%	73.9%	72.3%	72.3%	73.9%	72.2%	72.3%
Total	49.7%	49.6%	50.1%	49.9%	50.0%	50.4%	50.5%	51.3%	51.7%	50.2%	50.6%	51.1%
Panel E: New England												
15-24	15.3%	14.3%	12.7%	9.4%	9.4%	9.3%	10.3%	10.3%	10.3%	9.9%	9.8%	9.8%
25-34	47.9%	48.8%	45.8%	42.5%	41.5%	41.2%	43.3%	44.1%	44.2%	42.9%	42.8%	42.7%
35-44	54.8%	54.4%	53.3%	52.3%	48.0%	47.9%	53.1%	50.3%	50.5%	52.7%	49.1%	49.2%
45-54	56.5%	57.5%	56.7%	56.1%	54.9%	54.8%	56.3%	56.1%	56.2%	56.2%	55.5%	55.5%
55-64	58.6%	59.5%	59.8%	58.4%	58.7%	58.5%	58.6%	59.3%	59.2%	58.5%	59.0%	58.9%
65-74	64.9%	64.4%	63.9%	64.6%	63.5%	63.7%	65.1%	64.5%	64.8%	64.8%	64.0%	64.2%
75-84	73.0%	71.7%	70.1%	67.4%	70.9%	71.0%	67.8%	71.9%	72.1%	67.6%	71.4%	71.6%
85+	73.6%	75.3%	76.3%	70.7%	70.8%	70.8%	70.7%	71.2%	71.2%	70.7%	71.0%	71.0%
Total	50.0%	51.7%	51.7%	51.4%	52.3%	53.0%	51.8%	53.6%	54.4%	51.6%	52.9%	53.7%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel F: Pacific												
15-24	17.0%	15.3%	14.8%	10.3%	10.0%	9.8%	13.0%	12.5%	12.2%	11.7%	11.3%	11.0%
25-34	47.9%	46.7%	44.3%	43.6%	38.9%	38.4%	44.1%	42.5%	41.9%	43.8%	40.7%	40.1%
35-44	55.3%	53.4%	51.5%	50.2%	49.1%	48.3%	50.7%	50.5%	49.9%	50.4%	49.8%	49.1%
45-54	56.5%	57.1%	55.1%	52.9%	52.0%	52.2%	53.3%	53.1%	53.4%	53.1%	52.5%	52.8%
55-64	57.3%	58.5%	58.8%	56.5%	54.6%	54.7%	56.7%	55.4%	55.5%	56.6%	55.0%	55.1%
65-74	63.7%	63.4%	63.2%	62.3%	61.7%	60.9%	62.7%	62.7%	62.0%	62.5%	62.2%	61.5%
75-84	72.1%	70.2%	69.6%	70.0%	68.3%	67.8%	70.1%	68.9%	68.5%	70.0%	68.6%	68.2%
85+	71.7%	72.7%	74.6%	69.9%	72.3%	72.1%	69.9%	72.4%	72.2%	69.9%	72.3%	72.2%
Total	50.6%	50.2%	50.0%	49.8%	49.5%	49.5%	50.4%	50.9%	51.0%	50.1%	50.2%	50.3%
Panel G: South Atlantic												
15-24	13.1%	14.9%	13.3%	9.3%	9.3%	9.3%	11.9%	11.8%	11.8%	10.6%	10.6%	10.5%
25-34	45.8%	47.0%	44.4%	43.3%	40.1%	39.7%	44.4%	44.5%	44.1%	43.9%	42.3%	41.9%
35-44	53.4%	53.5%	52.3%	49.1%	49.9%	49.6%	49.9%	52.3%	51.9%	49.5%	51.1%	50.7%
45-54	55.8%	56.4%	55.7%	52.9%	51.7%	51.6%	53.2%	52.9%	52.8%	53.1%	52.3%	52.2%
55-64	59.4%	59.7%	59.4%	57.3%	56.4%	56.1%	57.6%	57.1%	56.9%	57.4%	56.8%	56.5%
65-74	67.0%	66.2%	65.0%	64.2%	63.3%	63.1%	64.7%	64.4%	64.1%	64.4%	63.9%	63.6%
75-84	74.4%	73.5%	72.6%	70.2%	70.5%	70.1%	70.3%	71.1%	70.7%	70.3%	70.8%	70.4%
85+	72.3%	74.9%	76.9%	72.7%	72.0%	71.8%	72.7%	72.1%	71.9%	72.7%	72.0%	71.9%
Total	48.7%	50.5%	50.3%	49.2%	49.5%	49.9%	50.0%	51.3%	51.6%	49.6%	50.4%	50.8%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel H: West North Central												
15-24	16.8%	17.4%	17.1%	15.7%	15.7%	15.7%	17.1%	17.3%	17.4%	16.4%	16.5%	16.6%
25-34	50.0%	50.5%	49.5%	52.8%	47.7%	47.4%	53.3%	50.4%	50.3%	53.1%	49.0%	48.9%
35-44	54.7%	54.6%	54.0%	52.7%	57.0%	56.7%	53.1%	58.2%	58.0%	52.9%	57.6%	57.4%
45-54	54.8%	56.7%	56.4%	55.1%	54.7%	54.5%	55.2%	55.2%	55.1%	55.2%	54.9%	54.8%
55-64	57.3%	58.1%	59.3%	58.8%	58.0%	58.0%	59.1%	58.5%	58.5%	58.9%	58.2%	58.2%
65-74	65.2%	63.8%	63.2%	63.6%	64.5%	64.2%	64.0%	65.5%	65.2%	63.8%	65.0%	64.7%
75-84	76.2%	74.4%	72.3%	69.2%	72.2%	72.1%	69.4%	73.0%	72.9%	69.3%	72.6%	72.5%
85+	83.9%	83.2%	83.3%	77.7%	76.9%	76.6%	77.7%	77.1%	76.9%	77.7%	77.0%	76.7%
Total	51.7%	51.7%	52.2%	52.8%	53.6%	54.1%	53.3%	54.8%	55.3%	53.0%	54.2%	54.7%
Panel I: West South Central												
15-24	14.9%	16.1%	15.6%	11.8%	11.7%	11.7%	14.2%	14.1%	14.0%	13.0%	12.9%	12.8%
25-34	47.3%	47.5%	45.6%	46.9%	42.6%	42.4%	47.8%	46.5%	46.3%	47.3%	44.5%	44.3%
35-44	53.5%	53.5%	52.1%	49.5%	52.7%	52.3%	50.0%	54.5%	54.2%	49.8%	53.6%	53.2%
45-54	55.1%	55.9%	55.4%	53.3%	51.7%	51.8%	53.6%	52.7%	52.9%	53.4%	52.2%	52.4%
55-64	58.4%	58.8%	58.9%	58.9%	56.7%	56.5%	59.1%	57.3%	57.1%	59.0%	57.0%	56.8%
65-74	66.4%	65.6%	64.3%	63.0%	65.3%	65.0%	63.5%	66.3%	66.1%	63.2%	65.8%	65.5%
75-84	75.8%	74.2%	72.4%	70.1%	70.0%	70.0%	70.4%	70.9%	70.9%	70.2%	70.5%	70.5%
85+	79.1%	78.9%	79.2%	74.4%	73.9%	73.9%	74.4%	74.2%	74.1%	74.4%	74.0%	74.0%
Total	49.7%	50.2%	50.1%	49.7%	50.1%	50.6%	50.5%	51.7%	52.2%	50.1%	50.9%	51.4%

TABLE A.3

Rural Area Headship Rates for White Populations by Age Group at the National Level

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
15-24	15.1%	15.7%	15.0%	11.9%	11.9%	11.9%	13.6%	13.7%	13.7%	12.7%	12.8%	12.8%
25-34	48.1%	48.6%	47.0%	48.0%	44.2%	44.2%	48.7%	47.1%	47.1%	48.3%	45.6%	45.7%
35-44	54.1%	53.8%	53.1%	51.9%	53.1%	53.0%	52.2%	54.4%	54.3%	52.0%	53.7%	53.6%
45-54	55.3%	56.3%	55.9%	54.4%	53.9%	53.9%	54.5%	54.4%	54.4%	54.4%	54.2%	54.2%
55-64	58.0%	58.6%	59.0%	58.3%	57.4%	57.4%	58.5%	57.8%	57.8%	58.4%	57.6%	57.6%
65-74	65.6%	64.7%	63.9%	63.4%	64.3%	64.3%	63.9%	65.2%	65.2%	63.7%	64.7%	64.7%
75-84	75.2%	73.6%	72.1%	69.3%	71.1%	71.1%	69.5%	71.8%	71.9%	69.4%	71.4%	71.5%
85+	78.4%	79.2%	79.8%	75.5%	74.2%	74.2%	75.5%	74.4%	74.4%	75.5%	74.3%	74.3%
Total	50.3%	51.3%	51.8%	52.0%	53.0%	53.7%	52.5%	54.1%	54.8%	52.3%	53.6%	54.3%

