

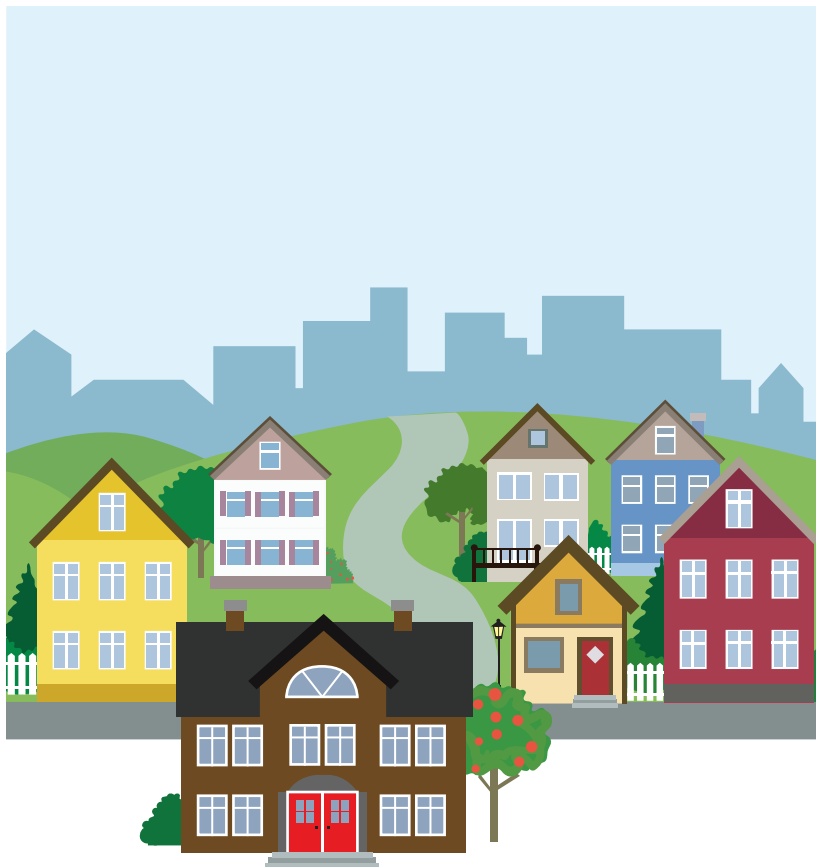
2017

Tennessee Housing Market
at a Glance




Tennessee Housing
Development Agency

Tennessee Housing Market at a Glance 2017



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Tennessee Housing Market at a Glance 2017

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Tennessee Housing Trends

In 2017, the housing markets in Tennessee continued improving. Home prices were in an upward trend in a majority of states, including Tennessee. While, the home price appreciation in Tennessee was moderate compared to some parts of the nation such as Washington, Colorado and Idaho, where there was double digit appreciation, in the Nashville MSA home price appreciation gained momentum and exceeded the house price index for the state and nation. With annual home price appreciation of 7.7 percent in the second quarter of 2017, Tennessee ranked as 16th in the nation among states with its annual price appreciation.

According to a recent Corelogic report¹, Tennessee reached its peak number of foreclosures in January 2011 with nearly 17,000 loans in the foreclosure process. Since then Tennessee foreclosures declined significantly. For example, in December 2016, number of completed foreclosures declined by 26.3 percent from the prior year.

Housing market recovery in different parts of the state varied. In the Nashville MSA, for example, the trend of increases in building permits and construction that started in 2010 continued. In 2016, total building permits issued exceeded the previous peak of 2005. Additionally, the permits issued for large multifamily housing buildings (with five or more units) in the MSA, were nearly eight times the lowest level in 2009. Even though the pace of the construction growth slowed down compared to the recent years in the MSA, it was still strong.

In the Memphis MSA, both the homeownership and rental markets were soft in 2017. In Shelby County, the homeownership rate declined from 58 percent in 2014 to 57 percent in 2015, which was the second lowest homeownership rate in the state behind Davidson County (54 percent).

According to CoreLogic, at the end of the first quarter of 2017, 4.4 percent of Tennessee mortgage holders were underwater², which means their homes were worth less than the balance of their mortgage. When the near underwater borrowers are also included, it raises the percent of Tennessee mortgage holders who may be at a greater risk for foreclosure to 6.4 percent of outstanding mortgages at the end of the first quarter of 2017. A year prior, at the end of the first quarter of 2016, 6.2 percent of Tennessee borrowers were underwater and 3.2 percent were near underwater.

1 United States Residential Foreclosure Crisis: Ten Years Later, March 2017, accessed at <http://www.corelogic.com/research/foreclosure-report/national-foreclosure-report-10-year.pdf>

2 See <http://www.corelogic.com/downloadable-docs/equity-report-q1-2017-20170608.pdf> for full report

Efforts to help struggling homeowners continued both nationwide and in Tennessee. THDA continued to help Tennessee homeowners keep their homes, when they were having difficulties making monthly mortgage payments because of a job loss or long-term medical disability. By the end of 2016, more than 2,000 Tennessee residents became homeowners with the help of THDA's single family mortgage program. In addition to the first mortgages totaling \$258 million, \$10 million was provided as a zero percent second mortgage to the borrowers who needed assistance for downpayment and closing costs. Keep My Tennessee Home Program made mortgage payments on behalf of nearly 2,500 homeowners³ who were having difficulties making monthly mortgage payments because of a job loss or long-term medical disability. The Low Income Housing Tax Credit (LIHTC) Program allocated more than \$250 million in tax credit to the developers who will be constructing or rehabilitating 4,482 housing units.

These and other THDA-related activities not only helped Tennesseans of low and moderate income but also created additional jobs, incomes and business revenue in the local economies. The total economic impact of THDA-related activities in 2016 was estimated at \$855 million.

³ This is the total number of homeowners assisted with Treasury's Hardest Hit Fund (HHF) Program and Attorney Generals' Long-term Medical Hardship Program.

Housing Types

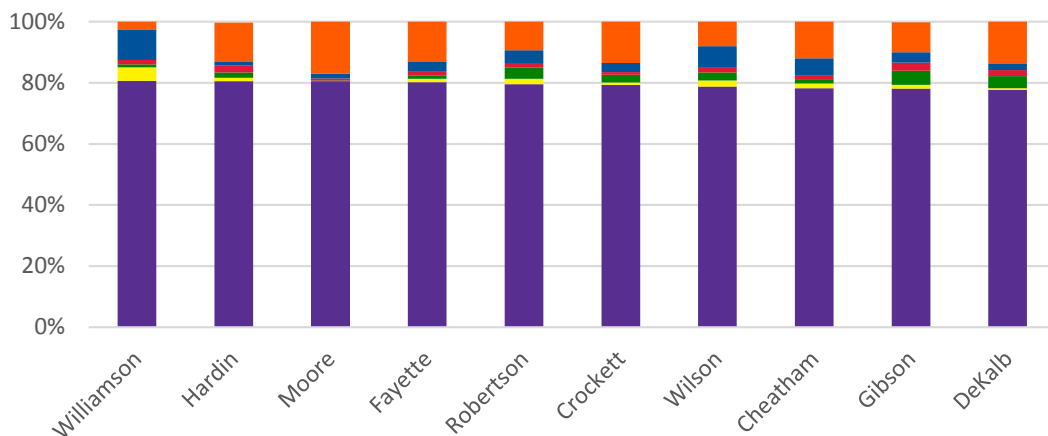
Single family homes are the most common housing units in Tennessee. According to the 2011-2015 American Community Survey (ACS), 69 percent of the housing in Tennessee were 1-unit single family detached homes. When attached dwellings are also added, 1-unit single family housing comprised 72 percent of total housing units in Tennessee. In the nation, 62 percent of total housing units are single family detached, and six percent are 1-unit attached homes.

