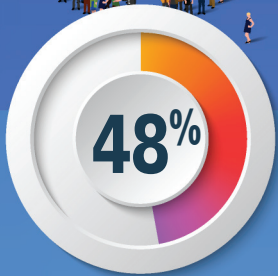


# The vanishing apartment

The affordability crisis is creeping up into middle-income households according to Harvard Joint Center for Housing Studies' 2020 report, America's Rental Housing.



**48%**  
of renter households are considered cost-burdened

WHAT DOES THIS MEAN?

**21 million**

renters pay at least



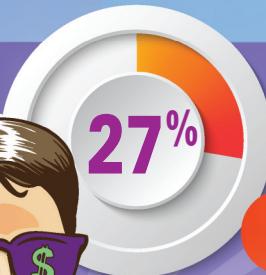
**30%**  
of their income on rent and utilities



**25%**  
of renter households are considered SEVERELY cost-burdened and pay



**HALF**  
of their income on rent and utilities



of renter households earn

**\$75,000**

or more. The supply of high-end units— those renting above \$1,000 per month— surged by 5 million (2012-2017).



**35.6%**

The economy has a certain equilibrium when renters make up about 35.6 percent of households. This percentage is near the 1994 rate, before the start of the housing boom.





6.8%  
LOWEST  
VACANCY  
RATE IN  
35  
years

HIGHEST  
RENTAL HOUSING  
CONSTRUCTION  
RATE IN

30  
years

Developers continue to catch up from low-no apartment construction through the Great Recession. Rental property construction is the highest in three decades. 2019 production is set to exceed the previous year's delivery. The inventory of low-cost units renting for less than \$600 per month dropped from 33 percent of rental stock in 2012 to 25 percent in 2017.

If the private sector builds more units, even market-rate units, it adds supply creating space for everybody.



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374,100 units/2018