TABLE A.4

Rural Area Headship Rates for White Populations by Age Group and Census Division

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel A: East North Central												
15-24	14.2%	14.7%	13.6%	11.4%	11.4%	11.4%	12.6%	12.6%	12.6%	12.0%	12.0%	12.0%
25-34	48.0%	48.7%	47.0%	48.4%	44.8%	44.8%	49.1%	47.1%	47.1%	48.7%	46.0%	46.0%
35-44	54.3%	54.1%	53.5%	54.2%	53.8%	53.8%	54.6%	55.1%	55.1%	54.4%	54.4%	54.4%
45-54	55.2%	56.4%	56.0%	55.1%	56.2%	56.2%	55.2%	56.7%	56.7%	55.1%	56.5%	56.5%
55-64	57.7%	58.4%	59.0%	57.9%	58.0%	58.0%	58.1%	58.4%	58.4%	58.0%	58.2%	58.2%
65-74	65.2%	64.3%	63.5%	64.1%	63.7%	63.7%	64.5%	64.7%	64.7%	64.3%	64.2%	64.2%
75-84	75.6%	73.6%	72.1%	68.2%	72.1%	72.1%	68.4%	72.9%	72.9%	68.3%	72.5%	72.5%
85+	79.6%	80.6%	80.9%	78.0%	74.4%	74.4%	78.0%	74.6%	74.6%	78.0%	74.5%	74.5%
Total	49.7%	50.7%	51.2%	52.0%	53.4%	54.4%	52.5%	54.4%	55.3%	52.3%	53.9%	54.8%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel B: East South Central												
15-24	14.5%	16.3%	14.3%	11.4%	11.4%	11.4%	13.1%	13.1%	13.1%	12.3%	12.3%	12.3%
25-34	46.9%	48.1%	45.5%	46.0%	42.8%	42.8%	47.3%	46.8%	46.8%	46.7%	44.8%	44.8%
35-44	52.8%	53.5%	52.4%	50.7%	51.4%	51.4%	51.4%	53.9%	53.9%	51.0%	52.7%	52.7%
45-54	55.1%	55.7%	55.5%	54.7%	53.1%	53.1%	55.0%	54.3%	54.3%	54.9%	53.7%	53.7%
55-64	59.1%	59.4%	59.0%	59.2%	58.5%	58.5%	59.5%	59.3%	59.3%	59.3%	58.9%	58.9%
65-74	67.1%	66.6%	65.0%	63.5%	65.7%	65.7%	64.0%	66.9%	66.9%	63.8%	66.3%	66.3%
75-84	75.4%	75.0%	73.5%	72.1%	70.8%	70.8%	72.4%	71.9%	71.9%	72.3%	71.4%	71.4%
85+	75.8%	78.2%	79.5%	74.4%	75.8%	75.8%	74.4%	76.1%	76.1%	74.4%	75.9%	75.9%
Total	49.2%	51.0%	51.0%	51.1%	51.9%	52.6%	51.8%	53.5%	54.3%	51.4%	52.7%	53.4%
Panel C: Mid Atlantic												
15-24	13.3%	13.3%	12.9%	8.5%	8.5%	8.5%	10.9%	10.9%	10.9%	9.7%	9.7%	9.7%
25-34	46.4%	47.1%	45.5%	43.8%	41.4%	41.4%	44.3%	44.8%	44.8%	44.1%	43.1%	43.1%
35-44	53.8%	53.6%	53.2%	52.7%	50.4%	50.4%	53.0%	51.5%	51.5%	52.9%	50.9%	50.9%
45-54	55.5%	56.6%	56.4%	53.2%	55.5%	55.5%	53.2%	55.8%	55.8%	53.2%	55.6%	55.6%
55-64	58.3%	59.0%	59.6%	58.9%	56.5%	56.5%	59.1%	56.7%	56.7%	59.0%	56.6%	56.6%
65-74	65.5%	64.8%	64.1%	65.6%	64.8%	64.8%	66.1%	65.6%	65.6%	65.9%	65.2%	65.2%
75-84	74.4%	73.1%	71.6%	69.6%	72.8%	72.8%	69.9%	73.7%	73.7%	69.7%	73.3%	73.3%
85+	74.3%	77.2%	77.8%	75.7%	73.4%	73.4%	75.7%	73.6%	73.6%	75.7%	73.5%	73.5%
Total	49.2%	50.8%	51.3%	51.2%	52.2%	53.1%	51.7%	53.3%	54.2%	51.4%	52.7%	53.6%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel D: Mountain												
15-24	16.9%	16.7%	17.6%	14.2%	14.2%	14.2%	15.9%	15.9%	15.9%	15.1%	15.1%	15.1%
25-34	50.2%	49.3%	48.7%	50.1%	46.4%	46.4%	50.2%	48.4%	48.4%	50.1%	47.4%	47.4%
35-44	56.0%	54.5%	54.3%	52.6%	54.7%	54.7%	52.6%	54.8%	54.8%	52.6%	54.7%	54.7%
45-54	56.9%	57.4%	56.7%	55.1%	54.4%	54.4%	55.1%	54.4%	54.4%	55.1%	54.4%	54.4%
55-64	58.3%	59.2%	59.8%	58.2%	57.5%	57.5%	58.2%	57.5%	57.5%	58.2%	57.5%	57.5%
65-74	65.2%	64.3%	64.1%	63.2%	63.6%	63.6%	63.6%	64.2%	64.2%	63.4%	63.9%	63.9%
75-84	74.7%	72.2%	71.3%	67.9%	70.2%	70.2%	67.9%	70.6%	70.6%	67.9%	70.4%	70.4%
85+	78.9%	76.9%	78.2%	75.1%	72.0%	72.0%	75.1%	72.0%	72.0%	75.1%	72.0%	72.0%
Total	51.4%	51.0%	52.5%	52.6%	53.2%	53.7%	52.9%	53.8%	54.3%	52.8%	53.5%	54.0%
Panel E: New England												
15-24	15.3%	14.1%	12.7%	9.6%	9.6%	9.6%	10.3%	10.3%	10.3%	9.9%	9.9%	9.9%
25-34	48.0%	48.7%	46.1%	42.9%	42.3%	42.3%	43.3%	43.7%	43.7%	43.1%	43.0%	43.0%
35-44	54.9%	54.4%	53.5%	52.2%	48.5%	48.5%	52.7%	49.7%	49.7%	52.4%	49.1%	49.1%
45-54	56.5%	57.4%	56.8%	56.3%	54.7%	54.7%	56.3%	55.2%	55.2%	56.3%	55.0%	55.0%
55-64	58.6%	59.5%	59.9%	58.0%	59.0%	59.0%	58.2%	59.3%	59.3%	58.1%	59.1%	59.1%
65-74	64.8%	64.4%	64.0%	64.2%	63.2%	63.2%	64.6%	64.1%	64.1%	64.4%	63.6%	63.6%
75-84	73.0%	71.7%	70.2%	67.4%	70.5%	70.5%	67.7%	71.5%	71.5%	67.6%	71.0%	71.0%
85+	73.6%	75.4%	76.4%	70.6%	70.9%	70.9%	70.6%	71.3%	71.3%	70.6%	71.1%	71.1%
Total	50.1%	51.7%	52.0%	51.8%	53.0%	53.9%	52.1%	53.8%	54.6%	51.9%	53.4%	54.3%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel F: Pacific												
15-24	17.9%	15.7%	16.4%	12.7%	12.7%	12.7%	16.0%	16.0%	16.0%	14.4%	14.4%	14.4%
25-34	49.4%	48.2%	46.9%	48.0%	43.4%	43.4%	48.0%	46.8%	46.8%	48.0%	45.1%	45.1%
35-44	55.9%	53.8%	53.1%	48.6%	52.6%	52.6%	48.6%	52.6%	52.6%	48.6%	52.6%	52.6%
45-54	57.0%	57.2%	55.8%	51.9%	50.2%	50.2%	51.9%	50.2%	50.2%	51.9%	50.2%	50.2%
55-64	57.6%	58.7%	59.3%	58.1%	53.8%	53.8%	58.1%	53.8%	53.8%	58.1%	53.8%	53.8%
65-74	63.9%	63.7%	63.7%	62.5%	63.6%	63.6%	62.8%	64.2%	64.2%	62.6%	63.9%	63.9%
75-84	72.4%	70.7%	70.4%	70.1%	69.2%	69.2%	70.1%	69.6%	69.6%	70.1%	69.4%	69.4%
85+	72.8%	73.9%	75.8%	72.7%	73.4%	73.4%	72.7%	73.4%	73.4%	72.7%	73.4%	73.4%
Total	52.1%	51.8%	52.9%	52.8%	53.5%	53.9%	53.2%	54.3%	54.7%	53.0%	53.9%	54.3%
Panel G: South Atlantic												
15-24	14.1%	15.3%	13.8%	9.8%	9.8%	9.8%	12.3%	12.3%	12.3%	11.0%	11.0%	11.0%
25-34	46.5%	47.4%	45.0%	44.3%	41.3%	41.3%	45.3%	45.6%	45.6%	44.8%	43.5%	43.5%
35-44	53.0%	53.1%	52.0%	50.7%	49.9%	49.9%	51.2%	51.9%	51.9%	50.9%	50.9%	50.9%
45-54	55.0%	55.6%	55.1%	53.3%	53.0%	53.0%	53.4%	53.8%	53.8%	53.3%	53.4%	53.4%
55-64	58.6%	58.8%	58.4%	57.3%	56.5%	56.5%	57.6%	57.2%	57.2%	57.4%	56.9%	56.9%
65-74	66.2%	65.4%	64.0%	63.1%	63.3%	63.3%	63.6%	64.4%	64.4%	63.3%	63.9%	63.9%
75-84	74.4%	73.5%	72.2%	69.6%	70.1%	70.1%	69.7%	70.8%	70.8%	69.7%	70.4%	70.4%
85+	73.1%	76.1%	77.4%	72.6%	72.4%	72.4%	72.6%	72.6%	72.6%	72.6%	72.5%	72.5%
Total	49.5%	51.3%	51.3%	50.7%	51.4%	52.0%	51.4%	52.9%	53.5%	51.1%	52.2%	52.7%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel H: West North Central												
15-24	16.8%	17.2%	17.3%	15.6%	15.6%	15.6%	16.4%	16.4%	16.4%	16.0%	16.0%	16.0%
25-34	50.1%	50.8%	50.3%	53.8%	49.2%	49.2%	54.0%	50.3%	50.3%	53.9%	49.8%	49.8%
35-44	54.7%	54.5%	54.3%	53.4%	57.7%	57.7%	53.7%	58.5%	58.5%	53.5%	58.1%	58.1%
45-54	54.7%	56.6%	56.4%	55.2%	55.3%	55.3%	55.2%	55.6%	55.6%	55.2%	55.4%	55.4%
55-64	57.1%	58.0%	59.2%	58.9%	58.1%	58.1%	59.1%	58.5%	58.5%	59.0%	58.3%	58.3%
65-74	65.2%	63.7%	63.2%	63.3%	64.8%	64.8%	63.7%	65.7%	65.7%	63.5%	65.3%	65.3%
75-84	76.2%	74.5%	72.4%	69.5%	72.3%	72.3%	69.7%	73.1%	73.1%	69.6%	72.7%	72.7%
85+	84.0%	83.4%	83.5%	78.1%	77.6%	77.6%	78.1%	77.8%	77.8%	78.1%	77.7%	77.7%
Total	51.9%	52.1%	53.1%	54.0%	55.4%	56.2%	54.3%	56.0%	56.8%	54.1%	55.7%	56.5%
Panel I: West South Central												
15-24	16.1%	16.6%	16.7%	12.5%	12.5%	12.5%	15.0%	15.0%	15.0%	13.8%	13.8%	13.8%
25-34	48.1%	48.2%	46.7%	49.8%	43.6%	43.6%	50.4%	47.1%	47.1%	50.1%	45.3%	45.3%
35-44	53.4%	53.2%	52.2%	48.4%	54.4%	54.4%	48.7%	55.5%	55.5%	48.5%	54.9%	54.9%
45-54	54.5%	55.2%	55.0%	53.6%	50.2%	50.2%	53.6%	50.5%	50.5%	53.6%	50.4%	50.4%
55-64	57.7%	58.0%	58.2%	58.7%	56.9%	56.9%	58.8%	57.1%	57.1%	58.7%	57.0%	57.0%
65-74	65.7%	64.9%	63.7%	61.8%	65.1%	65.1%	62.3%	66.0%	66.0%	62.1%	65.6%	65.6%
75-84	75.7%	74.2%	72.3%	68.7%	69.7%	69.7%	69.1%	70.8%	70.8%	68.9%	70.3%	70.3%
85+	79.8%	80.0%	80.0%	74.9%	73.8%	73.8%	74.9%	74.2%	74.2%	74.9%	74.0%	74.0%
Total	51.1%	51.5%	52.0%	51.8%	52.8%	53.3%	52.4%	54.0%	54.5%	52.1%	53.4%	53.9%

TABLE A.5

Rural Area Headship Rates for Nonwhite Populations by Age Group at the National Level