The housing landscape in Tennessee varies considerably by county. The ratio of single family detached homes compared with total housing units ranged from a low of 53 percent in Davidson County to a high of 81 percent in Williamson County. Meigs, Perry and Cocke Counties also had low ratios of single family detached homes, similar to Davidson County, but the housing stock makeup was completely different in these more rural counties than in Davidson County. Davidson County's balance of housing units consists primarily of housing with three or more units (32 percent of total housing stock). In contrast, Meigs, Perry and Cocke Counties' balance of housing units are predominantly mobile homes: 34 percent of Meigs County, 33 percent of Perry County and 28 percent of Cocke County.

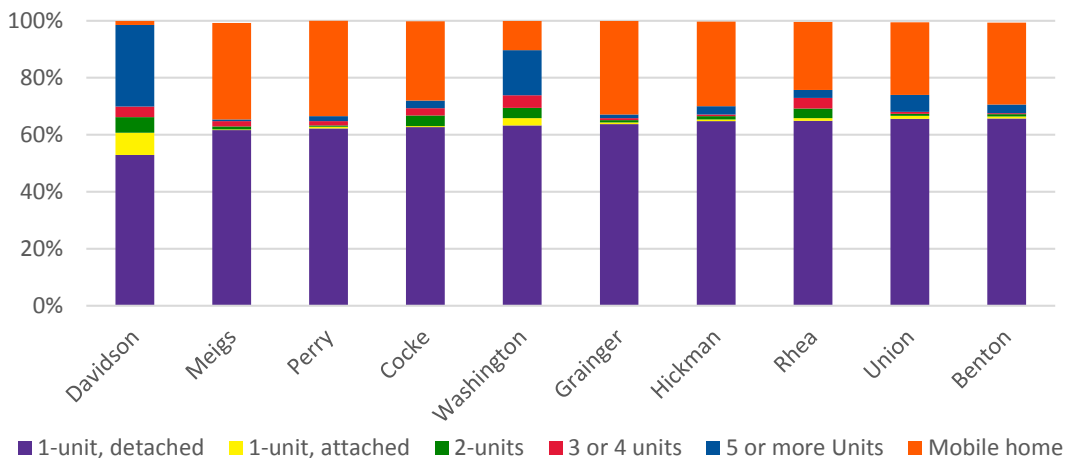
Davidson County ranked number one in the state for the highest percentage of multifamily housing buildings with 20 or more units. Twelve percent of the total housing units are in large multifamily buildings, well above the state average of four percent.

The following chart shows the ratio of various housing types compared to the total housing units in the 10 counties with the highest ratio of 1-unit single family detached homes and in the 10 counties with the lowest ratio of 1-Unit single family detached homes. More county level data for different housing types is available in Appendix A.

Counties with the Highest Ratio of 1-Unit Single Family Detached Homes, 2015



Counties with the Lowest Ratio of 1-Unit Single Family Detached Homes, 2015



Source: American Community Survey (ACS) 2011-2015, U.S. Census Bureau

Age of Housing

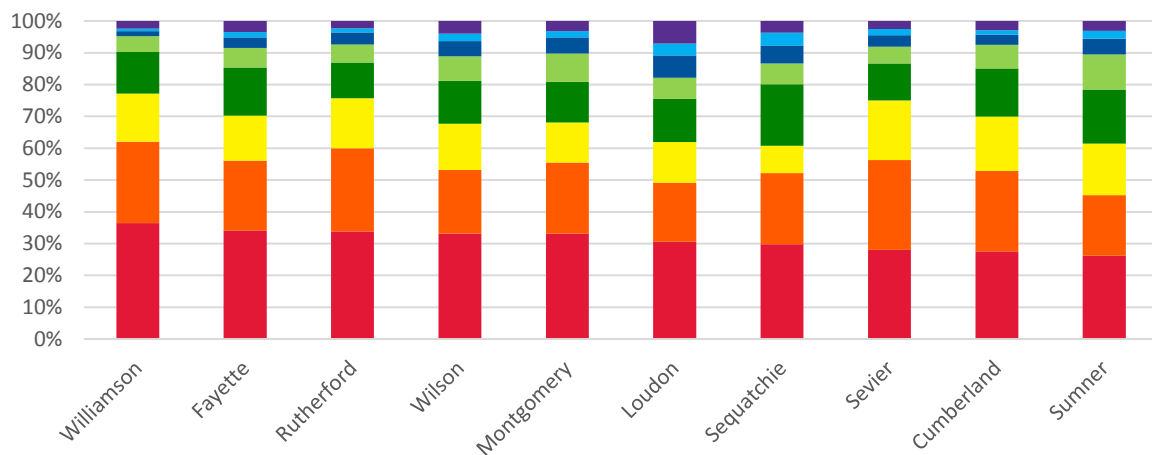
Compared to the nation, in Tennessee, older housing units constitute a relatively smaller percentage of the total housing units. According to 2011-2015 ACS data, six percent of housing units were built before 1940 in Tennessee while, in the nation, more than 13 percent of housing units were built before 1940. Twenty percent of existing housing units in Tennessee have been built since the year 2000. In the nation, 16.5 percent of total housing units built 2000 and later.

The age of housing units varied by counties in the state. Williamson County led the state, with more than 36 percent of total housing units built after 2000, followed by Fayette and Rutherford Counties. Rutherford and Williamson Counties also had the lowest percentage of housing units built before 1940. High economic growth rate and increasing job opportunities in these counties led to more people locating to those counties, which may be contributing factors to the higher rate of newer homes.

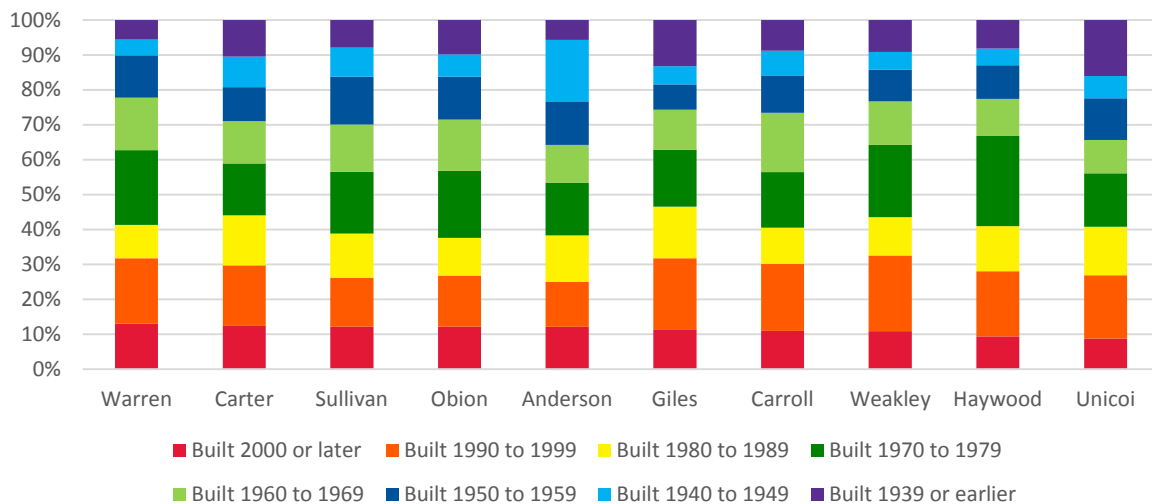
Unicoi and Haywood Counties' nine percent was the lowest percent of total housing units built after 2000 in the state. The percent of housing units built before 1940 was highest in Unicoi County, at 16 percent. Giles and Hancock Counties followed Unicoi County with 13 percent and 11 percent, respectively.

The following charts show the ratio of housing units built by decade compared to the total housing units in the 10 counties with the highest ratio of housing built in the 2000s and in the 10 counties with the lowest ratio of housing built in 2000s. More county level data is available in Appendix B.