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
15-24	12.1%	15.1%	13.3%	9.9%	10.0%	10.0%	12.9%	12.9%	13.0%	11.4%	11.4%	11.5%
25-34	45.1%	46.4%	43.2%	42.4%	39.5%	39.3%	44.1%	45.4%	45.1%	43.3%	42.5%	42.2%
35-44	54.6%	54.7%	52.0%	49.3%	49.5%	49.1%	50.4%	52.9%	52.5%	49.8%	51.2%	50.8%
45-54	58.0%	58.8%	56.6%	53.4%	52.1%	51.9%	54.1%	54.4%	54.2%	53.7%	53.2%	53.1%
55-64	62.0%	62.7%	61.5%	57.7%	56.6%	56.1%	58.3%	58.3%	57.9%	58.0%	57.4%	57.0%
65-74	69.6%	68.7%	67.3%	66.9%	63.2%	62.3%	67.5%	64.8%	63.9%	67.2%	64.0%	63.1%
75-84	74.9%	73.4%	72.6%	73.7%	70.5%	69.7%	73.9%	71.4%	70.6%	73.8%	70.9%	70.2%
85+	72.0%	71.2%	73.7%	70.0%	71.2%	71.0%	70.0%	71.4%	71.3%	70.0%	71.3%	71.2%
Total	45.3%	47.1%	45.5%	44.8%	44.6%	45.6%	46.2%	47.6%	48.5%	45.5%	46.1%	47.1%

TABLE A.6

Rural Area Headship Rates for Nonwhite Populations by Age Group and Census Division

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel A: East North Central												
15-24	15.3%	19.8%	14.7%	9.8%	9.7%	9.7%	15.2%	15.0%	15.0%	12.5%	12.3%	12.4%
25-34	47.8%	48.9%	43.9%	41.9%	39.3%	39.1%	44.7%	49.7%	49.4%	43.3%	44.5%	44.2%
35-44	54.8%	55.5%	51.4%	48.1%	46.8%	46.7%	49.6%	52.3%	52.0%	48.9%	49.6%	49.4%
45-54	58.4%	58.9%	56.0%	50.1%	50.4%	50.1%	51.1%	53.6%	53.2%	50.6%	52.0%	51.7%
55-64	62.2%	62.0%	59.7%	56.1%	52.5%	52.3%	57.0%	55.0%	54.8%	56.5%	53.8%	53.6%
65-74	69.3%	68.3%	65.2%	63.6%	61.0%	61.0%	64.4%	63.4%	63.2%	64.0%	62.2%	62.1%
75-84	74.8%	72.2%	71.7%	69.8%	67.3%	67.0%	69.9%	68.4%	68.1%	69.8%	67.8%	67.6%
85+	73.3%	70.5%	74.7%	57.4%	69.9%	70.4%	57.4%	70.0%	70.6%	57.4%	69.9%	70.5%
Total	45.6%	47.8%	43.5%	40.8%	40.9%	42.5%	43.3%	46.1%	47.4%	42.0%	43.5%	44.9%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel B: East South Central												
15-24	10.2%	14.1%	12.4%	8.3%	8.6%	8.7%	10.7%	11.1%	11.4%	9.5%	9.8%	10.0%
25-34	46.8%	48.9%	45.1%	43.5%	40.5%	40.0%	45.5%	46.7%	46.3%	44.5%	43.6%	43.1%
35-44	57.0%	56.8%	55.1%	50.3%	51.1%	50.9%	51.3%	54.8%	54.6%	50.8%	52.9%	52.8%
45-54	60.7%	61.3%	59.4%	60.5%	53.8%	53.5%	61.1%	55.8%	55.5%	60.8%	54.8%	54.5%
55-64	64.5%	66.0%	65.2%	63.4%	64.9%	64.3%	63.9%	66.4%	65.7%	63.7%	65.6%	65.0%
65-74	71.6%	71.8%	71.9%	70.2%	69.9%	68.6%	70.7%	71.4%	70.3%	70.4%	70.7%	69.5%
75-84	76.3%	75.9%	76.9%	78.3%	74.3%	73.5%	78.4%	75.2%	74.4%	78.3%	74.7%	73.9%
85+	72.3%	73.2%	76.8%	78.2%	76.3%	76.4%	78.2%	76.5%	76.6%	78.2%	76.4%	76.5%
Total	46.7%	49.1%	48.5%	48.7%	48.6%	49.8%	49.9%	51.4%	52.6%	49.3%	50.0%	51.2%
Panel C: Mid Atlantic												
15-24	17.9%	21.6%	16.3%	6.0%	5.8%	5.8%	14.4%	13.8%	13.9%	10.2%	9.8%	9.8%
25-34	48.4%	51.7%	45.5%	41.5%	35.6%	35.3%	44.6%	50.0%	49.3%	43.0%	42.8%	42.3%
35-44	55.3%	57.7%	52.3%	42.3%	45.8%	45.7%	44.9%	53.2%	53.1%	43.6%	49.5%	49.4%
45-54	57.7%	60.5%	56.8%	45.1%	44.4%	44.2%	46.7%	49.8%	49.4%	45.9%	47.1%	46.8%
55-64	62.8%	63.3%	60.5%	54.9%	48.7%	48.1%	56.4%	53.1%	52.3%	55.7%	50.9%	50.2%
65-74	66.7%	67.3%	64.1%	57.6%	57.7%	57.8%	59.0%	61.5%	61.7%	58.3%	59.6%	59.8%
75-84	69.6%	69.8%	67.8%	65.2%	59.7%	60.0%	66.2%	62.9%	63.1%	65.7%	61.3%	61.5%
85+	71.3%	69.7%	68.7%	58.5%	64.1%	63.9%	59.1%	66.4%	66.3%	58.8%	65.2%	65.1%
Total	46.4%	50.6%	44.8%	37.8%	37.7%	39.0%	41.4%	45.5%	46.4%	39.6%	41.6%	42.7%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel D: Mountain												
15-24	12.1%	13.6%	12.6%	9.8%	9.8%	9.8%	12.3%	12.3%	12.4%	11.1%	11.1%	11.1%
25-34	44.0%	43.5%	40.7%	40.9%	38.9%	39.0%	42.3%	43.9%	43.9%	41.6%	41.4%	41.4%
35-44	53.7%	53.4%	49.9%	49.4%	48.4%	48.4%	50.3%	51.2%	51.1%	49.8%	49.8%	49.8%
45-54	56.3%	58.0%	55.0%	50.0%	52.3%	52.0%	50.8%	54.4%	54.1%	50.4%	53.3%	53.1%
55-64	60.2%	60.9%	59.5%	53.6%	52.9%	53.0%	54.5%	55.1%	55.1%	54.1%	54.0%	54.1%
65-74	67.0%	66.2%	64.2%	65.4%	58.4%	58.2%	66.2%	60.5%	60.3%	65.8%	59.5%	59.3%
75-84	72.8%	71.5%	69.3%	76.2%	69.2%	69.2%	76.6%	70.7%	70.7%	76.4%	69.9%	70.0%
85+	68.8%	67.8%	69.8%	68.4%	73.0%	73.1%	68.4%	73.5%	73.6%	68.4%	73.3%	73.4%
Total	43.3%	44.7%	43.3%	43.3%	43.2%	44.3%	44.5%	45.9%	47.0%	43.9%	44.5%	45.7%
Panel E: New England												
15-24	15.3%	21.0%	12.8%	8.4%	8.2%	8.2%	10.0%	9.9%	10.3%	9.2%	9.1%	9.3%
25-34	44.6%	51.0%	42.5%	38.8%	36.6%	36.4%	43.4%	46.2%	46.2%	41.1%	41.4%	41.3%
35-44	52.6%	56.9%	49.8%	53.7%	44.0%	44.0%	58.0%	55.5%	55.6%	55.8%	49.7%	49.8%
45-54	57.0%	60.2%	55.0%	52.7%	56.6%	55.3%	55.6%	65.6%	64.1%	54.2%	61.1%	59.7%
55-64	60.1%	62.4%	58.6%	66.7%	54.2%	52.9%	68.7%	60.2%	58.7%	67.7%	57.2%	55.8%
65-74	65.2%	65.3%	62.8%	79.2%	70.2%	70.6%	81.1%	75.2%	75.5%	80.2%	72.7%	73.1%
75-84	71.8%	67.4%	65.4%	69.5%	81.3%	81.2%	70.8%	85.3%	85.2%	70.2%	83.3%	83.2%
85+	75.5%	66.1%	68.4%	76.6%	66.9%	68.7%	77.0%	68.9%	70.6%	76.8%	67.9%	69.7%
Total	44.0%	50.8%	43.4%	44.9%	43.5%	45.2%	47.8%	50.5%	52.2%	46.4%	47.0%	48.7%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel F: Pacific												
15-24	14.0%	14.3%	12.1%	7.3%	7.3%	7.3%	9.0%	8.8%	8.7%	8.1%	8.0%	8.0%
25-34	41.7%	42.8%	39.1%	36.6%	33.8%	33.8%	37.8%	37.6%	37.4%	37.2%	35.7%	35.6%
35-44	51.5%	51.8%	47.8%	53.3%	43.6%	43.3%	54.7%	47.1%	46.7%	54.0%	45.4%	45.0%
45-54	53.5%	56.4%	52.7%	55.5%	55.6%	55.5%	56.6%	58.8%	58.6%	56.1%	57.2%	57.1%
55-64	54.9%	57.7%	56.4%	50.7%	56.7%	56.7%	51.7%	59.3%	59.3%	51.2%	58.0%	58.0%
65-74	62.1%	61.3%	60.0%	61.1%	54.7%	53.9%	62.1%	57.4%	56.4%	61.6%	56.1%	55.1%
75-84	68.3%	65.8%	64.2%	69.3%	63.7%	62.8%	69.7%	65.4%	64.4%	69.5%	64.5%	63.6%
85+	61.0%	63.0%	65.7%	53.0%	66.1%	66.0%	53.0%	66.5%	66.4%	53.0%	66.3%	66.2%
Total	42.3%	43.9%	41.1%	41.8%	41.0%	42.0%	43.1%	43.8%	44.6%	42.5%	42.4%	43.3%
Panel G: South Atlantic												
15-24	10.7%	14.3%	12.4%	8.5%	8.6%	8.6%	11.3%	11.2%	11.1%	9.9%	9.9%	9.9%
25-34	43.8%	46.0%	43.2%	41.7%	38.3%	37.7%	43.1%	42.9%	42.2%	42.4%	40.6%	39.9%
35-44	54.8%	54.6%	53.0%	46.4%	49.9%	49.2%	47.4%	52.9%	51.8%	46.9%	51.4%	50.5%
45-54	58.8%	59.0%	57.2%	52.2%	49.4%	49.4%	52.7%	51.2%	51.2%	52.4%	50.3%	50.3%
55-64	63.0%	63.7%	62.8%	57.2%	55.9%	55.3%	57.6%	57.1%	56.3%	57.4%	56.5%	55.8%
65-74	70.1%	70.0%	69.4%	68.1%	63.3%	62.5%	68.5%	64.3%	63.4%	68.3%	63.8%	62.9%
75-84	74.0%	73.9%	74.5%	72.8%	71.7%	70.2%	72.9%	72.1%	70.6%	72.9%	71.9%	70.4%
85+	69.5%	70.1%	74.4%	73.1%	70.0%	69.8%	73.1%	70.1%	69.8%	73.1%	70.1%	69.8%
Total	45.9%	48.0%	47.5%	45.6%	45.5%	46.2%	46.6%	47.8%	48.3%	46.1%	46.7%	47.3%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel H: West North Central												
15-24	17.7%	19.2%	16.1%	15.8%	15.8%	15.9%	20.0%	19.9%	20.0%	17.9%	17.8%	17.9%
25-34	48.6%	47.9%	44.4%	49.0%	43.8%	43.6%	50.6%	50.5%	50.3%	49.8%	47.1%	46.9%
35-44	54.9%	55.3%	51.8%	49.1%	54.3%	54.2%	50.0%	57.2%	57.0%	49.6%	55.7%	55.6%
45-54	57.6%	59.0%	56.3%	54.8%	51.3%	51.4%	55.5%	53.2%	53.3%	55.1%	52.3%	52.3%
55-64	62.0%	62.1%	60.0%	57.0%	56.9%	57.0%	57.9%	58.8%	58.7%	57.5%	57.8%	57.9%
65-74	69.9%	67.9%	64.4%	67.7%	60.9%	59.6%	68.6%	63.0%	61.4%	68.1%	61.9%	60.5%
75-84	76.6%	73.1%	69.8%	63.1%	69.9%	69.7%	63.4%	71.3%	71.0%	63.2%	70.6%	70.3%
85+	77.9%	73.5%	73.8%	62.1%	61.4%	61.6%	62.1%	61.7%	61.9%	62.1%	61.5%	61.7%
Total	45.3%	46.0%	42.9%	44.1%	44.4%	45.7%	45.9%	48.0%	49.1%	45.0%	46.2%	47.4%
Panel I: West South Central												
15-24	12.5%	15.1%	14.0%	11.1%	11.0%	10.9%	13.3%	13.2%	13.1%	12.2%	12.1%	12.0%
25-34	45.3%	46.0%	43.9%	43.3%	41.6%	41.4%	44.6%	45.9%	45.7%	43.9%	43.8%	43.6%
35-44	54.0%	54.3%	51.8%	51.2%	50.7%	50.2%	52.0%	53.4%	52.9%	51.6%	52.1%	51.6%
45-54	57.3%	57.8%	56.3%	52.8%	54.0%	53.9%	53.4%	55.8%	55.7%	53.1%	54.9%	54.8%
55-64	61.7%	61.8%	60.8%	59.4%	56.3%	55.9%	59.8%	57.5%	57.1%	59.6%	56.9%	56.5%
65-74	70.2%	68.8%	67.2%	66.8%	65.7%	64.9%	67.2%	66.9%	66.1%	67.0%	66.3%	65.5%
75-84	76.6%	74.4%	73.0%	75.9%	71.0%	70.7%	75.9%	71.4%	71.2%	75.9%	71.2%	71.0%
85+	76.2%	73.6%	75.3%	72.5%	74.1%	74.0%	72.5%	74.1%	74.0%	72.5%	74.1%	74.0%
Total	45.2%	46.6%	45.7%	45.8%	46.0%	47.0%	46.9%	48.2%	49.1%	46.4%	47.1%	48.0%

TABLE A.7

Rural Area Homeownership Rates by Age Group and the National Level

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
15-24	27.1%	27.7%	23.5%	19.9%	19.8%	19.7%	22.9%	22.6%	22.4%	21.5%	21.3%	21.2%
25-34	55.7%	57.1%	51.4%	48.0%	44.8%	44.2%	49.7%	50.6%	49.9%	48.9%	47.9%	47.2%
35-44	73.6%	72.9%	68.2%	65.5%	62.2%	61.4%	67.3%	66.8%	66.0%	66.4%	64.5%	63.7%
45-54	81.4%	80.7%	76.2%	71.4%	70.9%	70.1%	72.5%	74.6%	73.7%	71.9%	72.8%	72.0%
55-64	85.2%	84.8%	81.8%	78.2%	73.7%	73.0%	79.0%	76.1%	75.4%	78.6%	74.9%	74.2%
65-74	84.6%	85.7%	84.3%	82.2%	78.2%	77.7%	82.6%	79.6%	79.1%	82.4%	78.9%	78.4%
75-84	79.3%	81.3%	81.6%	81.7%	78.7%	78.4%	82.0%	79.6%	79.3%	81.9%	79.1%	78.9%
85+	73.0%	73.2%	70.9%	75.4%	73.7%	73.6%	76.7%	76.2%	76.0%	76.0%	75.0%	74.8%
Total	72.9%	74.1%	72.0%	70.5%	68.6%	68.3%	71.3%	71.0%	70.7%	70.9%	69.8%	69.5%

TABLE A.8

Rural Area Homeownership Rates by Age Group and Census Division

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel A: East North Central												
15-24	26.4%	27.3%	24.0%	21.2%	20.9%	20.7%	21.8%	21.2%	20.9%	21.5%	21.0%	20.8%
25-34	58.5%	61.4%	56.5%	53.1%	51.4%	50.4%	54.7%	54.6%	53.4%	53.9%	53.1%	52.0%
35-44	77.0%	77.0%	72.3%	70.4%	67.8%	66.6%	72.6%	73.0%	71.7%	71.5%	70.5%	69.2%
45-54	84.0%	83.7%	79.4%	75.3%	75.2%	74.6%	76.5%	79.5%	78.9%	75.9%	77.3%	76.7%
55-64	87.2%	86.9%	84.3%	80.5%	77.1%	76.5%	81.2%	79.5%	79.0%	80.9%	78.3%	77.8%
65-74	85.5%	86.6%	85.7%	81.6%	79.7%	79.3%	81.7%	80.7%	80.3%	81.7%	80.2%	79.8%
75-84	79.1%	80.9%	81.9%	82.9%	77.0%	77.0%	83.0%	77.4%	77.3%	83.0%	77.2%	77.2%
85+	72.5%	71.8%	69.7%	74.1%	73.7%	73.7%	75.3%	75.8%	75.8%	74.7%	74.7%	74.7%
Total	74.7%	76.4%	74.8%	73.1%	71.6%	71.3%	73.8%	73.7%	73.3%	73.5%	72.7%	72.3%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel B: East South Central												
15-24	37.1%	36.1%	26.8%	20.0%	19.9%	19.9%	25.8%	25.3%	25.1%	23.1%	22.8%	22.7%
25-34	59.6%	60.7%	52.2%	46.1%	39.5%	39.1%	48.2%	48.5%	47.7%	47.2%	44.2%	43.6%
35-44	74.8%	73.6%	68.0%	63.8%	56.9%	57.0%	65.8%	62.3%	62.3%	64.9%	59.7%	59.7%
45-54	81.5%	80.8%	75.3%	70.2%	67.7%	67.0%	71.5%	71.9%	71.1%	70.9%	69.8%	69.0%
55-64	84.0%	84.5%	80.9%	76.4%	71.8%	70.6%	77.4%	74.7%	73.5%	76.9%	73.3%	72.1%
65-74	83.8%	85.3%	83.6%	83.1%	76.7%	76.4%	83.8%	78.8%	78.4%	83.4%	77.7%	77.4%
75-84	80.4%	82.9%	82.8%	82.3%	81.4%	81.1%	82.8%	83.0%	82.7%	82.6%	82.2%	81.9%
85+	76.7%	78.4%	76.8%	80.0%	78.0%	77.8%	81.2%	80.6%	80.4%	80.6%	79.3%	79.1%
Total	74.2%	75.0%	71.9%	70.0%	66.8%	66.9%	71.0%	70.1%	70.1%	70.5%	68.5%	68.6%
Panel C: Mid Atlantic												
15-24	23.3%	20.7%	18.7%	22.0%	21.5%	21.3%	25.9%	25.2%	24.7%	24.2%	23.7%	23.3%
25-34	57.5%	56.7%	51.3%	51.6%	50.0%	48.6%	52.0%	54.9%	53.4%	51.8%	52.6%	51.2%
35-44	76.8%	74.8%	71.5%	69.2%	67.9%	66.3%	69.8%	69.1%	67.4%	69.5%	68.5%	66.9%
45-54	83.3%	82.1%	78.6%	76.3%	74.3%	73.2%	76.8%	75.5%	74.4%	76.6%	74.9%	73.8%
55-64	85.4%	84.6%	83.0%	81.5%	77.5%	77.0%	81.7%	78.2%	77.7%	81.6%	77.9%	77.4%
65-74	82.3%	83.5%	83.0%	83.5%	79.8%	79.6%	83.5%	79.9%	79.7%	83.5%	79.9%	79.6%
75-84	74.6%	77.0%	77.8%	79.0%	78.1%	77.8%	79.2%	78.4%	78.1%	79.1%	78.2%	77.9%
85+	67.9%	68.8%	67.8%	74.4%	71.6%	71.4%	75.4%	73.4%	73.2%	74.9%	72.5%	72.3%
Total	73.5%	74.2%	73.0%	73.9%	72.2%	71.5%	73.8%	72.8%	72.0%	73.8%	72.5%	71.8%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel D: Mountain												
15-24	21.8%	23.9%	22.6%	20.7%	20.9%	21.0%	23.9%	24.3%	24.5%	22.4%	22.7%	22.9%
25-34	51.0%	51.7%	48.1%	46.4%	46.5%	46.5%	48.1%	53.1%	53.3%	47.2%	49.9%	50.0%
35-44	69.4%	70.4%	65.5%	63.6%	62.6%	62.6%	65.3%	67.1%	67.4%	64.5%	64.9%	65.0%
45-54	78.4%	78.9%	74.8%	71.0%	70.4%	70.0%	72.5%	74.5%	74.1%	71.7%	72.5%	72.1%
55-64	84.3%	84.0%	81.3%	78.8%	74.8%	74.6%	79.7%	77.9%	77.7%	79.2%	76.4%	76.2%
65-74	85.5%	86.4%	85.0%	84.7%	80.2%	79.6%	85.1%	81.8%	81.2%	84.9%	81.0%	80.4%
75-84	81.2%	83.1%	82.9%	80.8%	81.9%	81.7%	81.2%	82.9%	82.7%	81.0%	82.4%	82.2%
85+	73.4%	75.2%	72.0%	82.3%	72.6%	72.6%	83.8%	75.5%	75.5%	83.0%	74.1%	74.1%
Total	69.5%	71.7%	70.1%	69.8%	68.8%	68.6%	70.7%	71.7%	71.6%	70.3%	70.3%	70.1%
Panel E: New England												
15-24	21.5%	19.4%	18.4%	13.4%	13.1%	12.9%	15.3%	14.3%	13.6%	14.4%	13.7%	13.3%
25-34	55.8%	53.0%	48.0%	45.7%	42.4%	41.5%	46.1%	45.1%	43.4%	45.9%	43.8%	42.5%
35-44	76.8%	73.0%	70.6%	64.8%	63.2%	62.1%	64.6%	63.4%	62.1%	64.7%	63.3%	62.1%
45-54	83.2%	81.2%	78.6%	74.7%	69.8%	69.2%	74.6%	69.5%	68.8%	74.7%	69.7%	69.0%
55-64	85.0%	84.2%	83.5%	78.3%	76.4%	75.6%	78.3%	76.1%	75.3%	78.3%	76.3%	75.4%
65-74	80.6%	82.9%	83.4%	83.9%	76.9%	76.4%	83.9%	76.8%	76.4%	83.9%	76.8%	76.4%
75-84	71.6%	75.9%	76.8%	79.3%	78.6%	78.4%	79.8%	79.3%	79.1%	79.6%	78.9%	78.7%
85+	64.0%	66.7%	64.4%	72.2%	71.1%	71.2%	74.1%	74.8%	74.9%	73.2%	72.9%	73.1%
Total	71.8%	72.9%	73.0%	72.0%	69.8%	69.5%	72.1%	70.1%	69.8%	72.1%	69.9%	69.7%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel F: Pacific												
15-24	15.2%	16.1%	15.0%	11.0%	10.7%	10.5%	11.0%	10.4%	9.9%	11.0%	10.5%	10.2%
25-34	40.9%	40.9%	36.5%	33.2%	32.4%	31.7%	34.6%	33.3%	32.1%	33.9%	32.9%	31.9%
35-44	63.4%	61.4%	56.4%	56.0%	51.1%	49.3%	57.5%	55.0%	53.4%	56.8%	53.1%	51.4%
45-54	74.4%	73.7%	68.4%	61.9%	64.9%	64.1%	62.9%	67.8%	67.0%	62.4%	66.4%	65.5%
55-64	82.1%	81.1%	77.8%	73.5%	67.6%	67.3%	74.3%	69.7%	69.4%	73.9%	68.6%	68.3%
65-74	84.4%	84.9%	82.9%	81.9%	75.7%	75.8%	82.2%	77.0%	77.1%	82.0%	76.3%	76.5%
75-84	80.0%	82.8%	82.1%	79.4%	79.8%	79.7%	79.7%	80.7%	80.7%	79.6%	80.2%	80.2%
85+	72.1%	72.4%	70.5%	74.4%	69.7%	69.4%	75.9%	72.4%	72.2%	75.2%	71.1%	70.8%
Total	65.8%	67.7%	66.0%	65.0%	63.7%	63.3%	65.4%	65.1%	64.7%	65.2%	64.4%	64.0%
Panel G: South Atlantic												
15-24	35.3%	33.1%	24.2%	18.1%	18.3%	18.5%	18.2%	18.4%	18.8%	18.2%	18.4%	18.7%
25-34	57.8%	58.9%	48.4%	37.2%	37.3%	37.2%	39.8%	42.0%	42.0%	38.5%	39.8%	39.7%
35-44	73.6%	72.1%	65.8%	57.5%	48.1%	49.2%	59.6%	54.4%	55.1%	58.6%	51.3%	52.2%
45-54	80.8%	80.0%	73.8%	65.6%	61.9%	61.2%	67.0%	66.4%	65.7%	66.3%	64.2%	63.5%
55-64	84.1%	84.3%	80.3%	74.6%	67.6%	66.7%	75.6%	70.7%	69.7%	75.1%	69.2%	68.2%
65-74	83.8%	85.7%	83.6%	81.3%	75.0%	74.5%	82.0%	77.2%	76.7%	81.6%	76.1%	75.6%
75-84	80.3%	83.3%	82.8%	83.0%	79.5%	79.2%	83.7%	81.5%	81.1%	83.4%	80.5%	80.1%
85+	76.9%	78.6%	76.3%	79.6%	78.5%	78.2%	81.2%	81.8%	81.5%	80.4%	80.2%	79.8%
Total	73.9%	74.8%	71.1%	67.0%	63.5%	63.8%	67.9%	66.3%	66.6%	67.5%	64.9%	65.2%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel H: West North Central												
15-24	21.6%	24.7%	23.7%	22.8%	22.5%	22.1%	23.0%	22.2%	21.3%	22.9%	22.3%	21.7%
25-34	54.5%	57.3%	55.6%	54.0%	53.3%	52.4%	55.3%	55.7%	54.3%	54.6%	54.5%	53.4%
35-44	74.2%	74.3%	71.1%	71.5%	70.5%	68.0%	73.3%	74.7%	72.3%	72.4%	72.6%	70.1%
45-54	82.3%	81.8%	78.3%	75.6%	77.6%	76.2%	76.6%	81.0%	79.6%	76.1%	79.3%	77.9%
55-64	86.4%	85.8%	83.2%	82.0%	78.1%	77.2%	82.7%	80.2%	79.4%	82.4%	79.2%	78.3%
65-74	85.3%	85.9%	84.8%	81.0%	81.4%	80.4%	81.2%	82.4%	81.5%	81.1%	81.9%	81.0%
75-84	77.9%	79.1%	79.4%	80.6%	74.8%	74.5%	80.7%	75.2%	75.0%	80.7%	75.0%	74.7%
85+	69.0%	67.0%	63.6%	67.2%	67.5%	67.5%	68.6%	70.0%	70.0%	67.9%	68.7%	68.7%
Total	72.6%	73.9%	72.7%	72.1%	71.3%	70.0%	72.7%	73.2%	71.8%	72.4%	72.3%	70.9%
Panel I: West South Central												
15-24	26.6%	28.5%	25.7%	19.6%	19.5%	19.5%	30.1%	29.9%	30.0%	25.3%	25.2%	25.2%
25-34	53.7%	54.9%	51.1%	54.9%	44.0%	43.7%	56.6%	57.4%	57.1%	55.7%	51.0%	50.7%
35-44	70.6%	70.5%	66.4%	67.5%	69.2%	69.2%	69.2%	73.7%	73.7%	68.4%	71.5%	71.5%
45-54	79.8%	78.9%	74.8%	70.7%	74.2%	73.9%	71.9%	77.8%	77.6%	71.3%	76.0%	75.8%
55-64	85.0%	84.3%	81.0%	77.2%	74.1%	73.8%	78.0%	76.5%	76.3%	77.6%	75.3%	75.1%
65-74	85.9%	86.2%	84.4%	81.9%	77.9%	77.8%	82.3%	79.3%	79.2%	82.1%	78.6%	78.5%
75-84	82.5%	83.4%	83.3%	82.4%	79.4%	78.8%	82.6%	80.2%	79.7%	82.5%	79.8%	79.3%
85+	77.6%	77.3%	75.9%	77.8%	76.2%	76.0%	78.5%	77.6%	77.4%	78.1%	76.9%	76.7%
Total	72.5%	73.2%	71.3%	71.0%	69.7%	69.7%	72.0%	73.2%	73.2%	71.5%	71.5%	71.4%