Counties with the Highest Ratio of Housing Built 2000 and After, 2015



Counties with the Lowest Ratio of Housing Built 2000 and After, 2015



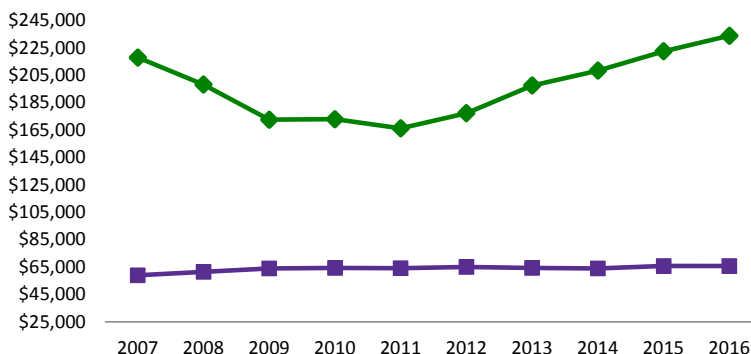
Source: American Community Survey (ACS) 2011-2015, U.S. Census Bureau

Home Prices

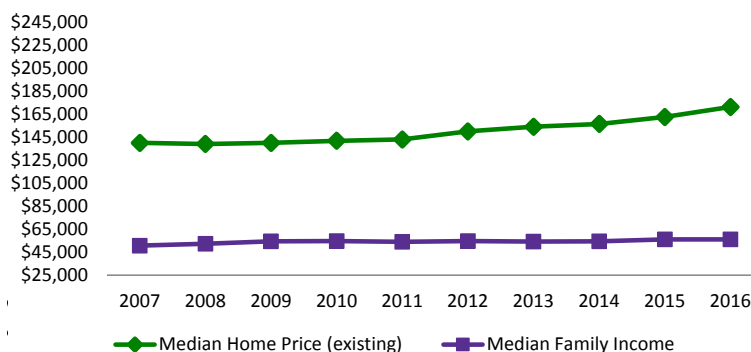
Median Home Prices (Existing) vs. Median Income

In 2016, median existing home prices⁴ in Tennessee increased by 5.4 percent compared to 2015. In the same period, the median family income of Tennesseans, \$56,100, did not change. In the nation, the median existing home prices increased by 5.1 percent compared to 2015, while the median family income slightly declined. Both in the nation and in Tennessee, the family income did not keep up with the home price appreciation.

Median Home Price versus Median Family Income, US



Median Home Price versus Median Family Income, TN



Source: U.S. median (existing) home prices – National Association of Realtors®. Median Family Income, Tennessee median (existing) home prices – THDA tabulations of data obtained from the Property Assessment Division, Comptroller's Office. Median Family Income (U.S. and Tennessee) – U.S. Department of Housing and Urban Development (HUD)

⁴ In this analysis, both home prices and median income are in current dollars. They are not inflation adjusted.

Home Prices

2016 Single-Family Median Home Prices (New and Existing) in Tennessee Counties

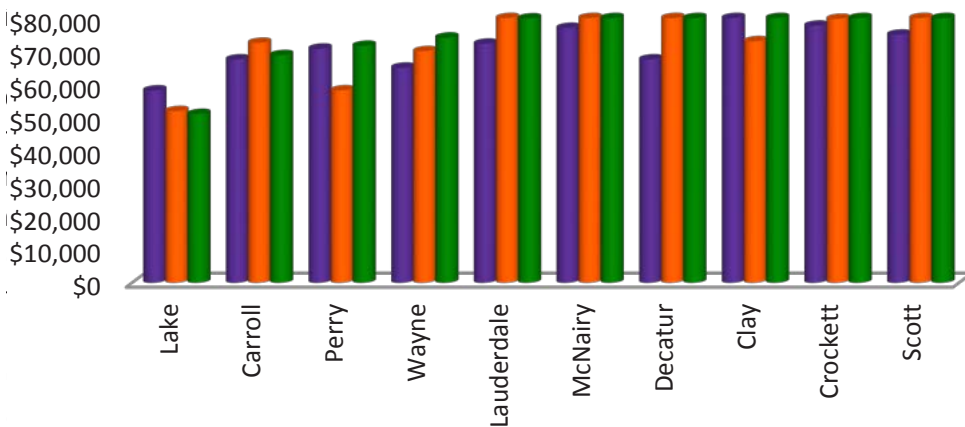
The median price of all homes (new and existing) in Tennessee was \$185,000 in 2016. In 16 mostly rural counties, median home sale prices declined from 2015. In six of those counties, the decline in the median home prices was less than five percent. Meigs County experienced the largest annual home price depreciation, with 15 percent, followed by Marion and Bledsoe Counties, with 13 percent and nine percent depreciation, respectively.

The largest percentage increase in median price was in Henderson County where the median price of all homes increased from \$89,000 in 2015 to \$110,000 in 2016 (nearly 24 percent annual price appreciation), followed by Perry and Smith Counties, with 23 percent and 22 percent annual median sales price appreciation, respectively. In a majority of counties, 2016 median sales price was the county's highest median price in the past 10 years. Also the state's \$185,000 median price was the highest in the history of THDA's tabulations of sales price⁵ and volume data (since 1995).

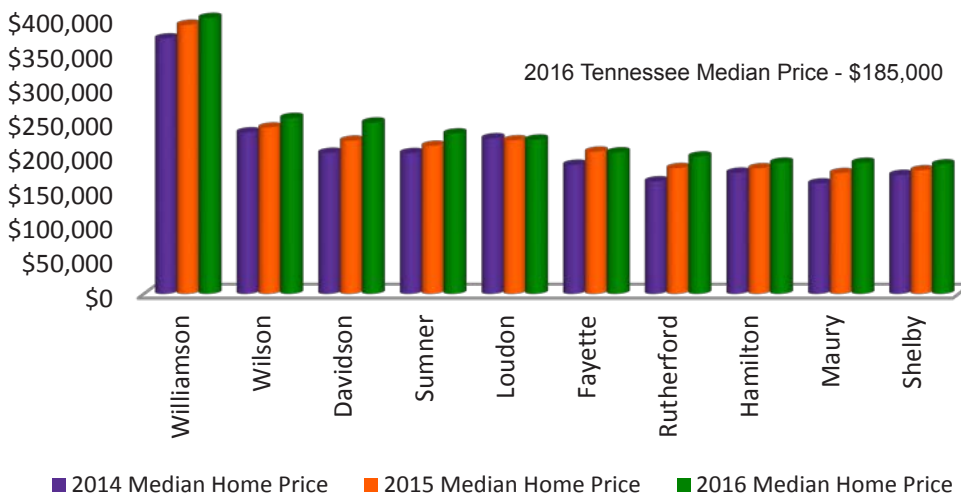
At \$419,000, Williamson County had the highest median price in the state, which was seven percent higher compared to 2015. Even though Henderson County had the highest price appreciation among Tennessee counties in 2016, the county ranked 64th among the counties based on median sales prices in 2016. Median price for all homes in Stewart County did not change from 2015.

⁵ Inflation adjusted, in 2016 real dollars.

Lowest Median Home Price Counties - 2016 (2014-2016)



Highest Median Home Price Counties - 2016 (2014-2016)



Source: THDA tabulations of home sales based on data obtained from the Property Assessment Division, Comptroller's Office, State of Tennessee. To find median home sales volume and prices for other counties, MSAs and previous years, go to: <https://thda.org/research-planning/home-sales-price-by-county>