TABLE A.9

Rural Area Homeownership Rates for White Populations by Age Group at the National Level

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
15-24	28.1%	29.1%	25.0%	21.6%	21.6%	21.6%	25.4%	25.3%	25.3%	23.6%	23.6%	23.5%
25-34	57.9%	60.2%	55.7%	54.3%	50.3%	50.3%	55.8%	56.6%	56.5%	55.1%	53.6%	53.5%
35-44	75.5%	75.4%	71.7%	70.4%	68.8%	68.5%	72.2%	73.3%	72.9%	71.3%	71.1%	70.7%
45-54	82.9%	82.5%	78.7%	75.2%	75.6%	75.5%	76.4%	79.2%	79.1%	75.8%	77.4%	77.3%
55-64	86.5%	86.2%	83.7%	80.6%	77.5%	77.5%	81.2%	79.7%	79.7%	80.9%	78.6%	78.6%
65-74	85.6%	86.7%	85.6%	83.7%	80.3%	80.3%	83.9%	81.4%	81.4%	83.8%	80.9%	80.9%
75-84	79.8%	81.8%	82.3%	82.7%	79.7%	79.6%	83.0%	80.3%	80.3%	82.9%	80.0%	79.9%
85+	72.9%	73.1%	70.7%	75.4%	74.1%	74.0%	76.7%	76.6%	76.5%	76.1%	75.3%	75.3%
Total	74.6%	76.3%	74.8%	74.2%	72.8%	72.8%	75.0%	75.1%	75.1%	74.6%	74.0%	74.0%

TABLE A.10

Rural Area Homeownership Rates for White Populations by Age Group and Census Division