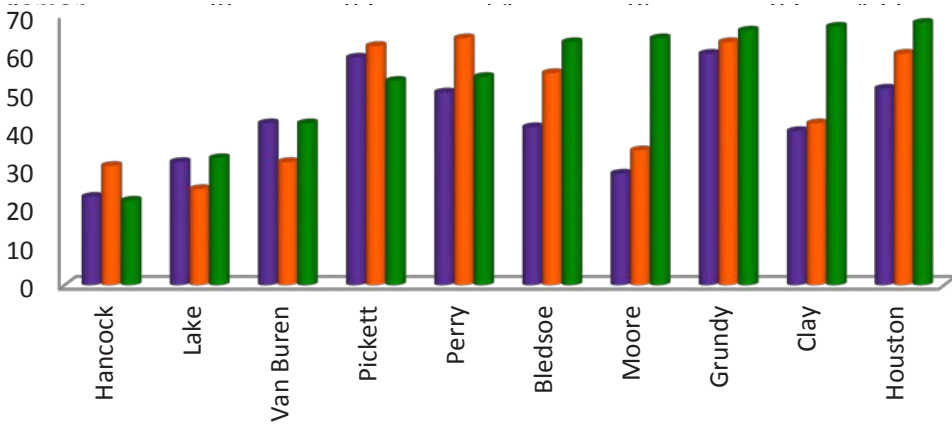
Home Sales

2016 Single-Family Home Sales in Tennessee Counties

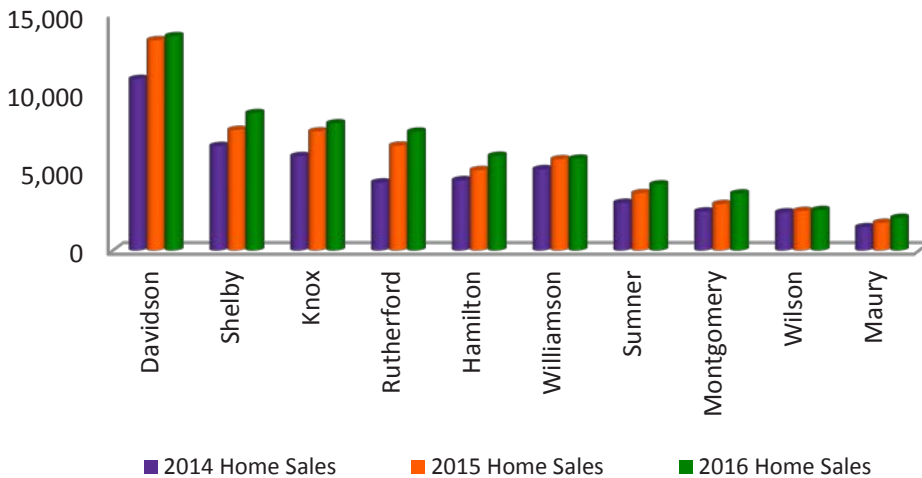
In 2016, single-family home sales in Tennessee increased by 10 percent compared to 2015. Including both new and existing homes, 96,876 homes were sold in 2016. In 2005 and 2006, during the housing boom, home sales in Tennessee exceeded 100,000. Therefore, the current sales volume did not surpass that high level, but still it is the highest in the last 10 years. In 14 counties across the state, home sales declined from the previous year. The county with the largest percentage year-over-year decline in home sales was Unicoi County, in which the home sales declined from 266 in 2015 to 161 in 2016, a 39 percent annual decline.

Hancock County, with 22 sales, had the fewest homes sold in 2016, and home sales in the county declined by 29 percent compared to the year prior (from 31 homes sold in 2015). Davidson County had the most homes sold in the state, with 13,599 homes sold during 2016, a two percent increase from the previous year.

Counties with the Fewest Single Family Homes Sold - 2016 (2014-2016)



Counties with the Most Single Family Homes Sold - 2016 (2014-2016)



Source: THDA tabulations of home sales based on data obtained from the Property Assessment Division, Comptroller's Office, State of Tennessee. To find median home sales volume and prices for other counties, MSAs and previous years, go to: <http://thda.org/research-planning/home-sales-price-by-county>

House Price Index (HPI)

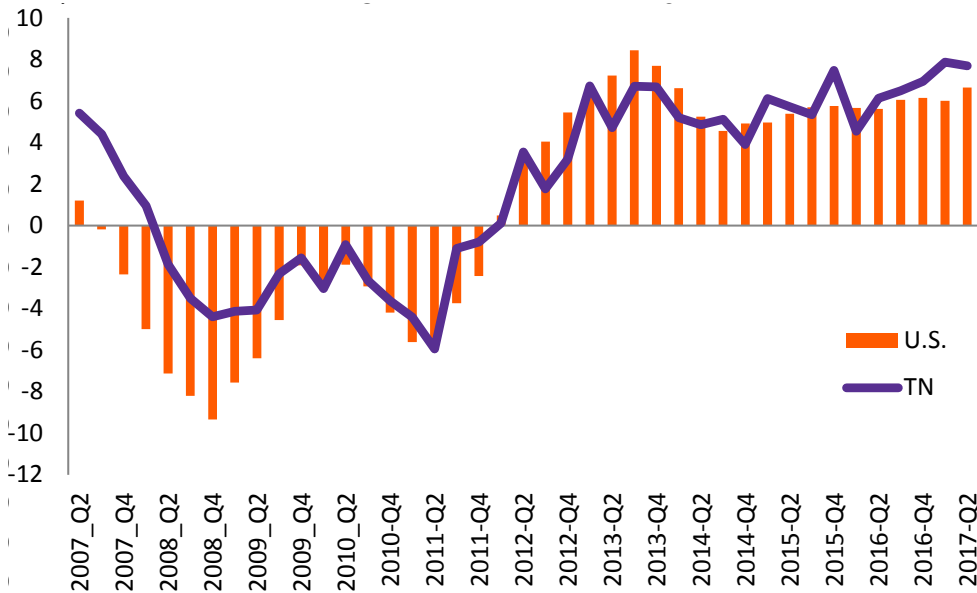
Tennessee vs. U.S.

The House Price Index (HPI) is a measure of single-family home prices. The index can show average price change in repeat sales on the same properties for various geographic levels and captures roughly 85 percent of all U.S. sales (limited to homes with sales whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975). The House Price Index is updated quarterly. The “Four-Quarter Percentage Change” is the price change relative to same quarter one year earlier, and “One-Quarter” changes compare typical values throughout a quarter against valuations during a prior quarter. Annual change is used synonymously with four-quarter change, and quarterly change is used for one-quarter change.

In Tennessee, home prices increased by 7.69 percent in the second quarter of 2017 compared to the second quarter of 2016, outpacing the U.S. price increase of 6.64 percent. Home prices in Tennessee and the nation have increased since the first quarter of 2012.

House prices in the second quarter of 2017 appreciated by 1.62 percent in Tennessee and in the U.S. compared to the first quarter of 2017.

Annual Percentage Change In House Price Index, US versus Tennessee, 2007-2017



Source: Federal Housing Finance Agency's seasonally adjusted, purchase-only House Price Index (HPI)

House Price Index (HPI)

Tennessee Compared to the Highest and Lowest Performing States and to Neighbors

The seasonally adjusted purchase-only HPI rose in 48 states and in the District of Columbia during the second quarter of 2017 compared to the previous year, and declined only in Alaska and West Virginia. In the second quarter of 2017, Washington had the highest annual home price appreciation in the nation. In addition to house prices that were higher than a year ago in almost all states, the house price appreciation accelerated in some states. For example, Washington's annual price appreciation went from 10.35 percent in the second quarter of 2016 to 12.40 percent in the second quarter of 2017 (the highest).

Annual home price appreciation of 7.69 percent in Tennessee was quite substantial. Home prices in Tennessee appreciated compared to both the same quarter last year and the previous quarter in 2017. Based on second quarter 2017 figures, Tennessee ranked as 16th in the nation among the states in annual price appreciation. Among the neighboring states, North Carolina had the highest annual price appreciation with 8.49 percent in the second quarter of 2017.

Annual and Quarterly Percentage Changes in Home Prices

State	National Rank*	Annual Percentage Change (2016 Q2-2017 Q2)	Quarterly Percentage Change (2017 Q1-2017 Q2)
States with the highest annual price increase			
Washington	1	12.40%	3.74%
Colorado	2	10.41%	1.90%
Idaho	3	10.30%	1.95%
Tennessee and its neighbors			
North Carolina	7	8.49%	2.77%
Georgia	15	7.71%	2.31%
Tennessee	16	7.69%	1.62%
Kentucky	19	6.50%	1.25%
Missouri	24	6.08%	1.89%
Virginia	32	4.46%	1.32%
Alabama	35	4.33%	0.63%
Arkansas	36	4.21%	0.72%
Mississippi	41	3.66%	0.29%
States with the highest annual price decrease			
Maine	49	0.94%	0.26%
Connecticut	50	-0.33%	-1.05%
Vermont	51	-1.22%	-0.77%
U.S. Average	-	6.64	1.62

*Based on annual price change Including the District of Columbia (DC).