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel A: East North Central												
15-24	27.1%	28.3%	25.1%	22.5%	22.5%	22.5%	23.9%	23.9%	23.9%	23.2%	23.2%	23.2%
25-34	59.4%	62.8%	58.4%	56.5%	55.5%	55.5%	58.2%	59.6%	59.6%	57.4%	57.6%	57.6%
35-44	77.6%	77.9%	73.7%	72.1%	71.2%	71.2%	74.4%	76.8%	76.8%	73.2%	74.0%	74.0%
45-54	84.4%	84.3%	80.4%	77.0%	76.7%	76.7%	78.2%	81.1%	81.1%	77.6%	78.9%	78.9%
55-64	87.5%	87.3%	84.9%	81.5%	78.7%	78.7%	82.2%	81.1%	81.1%	81.9%	79.9%	79.9%
65-74	85.7%	86.9%	86.1%	81.8%	80.6%	80.6%	82.0%	81.6%	81.6%	81.9%	81.1%	81.1%
75-84	79.2%	81.1%	82.1%	83.2%	77.2%	77.2%	83.2%	77.4%	77.4%	83.2%	77.3%	77.3%
85+	72.5%	71.8%	69.8%	74.4%	73.8%	73.8%	75.6%	75.8%	75.8%	75.0%	74.8%	74.8%
Total	75.3%	77.3%	75.9%	74.7%	73.6%	73.7%	75.5%	76.0%	76.0%	75.1%	74.8%	74.8%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel B: East South Central												
15-24	39.8%	39.6%	30.4%	21.8%	21.8%	21.8%	29.2%	29.2%	29.2%	25.7%	25.7%	25.7%
25-34	63.1%	65.2%	58.5%	54.0%	44.0%	44.0%	56.0%	54.6%	54.6%	55.0%	49.5%	49.5%
35-44	77.6%	76.9%	72.3%	70.0%	64.4%	64.4%	72.0%	69.8%	69.8%	71.0%	67.2%	67.2%
45-54	83.5%	83.3%	78.4%	74.7%	73.6%	73.6%	75.9%	77.7%	77.7%	75.3%	75.7%	75.7%
55-64	86.0%	86.3%	83.4%	79.0%	76.1%	76.1%	79.8%	78.7%	78.7%	79.4%	77.4%	77.4%
65-74	85.5%	86.8%	85.3%	84.9%	78.9%	78.9%	85.5%	80.7%	80.7%	85.2%	79.8%	79.8%
75-84	81.5%	83.9%	83.9%	83.7%	82.7%	82.7%	84.1%	83.9%	83.9%	83.9%	83.3%	83.3%
85+	77.5%	78.9%	77.1%	81.7%	79.0%	79.0%	83.0%	81.5%	81.5%	82.4%	80.3%	80.3%
Total	76.7%	77.9%	75.5%	74.1%	71.2%	71.6%	75.2%	74.5%	74.9%	74.7%	72.9%	73.3%
Panel C: Mid Atlantic												
15-24	24.0%	21.6%	19.7%	24.1%	24.1%	24.1%	29.7%	29.7%	29.7%	27.2%	27.2%	27.2%
25-34	58.3%	58.0%	53.2%	57.5%	56.9%	56.9%	58.2%	63.7%	63.7%	57.8%	60.4%	60.4%
35-44	77.4%	75.9%	72.9%	72.5%	73.7%	73.7%	73.3%	75.7%	75.7%	72.9%	74.7%	74.7%
45-54	83.8%	82.8%	79.6%	77.4%	77.1%	77.1%	77.9%	78.7%	78.7%	77.7%	77.9%	77.9%
55-64	85.8%	85.1%	83.7%	82.2%	78.5%	78.5%	82.3%	79.3%	79.3%	82.2%	78.9%	78.9%
65-74	82.5%	83.9%	83.5%	84.2%	80.4%	80.4%	84.2%	80.6%	80.6%	84.2%	80.5%	80.5%
75-84	74.7%	77.1%	78.0%	79.7%	78.6%	78.6%	79.9%	78.9%	78.9%	79.8%	78.7%	78.7%
85+	67.9%	68.9%	68.0%	74.3%	72.2%	72.2%	75.3%	74.1%	74.1%	74.8%	73.2%	73.2%
Total	74.0%	75.1%	74.2%	75.9%	74.8%	74.7%	76.1%	75.9%	75.9%	76.0%	75.4%	75.3%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel D: Mountain												
15-24	19.9%	21.7%	20.9%	18.3%	18.3%	18.3%	18.6%	18.6%	18.6%	18.5%	18.5%	18.5%
25-34	51.4%	52.1%	50.1%	45.1%	48.7%	48.7%	46.3%	50.9%	50.9%	45.7%	49.8%	49.8%
35-44	70.4%	72.0%	68.0%	66.4%	63.3%	63.3%	67.7%	66.8%	66.8%	67.0%	65.1%	65.1%
45-54	79.3%	80.2%	76.5%	72.7%	73.5%	73.5%	74.3%	77.6%	77.6%	73.5%	75.5%	75.5%
55-64	84.9%	85.1%	82.6%	81.2%	76.8%	76.8%	82.2%	80.1%	80.1%	81.7%	78.5%	78.5%
65-74	86.0%	87.1%	86.0%	86.2%	82.7%	82.7%	86.5%	84.3%	84.3%	86.4%	83.5%	83.5%
75-84	81.2%	83.3%	83.2%	82.2%	82.9%	82.9%	82.6%	83.8%	83.8%	82.4%	83.4%	83.4%
85+	72.4%	74.4%	71.0%	80.9%	72.7%	72.7%	82.6%	75.8%	75.8%	81.7%	74.2%	74.2%
Total	70.6%	73.3%	72.3%	72.1%	71.5%	71.3%	72.9%	73.7%	73.6%	72.5%	72.6%	72.5%
Panel E: New England												
15-24	21.8%	19.8%	19.0%	14.4%	14.4%	14.4%	18.0%	18.0%	18.0%	16.3%	16.3%	16.3%
25-34	56.2%	53.9%	49.4%	48.8%	45.3%	45.3%	49.6%	50.2%	50.2%	49.2%	47.8%	47.8%
35-44	77.1%	73.6%	71.6%	67.0%	66.3%	66.3%	67.0%	67.1%	67.1%	67.0%	66.7%	66.7%
45-54	83.4%	81.6%	79.2%	77.0%	72.1%	72.1%	77.0%	72.1%	72.1%	77.0%	72.1%	72.1%
55-64	85.0%	84.5%	84.0%	78.9%	78.6%	78.6%	78.9%	78.6%	78.6%	78.9%	78.6%	78.6%
65-74	80.7%	83.0%	83.7%	84.2%	77.5%	77.5%	84.2%	77.5%	77.5%	84.2%	77.5%	77.5%
75-84	71.6%	76.0%	76.9%	79.2%	78.8%	78.8%	79.7%	79.5%	79.5%	79.5%	79.2%	79.2%
85+	64.0%	66.7%	64.4%	73.2%	71.0%	71.0%	75.2%	74.8%	74.8%	74.2%	72.9%	72.9%
Total	72.1%	73.5%	73.9%	73.5%	71.6%	71.8%	73.7%	72.4%	72.7%	73.6%	72.0%	72.3%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel F: Pacific												
15-24	15.3%	15.9%	14.6%	13.0%	13.0%	13.0%	13.9%	13.9%	13.9%	13.5%	13.5%	13.5%
25-34	42.1%	42.7%	38.5%	38.1%	38.0%	38.0%	39.5%	41.3%	41.3%	38.8%	39.7%	39.7%
35-44	64.4%	63.2%	58.9%	62.5%	56.7%	56.7%	63.9%	60.5%	60.5%	63.2%	58.6%	58.6%
45-54	75.3%	75.1%	70.1%	65.2%	71.3%	71.3%	66.3%	74.6%	74.6%	65.7%	73.0%	73.0%
55-64	83.0%	82.3%	79.1%	73.7%	70.7%	70.7%	74.6%	73.3%	73.3%	74.1%	72.0%	72.0%
65-74	85.1%	85.8%	84.0%	82.4%	76.0%	76.0%	82.7%	77.4%	77.4%	82.6%	76.7%	76.7%
75-84	80.4%	83.2%	82.8%	82.0%	80.0%	80.0%	82.3%	80.8%	80.8%	82.1%	80.4%	80.4%
85+	72.4%	72.1%	70.2%	74.8%	71.4%	71.4%	76.2%	74.1%	74.1%	75.5%	72.7%	72.7%
Total	67.3%	69.9%	68.8%	68.9%	68.1%	68.3%	69.5%	69.9%	70.2%	69.2%	69.0%	69.3%
Panel G: South Atlantic												
15-24	38.8%	38.4%	28.6%	19.9%	19.9%	19.9%	21.1%	21.1%	21.1%	20.6%	20.6%	20.6%
25-34	62.6%	64.8%	57.0%	47.2%	42.3%	42.3%	49.4%	47.1%	47.1%	48.3%	44.8%	44.8%
35-44	77.5%	76.8%	72.3%	67.3%	58.0%	58.0%	69.3%	63.5%	63.5%	68.3%	60.8%	60.8%
45-54	84.0%	83.6%	78.8%	73.3%	71.3%	71.3%	74.5%	75.3%	75.3%	73.9%	73.3%	73.3%
55-64	87.0%	87.1%	84.2%	79.5%	75.2%	75.2%	80.2%	77.6%	77.6%	79.8%	76.4%	76.4%
65-74	86.5%	88.1%	86.6%	84.2%	79.7%	79.7%	84.6%	81.3%	81.3%	84.4%	80.5%	80.5%
75-84	82.2%	85.2%	84.8%	85.0%	81.9%	81.9%	85.6%	83.4%	83.4%	85.3%	82.6%	82.6%
85+	78.6%	80.0%	77.2%	79.6%	79.9%	79.9%	81.4%	83.4%	83.4%	80.5%	81.6%	81.6%
Total	77.5%	79.1%	76.6%	73.6%	70.5%	70.9%	74.4%	72.9%	73.4%	74.0%	71.8%	72.2%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel H: West North Central												
15-24	22.3%	25.5%	24.7%	25.2%	25.2%	25.2%	28.0%	28.0%	28.0%	26.6%	26.6%	26.6%
25-34	55.8%	59.4%	58.4%	60.7%	60.2%	60.2%	61.9%	65.0%	65.0%	61.3%	62.6%	62.6%
35-44	75.2%	75.9%	73.5%	74.6%	77.8%	77.8%	76.4%	82.0%	82.0%	75.5%	79.9%	79.9%
45-54	83.1%	82.9%	79.8%	78.6%	80.4%	80.4%	79.7%	84.2%	84.2%	79.2%	82.3%	82.3%
55-64	86.9%	86.5%	84.2%	83.9%	81.0%	81.0%	84.5%	83.1%	83.1%	84.2%	82.1%	82.1%
65-74	85.6%	86.3%	85.4%	82.1%	83.0%	83.0%	82.2%	83.9%	83.9%	82.2%	83.5%	83.5%
75-84	78.0%	79.3%	79.8%	80.9%	75.7%	75.7%	81.0%	75.9%	75.9%	80.9%	75.8%	75.8%
85+	69.0%	67.0%	63.6%	67.1%	67.6%	67.6%	68.5%	70.0%	70.0%	67.8%	68.8%	68.8%
Total	73.6%	75.3%	74.5%	75.1%	75.1%	74.5%	75.9%	77.4%	76.8%	75.5%	76.3%	75.7%
Panel I: West South Central												
15-24	28.8%	31.4%	28.2%	22.4%	22.4%	22.4%	34.1%	34.1%	34.1%	28.8%	28.8%	28.8%
25-34	57.9%	59.4%	56.6%	64.0%	50.3%	50.3%	65.6%	64.7%	64.7%	64.8%	57.8%	57.8%
35-44	73.9%	74.4%	70.7%	72.4%	77.9%	77.9%	73.9%	82.1%	82.1%	73.2%	80.0%	80.0%
45-54	82.4%	81.9%	78.4%	74.5%	78.4%	78.4%	75.7%	81.9%	81.9%	75.1%	80.1%	80.1%
55-64	87.3%	86.6%	84.1%	79.9%	77.7%	77.7%	80.5%	79.9%	79.9%	80.2%	78.8%	78.8%
65-74	87.7%	88.1%	86.6%	85.6%	80.3%	80.3%	85.9%	81.4%	81.4%	85.7%	80.8%	80.8%
75-84	83.5%	84.6%	84.9%	84.2%	82.4%	82.4%	84.2%	82.8%	82.8%	84.2%	82.6%	82.6%
85+	77.9%	77.6%	76.2%	79.2%	77.0%	77.0%	79.9%	78.3%	78.3%	79.6%	77.7%	77.7%
Total	75.8%	77.0%	75.7%	76.1%	75.1%	75.2%	77.0%	78.2%	78.2%	76.6%	76.6%	76.7%

TABLE A.11

Rural Area Homeownership Rates for Nonwhite Populations by Age Group at the National Level

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
15-24	21.0%	22.2%	18.3%	14.9%	15.3%	15.5%	16.4%	16.6%	16.6%	15.7%	16.1%	16.2%
25-34	42.0%	43.4%	35.7%	30.4%	32.3%	32.9%	32.9%	38.2%	38.5%	31.7%	35.5%	35.9%
35-44	60.3%	59.5%	53.7%	50.0%	45.0%	46.3%	52.0%	50.7%	51.7%	51.0%	48.0%	49.1%
45-54	69.2%	69.0%	63.3%	56.2%	56.6%	56.6%	57.7%	60.7%	60.7%	57.0%	58.7%	58.7%
55-64	74.2%	74.3%	69.7%	66.3%	59.2%	59.2%	67.6%	62.4%	62.3%	66.9%	60.8%	60.8%
65-74	74.9%	76.8%	73.6%	73.0%	67.2%	67.4%	73.9%	69.9%	69.9%	73.4%	68.6%	68.6%
75-84	74.8%	76.1%	75.0%	73.5%	72.3%	72.1%	74.4%	74.8%	74.4%	74.0%	73.6%	73.2%
85+	73.4%	74.4%	72.9%	75.0%	70.8%	70.6%	75.8%	73.1%	72.9%	75.4%	71.9%	71.7%
Total	59.8%	60.3%	56.6%	54.1%	52.8%	54.1%	55.1%	56.0%	57.0%	54.6%	54.5%	55.6%

TABLE A.12

Rural Area Homeownership Rates for Nonwhite Populations by Age Group and Census Division

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel A: East North Central												
15-24	12.3%	15.9%	14.0%	11.1%	11.3%	11.4%	10.4%	10.3%	10.2%	10.6%	10.7%	10.7%
25-34	34.3%	38.4%	34.4%	27.6%	30.8%	31.2%	29.9%	33.6%	33.7%	28.8%	32.3%	32.6%
35-44	55.2%	55.4%	52.1%	54.0%	43.5%	43.5%	55.8%	49.1%	49.0%	54.9%	46.5%	46.4%
45-54	67.9%	66.7%	60.4%	53.5%	61.4%	60.5%	55.2%	65.6%	64.9%	54.4%	63.6%	62.8%
55-64	74.8%	73.1%	67.9%	61.9%	56.8%	56.8%	63.0%	60.2%	60.1%	62.5%	58.5%	58.5%
65-74	73.7%	75.5%	72.6%	74.5%	62.3%	63.5%	75.0%	64.3%	65.2%	74.7%	63.3%	64.4%
75-84	71.4%	73.1%	72.2%	75.2%	73.4%	73.4%	76.7%	76.2%	76.1%	76.0%	74.8%	74.7%
85+	67.7%	66.6%	66.1%	59.0%	70.6%	70.8%	60.1%	74.4%	74.7%	59.6%	72.5%	72.8%
Total	53.4%	54.4%	51.9%	50.1%	49.7%	51.2%	50.2%	51.3%	52.8%	50.2%	50.5%	52.0%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel B: East South Central												
15-24	24.0%	24.0%	15.7%	13.1%	13.8%	13.9%	14.2%	14.4%	14.1%	13.8%	14.2%	14.0%
25-34	44.7%	43.4%	32.7%	24.7%	27.1%	27.7%	27.5%	32.6%	32.5%	26.2%	30.1%	30.3%
35-44	61.7%	60.5%	52.4%	45.7%	37.6%	37.9%	47.6%	43.6%	43.5%	46.7%	40.7%	40.8%
45-54	69.4%	69.8%	63.4%	55.2%	50.6%	50.1%	56.7%	55.0%	54.4%	56.0%	52.9%	52.3%
55-64	72.6%	74.1%	69.7%	66.6%	57.3%	55.8%	68.0%	61.1%	59.3%	67.3%	59.2%	57.6%
65-74	74.0%	76.3%	73.5%	74.7%	67.8%	67.1%	75.9%	71.2%	70.3%	75.3%	69.6%	68.7%
75-84	74.6%	76.6%	75.3%	73.9%	75.2%	74.5%	75.0%	78.2%	77.5%	74.4%	76.7%	76.0%
85+	73.5%	76.0%	75.0%	69.5%	72.4%	72.3%	70.5%	75.2%	75.0%	70.0%	73.8%	73.6%
Total	61.6%	61.5%	56.7%	54.2%	51.9%	52.6%	55.3%	55.2%	55.6%	54.8%	53.6%	54.2%
Panel C: Mid Atlantic												
15-24	8.3%	9.1%	8.9%	1.8%	2.0%	2.1%	6.6%	6.8%	6.8%	5.2%	5.4%	5.4%
25-34	27.2%	28.3%	25.6%	17.8%	17.6%	18.0%	18.5%	23.4%	23.9%	18.2%	21.0%	21.4%
35-44	48.7%	46.1%	45.4%	38.6%	35.0%	35.1%	38.8%	35.9%	36.0%	38.7%	35.5%	35.6%
45-54	60.9%	59.0%	54.4%	61.7%	47.3%	47.1%	62.2%	48.3%	48.2%	61.9%	47.9%	47.7%
55-64	65.9%	64.8%	60.1%	69.4%	64.2%	63.4%	69.4%	65.1%	64.3%	69.4%	64.7%	63.9%
65-74	66.2%	65.8%	64.1%	63.6%	68.3%	68.4%	63.9%	68.2%	68.3%	63.8%	68.2%	68.4%
75-84	64.4%	63.8%	67.3%	55.4%	63.9%	61.6%	55.5%	64.5%	62.2%	55.5%	64.2%	61.9%
85+	67.4%	61.1%	60.1%	79.2%	52.6%	53.0%	79.4%	52.9%	53.3%	79.3%	52.8%	53.2%
Total	46.2%	46.7%	45.4%	44.4%	43.2%	44.5%	42.9%	42.4%	43.9%	43.6%	42.8%	44.1%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel D: Mountain												
15-24	27.8%	30.3%	26.5%	25.7%	25.8%	25.8%	34.0%	34.1%	33.9%	30.3%	30.4%	30.3%
25-34	49.6%	50.7%	43.1%	48.9%	42.9%	43.1%	51.9%	56.6%	56.9%	50.4%	50.2%	50.4%
35-44	65.3%	65.5%	59.1%	57.8%	61.1%	61.4%	60.1%	67.8%	68.3%	59.0%	64.5%	64.9%
45-54	74.7%	73.5%	69.2%	66.7%	63.7%	63.6%	68.1%	68.3%	68.2%	67.4%	66.0%	66.0%
55-64	81.2%	79.1%	75.4%	70.4%	69.7%	69.5%	71.2%	72.5%	72.4%	70.8%	71.2%	71.0%
65-74	82.5%	82.9%	79.7%	78.6%	71.5%	71.2%	79.1%	73.1%	72.9%	78.8%	72.3%	72.0%
75-84	81.2%	82.0%	81.3%	74.5%	77.4%	77.5%	75.0%	78.8%	78.9%	74.7%	78.1%	78.2%
85+	79.7%	80.6%	78.5%	89.5%	72.4%	72.4%	90.4%	74.3%	74.2%	90.0%	73.4%	73.3%
Total	64.9%	66.0%	62.5%	63.1%	61.8%	62.5%	64.6%	66.9%	67.4%	63.8%	64.4%	65.0%
Panel E: New England												
15-24	10.1%	11.1%	10.6%	3.5%	3.5%	3.5%	-9.1%	-10.2%	-10.1%	-3.3%	-4.0%	-4.1%
25-34	32.0%	30.0%	27.9%	13.3%	20.4%	20.4%	13.5%	13.8%	13.3%	13.4%	16.7%	16.4%
35-44	56.8%	52.5%	51.1%	39.0%	33.6%	33.2%	38.8%	34.3%	33.9%	38.9%	34.0%	33.6%
45-54	68.2%	64.6%	60.6%	35.7%	45.3%	45.4%	35.8%	45.1%	45.3%	35.8%	45.2%	45.3%
55-64	77.3%	70.1%	67.7%	65.1%	38.0%	38.3%	65.4%	38.1%	38.4%	65.3%	38.0%	38.3%
65-74	73.5%	72.5%	69.7%	75.0%	62.7%	62.0%	75.1%	63.2%	62.4%	75.1%	63.0%	62.2%
75-84	69.6%	69.8%	68.5%	83.0%	71.7%	70.2%	84.2%	73.4%	71.9%	83.6%	72.5%	71.1%
85+	60.2%	59.2%	58.9%	30.0%	72.9%	75.3%	31.3%	75.1%	77.6%	30.7%	74.0%	76.5%
Total	51.7%	51.3%	50.9%	44.2%	42.7%	44.5%	43.0%	40.4%	42.1%	43.6%	41.5%	43.2%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel F: Pacific												
15-24	14.6%	16.7%	16.0%	6.5%	6.5%	6.5%	4.3%	3.5%	3.2%	5.3%	4.9%	4.7%
25-34	34.6%	36.0%	31.8%	22.9%	24.4%	24.4%	24.8%	22.2%	21.7%	23.9%	23.2%	23.0%
35-44	56.6%	54.7%	49.9%	44.5%	40.4%	39.0%	46.3%	45.4%	44.2%	45.4%	43.0%	41.7%
45-54	68.3%	66.3%	61.9%	54.7%	53.2%	53.3%	55.4%	56.2%	56.3%	55.0%	54.7%	54.8%
55-64	75.8%	73.8%	70.8%	72.7%	60.2%	60.5%	73.0%	61.4%	61.8%	72.9%	60.8%	61.2%
65-74	77.8%	77.8%	75.0%	79.0%	74.3%	75.3%	79.3%	75.0%	76.2%	79.1%	74.7%	75.8%
75-84	75.4%	78.9%	76.9%	62.0%	78.8%	78.8%	62.5%	79.8%	79.9%	62.2%	79.3%	79.4%
85+	69.2%	75.5%	73.1%	71.7%	59.3%	58.9%	73.3%	62.2%	61.8%	72.5%	60.8%	60.3%
Total	55.6%	56.6%	54.5%	52.0%	51.5%	52.3%	52.5%	52.5%	53.3%	52.2%	52.0%	52.8%
Panel G: South Atlantic												
15-24	24.0%	22.4%	15.6%	14.5%	15.4%	16.1%	12.7%	14.1%	15.1%	13.5%	14.7%	15.5%
25-34	43.1%	44.3%	30.9%	20.6%	29.1%	29.9%	24.0%	33.7%	34.7%	22.4%	31.5%	32.4%
35-44	61.1%	59.7%	50.5%	38.2%	32.5%	35.6%	40.9%	40.2%	42.3%	39.6%	36.4%	39.0%
45-54	68.3%	69.2%	60.5%	47.5%	43.3%	43.5%	49.5%	49.0%	49.1%	48.5%	46.2%	46.4%
55-64	72.3%	73.5%	67.7%	61.2%	49.4%	49.7%	63.0%	54.1%	54.0%	62.1%	51.8%	51.9%
65-74	72.5%	75.3%	71.4%	72.0%	61.7%	61.6%	73.5%	65.9%	65.3%	72.7%	63.8%	63.4%
75-84	72.4%	74.5%	73.2%	74.6%	71.6%	71.5%	75.7%	75.0%	74.7%	75.2%	73.3%	73.1%
85+	70.3%	72.8%	72.0%	79.6%	72.8%	72.6%	80.4%	75.3%	75.0%	80.0%	74.1%	73.8%
Total	60.6%	61.2%	55.3%	50.0%	47.1%	49.0%	51.4%	51.3%	52.8%	50.7%	49.2%	51.0%