Source: Federal Housing Finance Agency (FHFA)'s seasonally adjusted, purchase only House Price Index (HPI)

Home Prices

House Price Index (HPI) – Metropolitan Statistical Areas, Tennessee

In the second quarter of 2017, home prices appreciated in all Tennessee metro areas. The Nashville MSA⁶ had a significant change in the House Price Index compared to the same quarter of the previous year. With 10.3 percent annual price appreciation in the second quarter of 2017, the Nashville MSA ranked as the 28th highest in the nation among 254 MSAs. The MSA with the highest price appreciation in the nation, Mount Vernon-Anacortes, WA MSA, had a 15.1 percent home price increase in the same period.

In Tennessee, the Chattanooga and Memphis MSAs followed the Nashville MSA in house price appreciation with 7.9 percent and 6.7 percent, respectively. The Clarksville MSA's 1.7 percent annual home price appreciation was the lowest in the state among metro areas.

Annual and Quarterly Percentage Changes in Home Prices for Tennessee MSAs

MSAs	National Rank ^a	Annual Percentage Change (2016 Q2-2017 Q2)	Quarterly Percentage Change (2017 Q1-2017 Q2)
Chattanooga	81	7.9%	5.2%
Clarksville*		1.7%	8.0%
Cleveland*		5.0%	10.7%
Jackson*		2.5%	9.9%
Johnson City*		4.7%	9.9%
Kingsport-Bristol	189	3.8%	3.5%
Knoxville	160	5.1%	1.8%
Memphis	115	6.4%	2.9%
Morristown*		4.9%	11.0%
Nashville	28	10.3%	3.2%

* Federal Housing Finance Agency (FHFA) publishes rankings and quarterly, annual, and five-year rates of changes for the MSAs and Metropolitan Divisions that have at least 15,000 transactions over the prior 10 years. For the remaining areas, MSAs and Divisions, one-year rates of change are provided. Estimates use all-transaction HPI, which includes both purchase and refinance mortgages.

^a Rankings based on annual percentage change, for all MSAs containing at least 15,000 transactions over the last 10 years.

Source: Federal Housing Finance Agency (FHFA) all-transactions House Price Index (HPI)

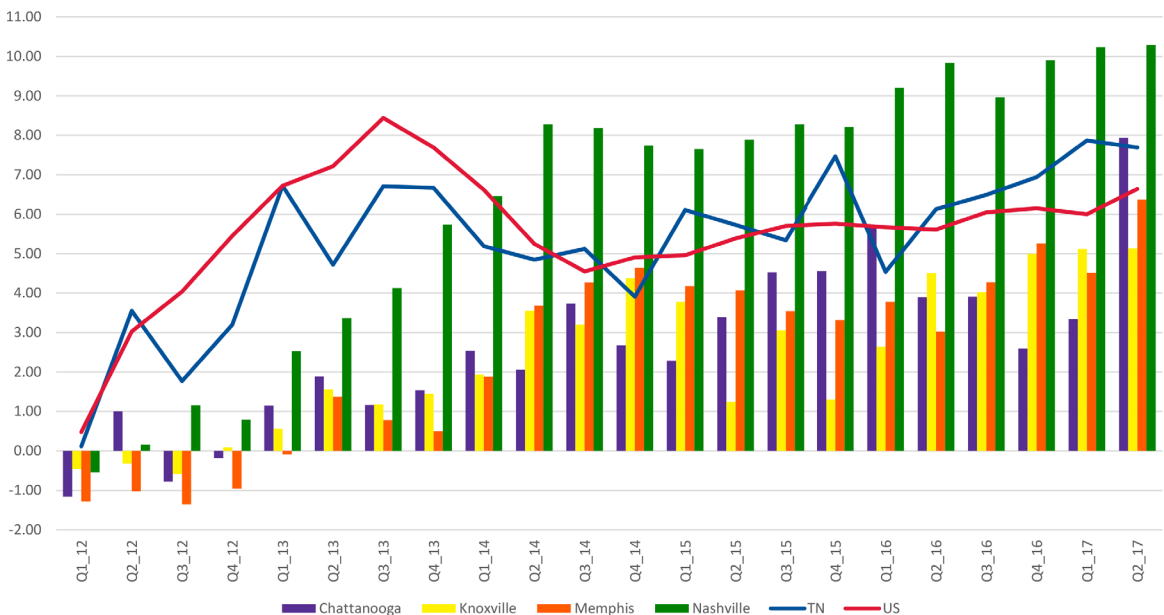
6 Throughout this document, Nashville MSA refers to Nashville/Davidson-Murfreesboro-Franklin MSA

House Price Index (HPI)

Four Big Metropolitan Statistical Areas, Tennessee and Nation

A look at the house price index in four large Tennessee MSAs provides some interesting comparison in terms of price differences among the regions and through the years. During 2012 and the first half of 2013, the housing markets in Tennessee metro areas were slowly recovering from the housing market crash. Then, price appreciation started and gained momentum. Annual house price appreciations were higher in the Nashville MSA than the other MSAs in general, with Nashville's appreciation accelerating at a higher rate than the others. Since the second quarter of 2014, the house price appreciation in the Nashville MSA exceeded the house price appreciation in the state and in the nation. The Nashville MSA annual house price increase of 10.3 percent in the second quarter of 2017 placed Nashville MSA at 28th among MSAs in the nation.

Annual Percentage Change in HPI, Four Big MSAs, Tennessee and Nation, 2012-2017



Source: All Transactions House Price Index, Federal Housing Finance Agency (FHFA), <https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index.aspx>

Negative Equity

When the housing market crashed, many homeowners who were not able to pay their mortgages could not sell their homes because they owed more than the value of their homes, a situation known as negative equity. This led to widespread foreclosures, leading often to additional declines in home values and ruining many borrowers' credit scores. Increasing home prices across the state and the nation in recent years improved homeowners' equity position. According to Equity Report from Corelogic⁷, in the first quarter of 2017, 6.1 percent of all residential properties with a mortgage in the nation were in negative equity, a slight decline from 6.2 percent from the previous quarter. In Tennessee, during the same period, 4.4 percent of all borrowers had negative equity, unchanged from the previous quarter.

Negative equity in Tennessee improved compared to the beginning of the housing market recovery. In June 2010⁸, nearly 17 percent of all residential properties with a mortgage in Tennessee had negative equity. The housing market crash did not impact all parts of Tennessee equally. In June 2010, Shelby County had the highest percentage of residential properties with negative equity, nearly twice the negative equity percentage of the state, while Washington and Williamson Counties had the lowest percentages. Davidson and Rutherford Counties did not stand out one way or another in 2010. In June 2017, mostly rural counties with a small pool of properties with mortgages had the highest negative equity percentages, while many larger urban counties moved to the bottom of the list. For example, Rutherford, Knox, Williamson and Davidson counties were all among the bottom 10 counties with the lowest percentage of properties with negative equity. Negative equity share⁹ declined almost by 12 percentage points in Davidson County and nearly by 15 percentage points in Rutherford and Maury Counties.

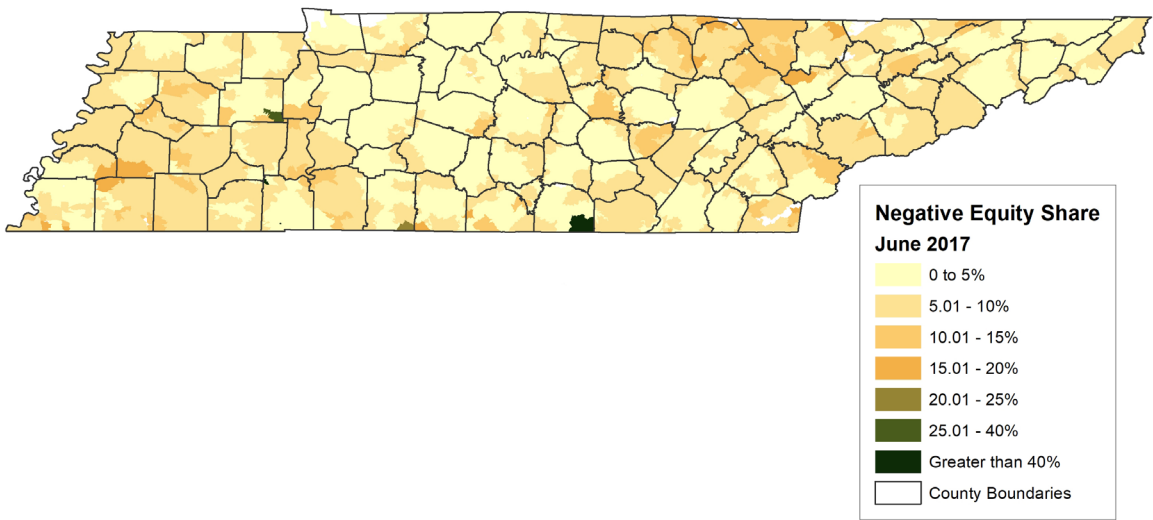
The maps on the following page provide a better visual for the change in negative equity share between 2010 and 2017 in Tennessee.

7 Corelogic, Equity Report, First Quarter 2017, <http://www.corelogic.com/downloadable-docs/equity-report-q1-2017-20170608.pdf>

8 2010 is the earliest year we have access to Corelogic data.

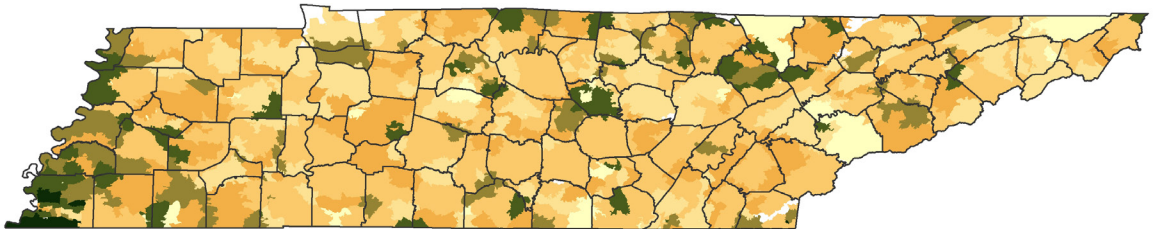
9 The percentage of all residential properties with a mortgage.

Percent of Mortgages in Negative Equity, June 2017



Source: Market Trends, Corelogic

Percent of Mortgages in Negative Equity, June 2010



Affordability

Housing Opportunity Index

The National Association of Home Builders (NAHB) developed the Housing Opportunity Index (HOI), a measure of the share of homes sold in an area in a certain time that would have been affordable to a family earning the area median family income of the area (county), based on standard mortgage underwriting criteria.¹⁰

We calculated a housing opportunity index for Tennessee counties in 2015 and 2016¹¹ similar to the NAHB/Wells Fargo HOI. The index ranges from zero to 100. The higher the index is, the more homes sold in the area are affordable to a family earning the median income. In 2016, the index values ranged from 25 percent in Williamson County to 100 percent in Wayne County.

On average, 76 percent of homes sold in Tennessee would have been affordable to a family earning the median income in 2016, slightly increasing from 75 percent in 2015. Even though the median family income in Williamson County increased from \$66,900 in 2015 to \$68,500 in 2016, the opportunity index in the county declined from 27 percent to 24 percent because of the seven percent annual increase in the median home price.

In 2016, the housing opportunity index declined in 56 counties compared to 2015. The most significant deterioration in housing affordability was in Perry County where the housing opportunity index declined from 97 percent in 2015 to 81 percent in 2016. The most significant improvement in housing affordability compared to 2016 was in Fayette County with a nine percentage point increase in the housing opportunity index.

In some counties, wide fluctuations in the index values were related to the small number of home sales. The highest deterioration in affordability among the counties with 500 or more home sales was in Putnam County where the housing opportunity index declined from 83 percent in 2015 to 70.1 in 2016, a 12 percentage point decline. Fayette County was the county with over 500 home sales in 2016 with the largest improvement in the housing opportunity index. The increasing median family

10 More information about NAHB/Wells Fargo Housing Opportunity Index (HOI) and historical HOI for metropolitan areas can be found at <http://www.nahb.org/en/research/housing-economics/housing-indexes/housing-opportunity-index.aspx>

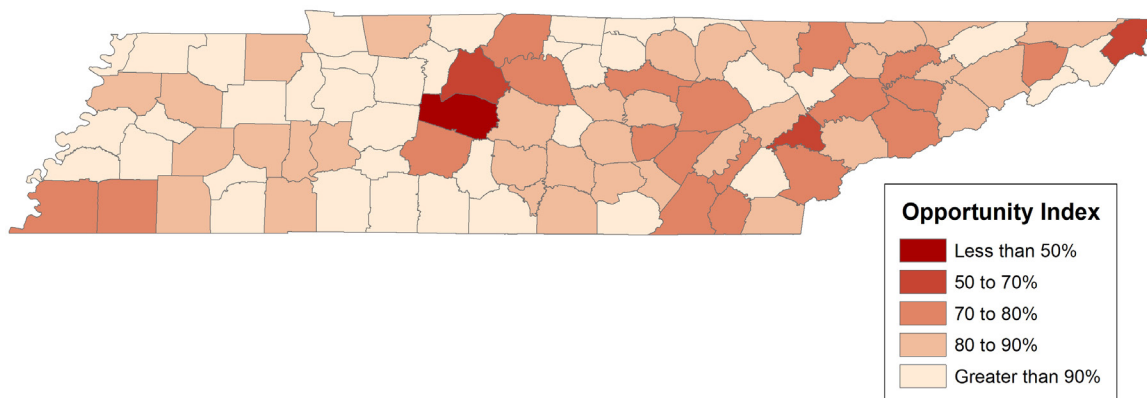
11 We used the sales price and volume data from the Property Assessment Division, Comptroller's Office for the prices of homes purchased during the year. We assumed 10 percent downpayment and average fixed interest rate for a 30-year mortgage as reported by Freddie Mac Primary Mortgage Market Survey http://www.freddie.mac.com/pmms/pmms_archives.html. We added insurance and property tax payments to find monthly principal, interest, tax and insurance (PITI) payments. We compared the monthly PITI for each homes purchased to the monthly area median family income (following NAHB methodology, we assumed that a family paying 28 percent of its income for PITI will not be cost burdened). Median family income is from U.S. Department of Housing and Urban Development (HUD).

income and slightly declining median home price in the county contributed to the improvement in the opportunity index in 2016.

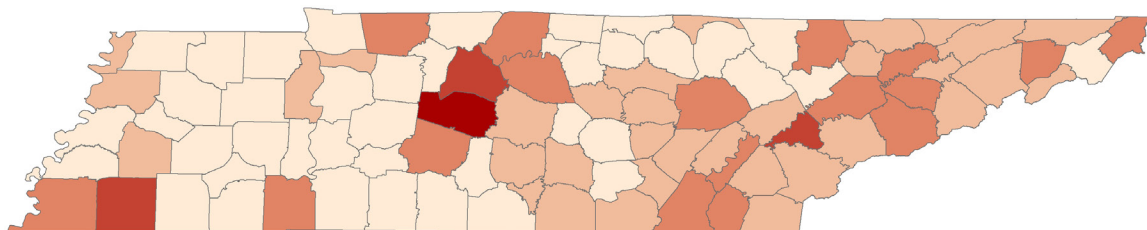
The maps below show the housing opportunity index in Tennessee counties and the change in affordability from 2015 to 2016. The county level housing opportunity index values for 2015 and 2016 can be found in Appendix C.