Age	1990	2000	2010	2020 slow	2030 slow	2040 slow	2020 fast	2030 fast	2040 fast	2020 average	2030 average	2040 average
Panel H: West North Central												
15-24	11.9%	18.3%	17.6%	14.3%	14.7%	14.9%	8.0%	8.1%	8.0%	10.8%	11.0%	11.0%
25-34	30.1%	37.3%	35.2%	24.8%	32.9%	33.5%	27.1%	31.1%	31.5%	26.0%	31.9%	32.4%
35-44	49.9%	51.4%	51.5%	52.9%	41.6%	42.0%	54.4%	46.9%	47.2%	53.7%	44.3%	44.6%
45-54	60.8%	60.8%	58.7%	53.7%	61.1%	59.7%	54.5%	63.8%	62.5%	54.1%	62.5%	61.1%
55-64	66.5%	67.6%	63.3%	58.7%	57.8%	57.4%	59.9%	60.2%	59.8%	59.3%	59.0%	58.6%
65-74	69.1%	70.3%	67.3%	62.3%	60.7%	61.2%	63.4%	64.0%	64.1%	62.9%	62.3%	62.7%
75-84	68.1%	68.3%	66.9%	72.3%	60.3%	60.8%	73.9%	63.6%	63.8%	73.1%	61.9%	62.3%
85+	66.6%	62.8%	61.9%	73.3%	65.7%	65.9%	74.6%	69.4%	69.6%	73.9%	67.5%	67.8%
Total	46.4%	49.5%	49.1%	45.0%	46.7%	48.0%	45.0%	47.3%	48.7%	45.0%	47.0%	48.3%
Panel I: West South Central												
15-24	20.9%	23.0%	21.5%	15.7%	16.2%	16.5%	24.7%	25.3%	25.9%	20.6%	21.2%	21.6%
25-34	42.3%	45.4%	41.7%	42.2%	37.5%	38.1%	44.1%	50.1%	50.7%	43.2%	44.1%	44.7%
35-44	60.3%	61.1%	58.3%	60.8%	58.2%	60.2%	62.7%	63.3%	65.2%	61.7%	60.8%	62.7%
45-54	70.0%	70.0%	66.4%	63.8%	68.4%	68.9%	65.1%	72.4%	72.9%	64.5%	70.4%	70.9%
55-64	75.5%	75.5%	71.6%	71.0%	67.3%	67.8%	72.0%	70.3%	70.8%	71.5%	68.8%	69.3%
65-74	76.6%	77.8%	75.2%	70.9%	71.9%	72.9%	71.6%	74.2%	75.1%	71.3%	73.0%	74.0%
75-84	77.1%	77.1%	75.7%	75.7%	69.9%	70.0%	76.4%	71.8%	71.9%	76.0%	70.9%	71.0%
85+	76.4%	75.7%	74.2%	71.4%	73.0%	72.8%	71.9%	74.4%	74.2%	71.6%	73.7%	73.5%
Total	60.5%	61.7%	59.8%	60.2%	59.9%	61.3%	61.5%	64.5%	65.8%	60.9%	62.2%	63.6%

Appendix B. Methodological Example

Here is a concrete example of projecting the headship rates among 25- to 34-year-old whites in 2020 for the Mountain division. The steps are given below and outlined in table below.

Step 1: Calculate the 2014 "Census" starting point for the analysis on headship rates. We must adjust the 2014 ACS for the 2010 Census-ACS differential.

$$Adjustment\ 1 = (c2010_{15-24} - A2010_{15-24}) = 17.6\% - 15.8\% = 1.8\%$$
$$2014\ "Census" = A2014_{19-28} + (c2010_{15-24} - A2010_{15-24}) = 29.0\% + 1.8\% = 30.8\%$$

Step 2: Calculate transition rate between 2014 and 2020.

17 percent of the 15- to 24-year-olds were heads of households in 2000; 49 percent of this cohort, who were then 25- to 34-year-olds, were heads of households in 2010. Thus, 32 percent of this population transitioned to head of household status. That is:

$$Dif1 = c2010_{25-34} - c2000_{15-24} = 32.0\%$$

The 1990–2000 transition rate for 15- to 24-year-olds was 32.5 percent, making the average of the 1990–2000 and 2000–10 transition rates 32.2 percent. That is:

$$Dif2 = (c2010_{25-34} - c2000_{15-24} + c2000_{25-34} - c1990_{15-24})/2 = 32.2\%$$

The transition rate from 2014 to 2020 is six-tenths of 32.2 percent, or 19.3 percent, for the slow case. The 2020 slow case forecast would be:

$$f_{slow}2020_{25-34} = 29.0\% + 1.8\% + \frac{6}{10} * 32.2\% = 50\%$$

The fast scenario in 2020 would be:

$$f_{fast}2020_{25-34} = 29\% + 1.8\% + \frac{6}{10} * 32.5\% = 50.2\%$$

Sample Calculation: White Headship Rates for the Mountain Division

	Decennial Census			Age	ACS	
Age	**1990**	**2000**	**2010**	**in 2010**	**2010**	**2014**
15–24	16.9%	16.7%	17.6%	15–24	15.8%	29.0%
25–34	50.2%	49.3%	48.7%	25–34	47.0%	48.2%
35–44	56.0%	54.5%	54.3%	35–44	52.3%	52.0%
45–54	56.9%	57.4%	56.7%	45–54	55.0%	55.1%
55–64	58.3%	59.2%	59.8%	55–64	59.0%	59.2%
65–74	65.2%	64.3%	64.1%	65–74	62.6%	62.3%
75–84	74.7%	72.2%	71.3%	75–84	65.2%	66.5%
85+	78.9%	76.9%	78.2%	85+	63.2%	61.8%
Total	51.4%	51.0%	52.5%	**Total**	50.0%	51.8%

Procedures

Age	**Dif1** **2010_age - 2000_age - 10**	**Dif3** **2000_age- 1990_age- 10**	**Dif2** **mean(Dif1, Dif3)**	**Transition_min** **minDif1, Dif2)**	**Transition_max** **max(Dif1, Dif2)**	**Adjustment1** **2010Census_age-10 -2010ACS_age-10**	**Adjustment2** **6/10 * Factor_min**
15–24	.	.	.	.	.	.	.
25–34	32.0%	32.5%	32.2%	32.2%	32.5%	1.8%	19.3%
35–44	5.0%	4.2%	4.6%	4.6%	4.6%	1.6%	2.8%
45–54	2.2%	1.4%	1.8%	1.8%	1.8%	2.1%	1.1%
55–64	2.4%	2.3%	2.4%	2.4%	2.4%	1.7%	1.4%
65–74	4.8%	6.0%	5.4%	5.4%	6.0%	0.8%	3.2%
75–84	7.0%	7.0%	7.0%	7.0%	7.0%	1.5%	4.2%
85+	6.0%	2.2%	4.1%	4.1%	4.1%	6.1%	2.5%

Forecasts

Age	**2020 slow**	**2020 fast**	**2030 slow**	**2030 fast**	**2040 slow**	**2040 fast**
15–24	14.2%	15.9%	14.2%	15.9%	14.2%	15.9%
25–34	50.1%	50.2%	46.4%	48.4%	46.4%	48.4%
35–44	52.6%	52.6%	54.7%	54.8%	54.7%	54.8%
45–54	55.1%	55.1%	54.4%	54.4%	54.4%	54.4%
55–64	58.2%	58.2%	57.5%	57.5%	57.5%	57.5%
65–74	63.2%	63.6%	63.6%	64.2%	63.6%	64.2%
75–84	67.9%	67.9%	70.2%	70.6%	70.2%	70.6%
85+	75.1%	75.1%	72.0%	72.0%	72.0%	72.0%
Total	52.6%	52.9%	53.2%	53.8%	53.7%	54.3%

Sources: Decennial Census, American Community Survey and Urban Institute projections.

For the 2030 estimates, we use the 2020 estimates as the starting point, and reapply step 2, assuming the transition rate applies for the full 10-year period. Thus, the slow and fast scenarios for 2030 25- to 34-year-olds are 46.4 and 48.4 percent, respectively. The same thing, the slow and fast scenarios for 2040 25- to 34-year-olds are 46.4 and 48.4 percent, respectively.

This methodology allows us to project what share of individuals will be householders (the headship rate) and what share of householders will be homeowners (the homeownership rate) for each race and age group. We translate the headship rates and homeownership rates into the number of households and the number of homeowners to project net national demand for housing. For the household

projection counts in each [age, race] cohort, we multiply our projections of headship rates by the middle-series 2014 Census population projections for 2020 and 2030. We then apply our homeownership rate projections to our household projections to yield the projected number of homeowners and renters in the fast and slow scenarios. We also compute an the average of our two scenarios by taking the mean of the slow and fast age- and race-specific headship and homeownership rates in 2020 and 2030 and multiplying these rates through by population and householders as in the slow and fast scenarios. Using the average of our two scenarios has no theoretical underpinnings; rather, it enables us, f or expositional convenience, to use a single number when discussing our results. Appendix A shows the fast, slow, and average scenarios for 2020 and 2030.

Notes

1. "Geography of Poverty," USDA Economic Research Service, December 17, 2015, from http://www.ers.usda.gov/topics/rural-economy-population/rural-poverty-well-being/geography-of-poverty.aspx.
2. Housing Assistance Council, Rural Data Portal, accessed July 5, 2016; Inadequate Housing Unit. Inadequate housing units are defined as owner- and renter-occupied housing units having at least one of the following conditions: (1) no complete plumbing facilities, (2) no complete kitchen facilities, (3) 1.01 or more occupants per room, (4) selected monthly resident costs as a percentage of household income greater than 30 percent, and (5) gross rent as a percentage of household income greater than 30 percent.
3. See USDA Economic Research Service, "What is Rural?" (June 07, 2016) at http://www.ers.usda.gov/topics/rural-economy-population/rural-classifications/what-is-rural.aspx for more details about rural area definition.
4. "Geographic Terms and Concepts—Census Divisions and Census Regions," US Census Bureau, February 09, 2015, https://www.census.gov/geo/reference/gtc/gtc_census_divreg.html.
5. Urban Institute analysis of the 2013 USDA rural-urban continuum classifications; also see "Defining Rural Population," US Department of Health and Human Services, Health Resources and Services Administration, November 2015, http://www.hrsa.gov/ruralhealth/aboutus/definition.html.
6. US Census Bureau, Census of Population and Housing (1990, 2000, and 2010).
7. US Census Bureau definition of a household, accessed at "FAQs" (May 12, 2016), https://www.census.gov/topics/income-poverty/income/about/faqs.html.
8. See Goodman, Pendall, and Zhu (2015).
9. A cohort is a group of people born in the same time period.
10. Public use microdata areas (PUMAs) are statistical geographic areas defined for the dissemination of public use microdata sample data. ACS data for 2010 were reported in year-2000 PUMAs. ACS data for 2014 were reported in year-2010 PUMAs, which are defined as (1) nested within states or equivalent entities; (2) containing at least 100,000 people; (3) covering the entirety of the United States, Puerto Rico, Guam, and the US Virgin Islands; (4) built on census tracts and counties; (5) preferably geographically contiguous. We use PUMAs because they are the smallest geographic unit for which we can compute ACS-based age- and race-specific headship and homeownership rates that allow us to identify cohort transitions after 2010.
11. Allocation was performed using the MABLE/Geocorr12 data tool, available at Missouri Census Data Center, http://mcdc.missouri.edu/websas/geocorr12.html.
12. Myers and Lee (2016) shares similarities with this paper. The three main differences are (1) this paper uses ACS data, while Myers and Lee (2016) uses Housing Vacancies and Homeownership data; (2) this paper uses a 10-year age group classification instead of the 5-year segments used in Myers and Lee (2016); and (3) this paper's scenario construction is different.
13. In an exception to this general rule, however, headship and ownership transitions for people over 65 accelerated between 2000 and 2010.
14. Our three cohorts are defined as follows: young baby boomers are born between 1956 and 1965; generation X are born between 1966 and 1975; and young generation X and older millennials are born between 1976 and 1985

References

Goodman, Laurie, Rolf Pendall and Jun Zhu. June 2015. *Headship and Homeownership: What Does the Future Hold?* Washington, DC: Urban Institute.

Myers, Dowell and Hyojung Lee. 2016. "Cohort Momentum and Future Homeownership: The Outlook to 2050." *Cityscape* 18 (1).

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