Percent of Homes Sold in the County that were Affordable to a Family Earning AMI

2016 Housing Opportunity Index



2015 Housing Opportunity Index



Source: Tennessee home prices – THDA tabulations of data obtained from the Property Assessment Division, Comptroller's Office. Median Family Income – U.S. Department of Housing and Urban Development (HUD)

Affordability

Housing Cost Burden

According to the U.S. Department of Housing and Urban Development (HUD), households that spend more than 30 percent of their income on housing are considered to be cost burdened. In Tennessee, 36 percent of all households (renters and homeowners with a mortgage) were cost burdened (2011-2015, ACS). In the nation, 40 percent of all households were cost burdened.¹²

Statewide, more renter households were cost burdened than owner households, with 45 percent compared to 29 percent. In the nation, 32 percent of homeowners and 48 percent of renter households were cost burdened. Similarly, in a majority of Tennessee counties, more renters than homeowners were cost burdened. In 13 counties, the percent of cost burdened homeowners was higher than the percent of cost burdened renter households. Especially in Cannon, Grundy, Moore and Wayne Counties, the percent of cost burdened homeowners was more than five percentage points higher than the percent of cost burdened renters.

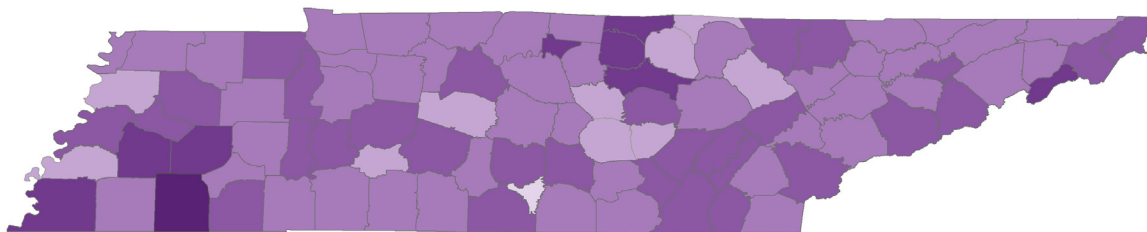
Among the counties, the cost burden for all households varied from 20 percent in Moore County to 46 percent in Hardeman County. Madison County had the highest renter cost burden rate with 54 percent, followed by Hardeman and Shelby Counties, 53 percent and 52 percent, respectively. Moore County, with 16 percent, had the lowest renter cost burden rate in the state.

The county with the highest rate of homeowners who were cost burdened is Jackson County, 43 percent. Moore County had the lowest percent of owner households who are cost burdened, 22 percent.

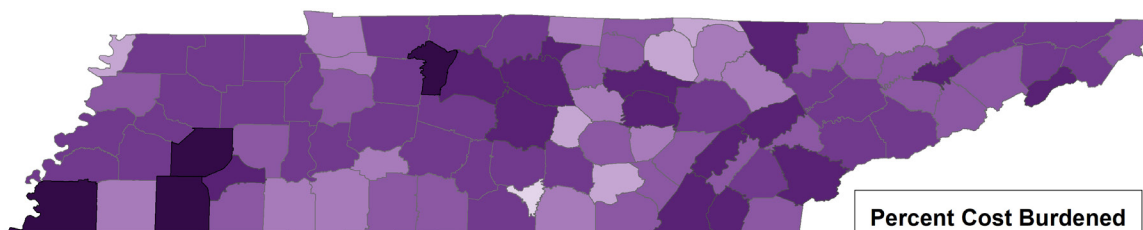
The maps on the following page show the housing cost burden for renters, homeowners and all households. The percentages of renter and homeowner households that are cost burdened by county can be found in Appendix D.

¹² To calculate the cost burdened homeowners and all households, we used only the homeowners with a mortgage. The inclusion of homeowners with and without mortgage underestimates the cost burden for the owners because there will be less cost burdened homeowners if they are without a mortgage. For example, if we include the homeowners who do not have a mortgage payment, the percentage of cost burdened homeowners in the state declines from 36 percent to 30 percent. However, homeowners who own their homes for a long time and do not have mortgage payment could still be cost burdened because of the increases in the property taxes and insurance. In Tennessee, 11 percent of homeowners without a mortgage were cost burdened, while 29 percent of homeowners with a mortgage are cost burdened.

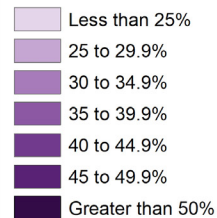
Percent of All Household (Homeowners and Renters) that are Cost Burdened



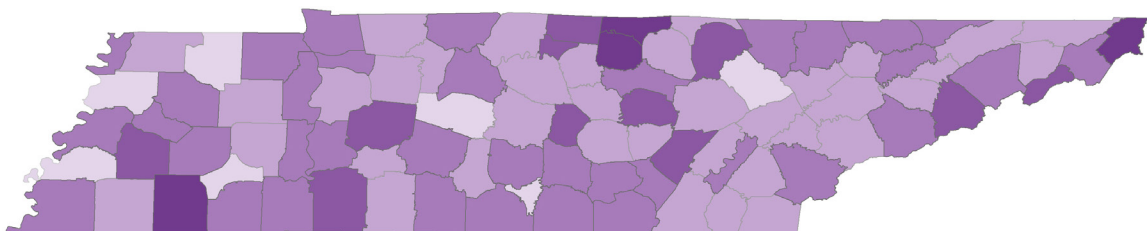
Percent of Renter Households that are Cost Burdened



Percent Cost Burdened



Percent of Owner Households that are Cost Burdened



Source: American Community Survey (ACS) 2011-2015, U.S. Census Bureau

Affordability

Housing Cost Burden, Severity

As mentioned earlier, housing cost burden is defined as paying more than 30 percent of their income on housing. Severely cost burdened households pay more than half of their income for housing costs, while moderate cost burden is defined as housing cost as 30 to 50 percent of household income.¹³ In 2015, the percent of cost burdened households (both renters and owners paying more than 30 percent of their incomes) declined from 37.5 percent to 36.4 percent statewide. This decline was mostly triggered by a decline in cost burdened homeowners, which declined from 30.7 in 2014 to 29.2 in 2015. In the same period cost burdened renters declined from 45.9 to 45.2.

The following figure shows the percent of moderate and severely cost burdened owner and renter households in Tennessee. Between 2005 and 2010, the percent of moderately cost burdened owner and renter households were closely following each other. After 2010, the difference between the two increased as the moderately cost burdened owner households declined. Severe cost burden was more prevalent among the renter households.

Rural counties such as Lewis, Hancock, Lake, Van Buren and Moore Counties had generally lower percentages of severely cost burdened renters than more populated areas of the state (severely cost burdened renter households were 10 percent or less of the county's renter households). These counties are also among those with the highest homeownership rate. For example, Van Buren County's 86 percent homeownership rate was the highest in the state in 2015. With 32.3 percent Madison County had the highest percent of severely cost burdened renter households in the state.

¹³ See page 33 of "The State of the Nation's Housing, 2017," from Joint Center for Housing Studies at Harvard University at http://www.jchs.harvard.edu/research/state_nations_housing

Severely Cost Burdened Households, Tennessee



Moderately Cost Burdened Households, Tennessee



Source: American Community Survey, 1-Year Estimates, 2005-2016, U.S. Census Bureau.

Affordability

Housing Cost Burden and Income

Worsening housing cost burden could be resulting from the increases in housing costs (either owners or renters) and/or declines in incomes. According to the U.S. Census Bureau's American Community Survey (1-year estimate), in Tennessee, the median renter income was just 52 percent of median owner household income in 2016. Since 2007, median renter income is consistently 50 percent or less of the median owner income.

The following figures compare the median household incomes and housing cost by tenure (owner and renter households).¹⁴ Percent change in incomes and housing costs compared to 2007, shows that, in real terms, rent growth exceeded the renter income growth, and until 2015, median renter income was lower than 2007 level (inflation adjusted in 2016 dollars). Median gross rent, in real dollar terms, increased steadily compared to 2007 while median renter income just recovered in 2015. Increasing cost burdens of renter households is a result of both increases in housing costs and the deterioration in renter incomes.

Even though owner households had higher incomes than renter households, their incomes did not fully recover relative to 2007 until 2016. Interestingly, after 2009, there was a decline in median ownership cost. After the housing market crash, recovery efforts lowered the cost of ownership for some homeowners with lower interest rates and refinance opportunities created through government programs such as Home Affordable Refinance Program (HARP). In 2012, when owner incomes started to recover and median monthly costs continued to decline, the growth rate of median income exceeded the growth rate of homeownership cost.

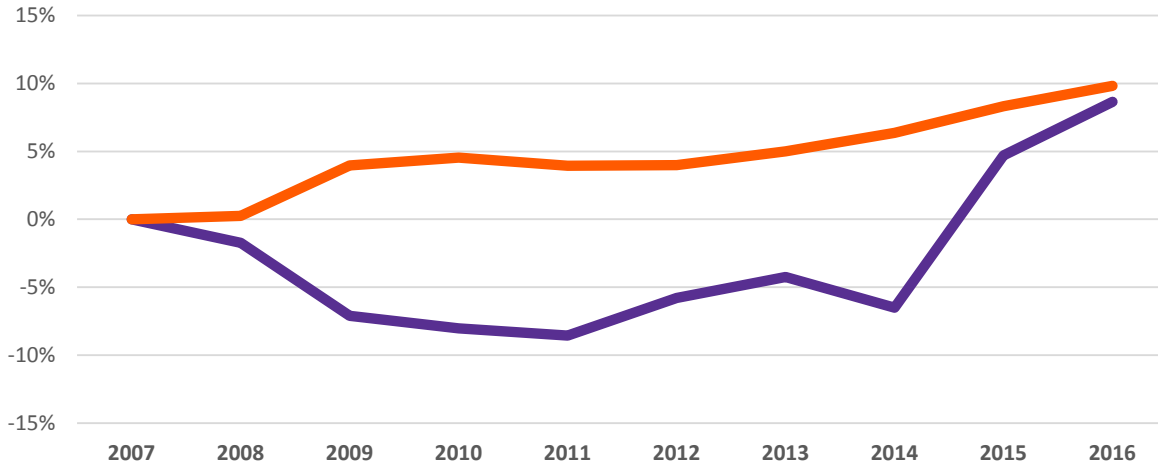
Tennessee homeowners and renters mimic the nation in terms of median incomes and median cost growth compared to 2007. In the US also the growth rate of median cost of homeownership was lower than the median income growth compared to 2007.

¹⁴ The figures are based on the U.S. Census Bureau's American Community Survey (ACS) 1-year estimates of median household income by tenure (renter or homeowner), median monthly cost of owning a home and median gross rent. The dollar figures are in 2016 figures and they represent percent change from their level in 2007 (right before the housing market crash and the year earliest ACS data available for all variables measured). Negative percent change represents that the variable (income, gross rent or owner cost) is less than 2007 level and positive percent change shows that they surpassed their level in 2007.

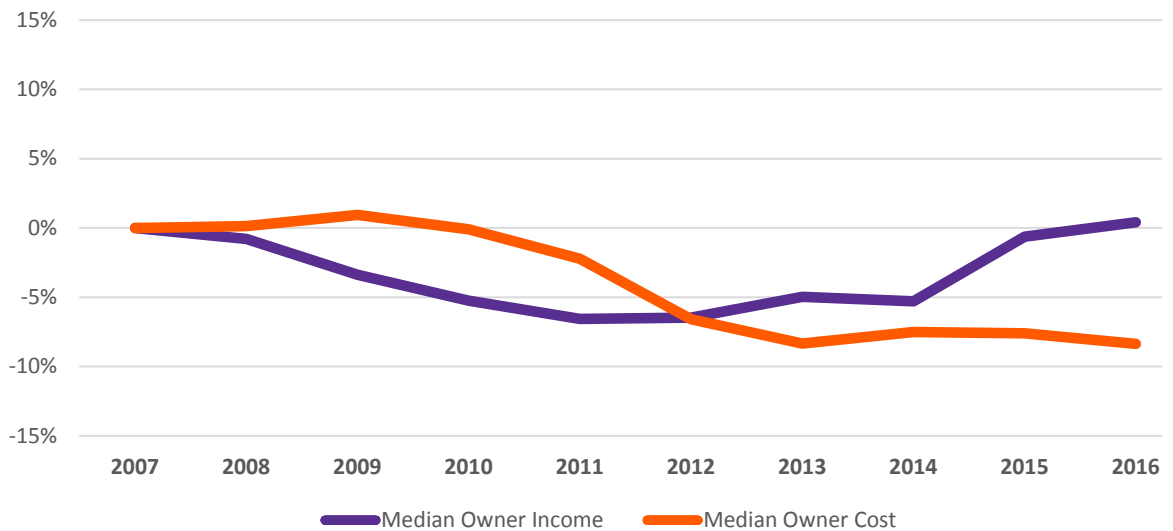
Affordability

Housing Cost Burden and Income, Tennessee

Percent Change in Median Rents and Incomes, Tennessee



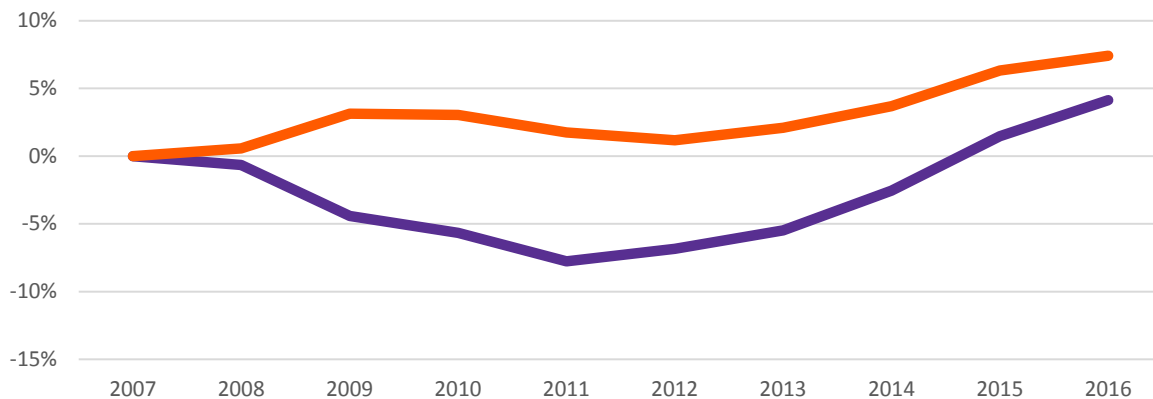
Percent Change in Owner Costs and Incomes, Tennessee



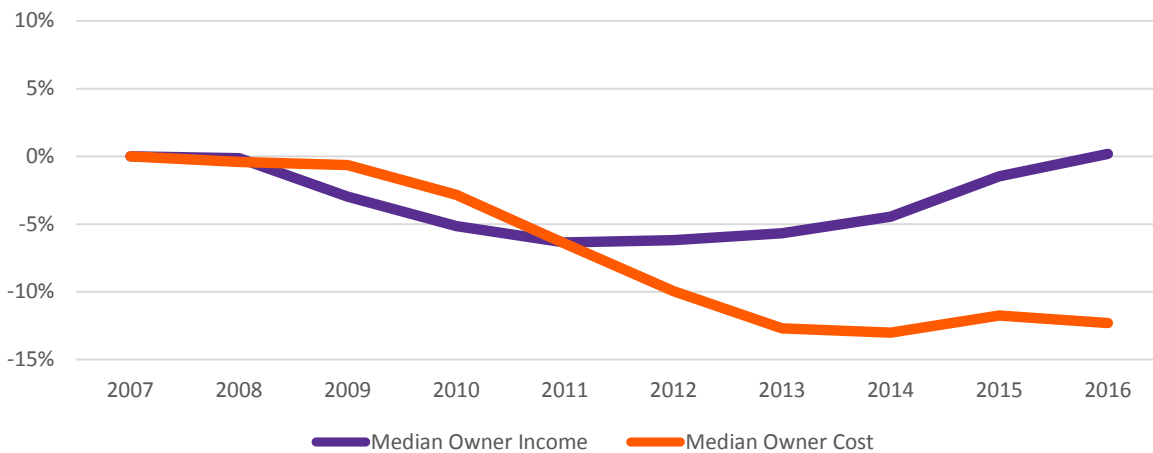
Affordability

Housing Cost Burden and Income, Nation

Percent Change in Median Rents and Incomes, US



Percent Change in Owner Costs and Incomes, US



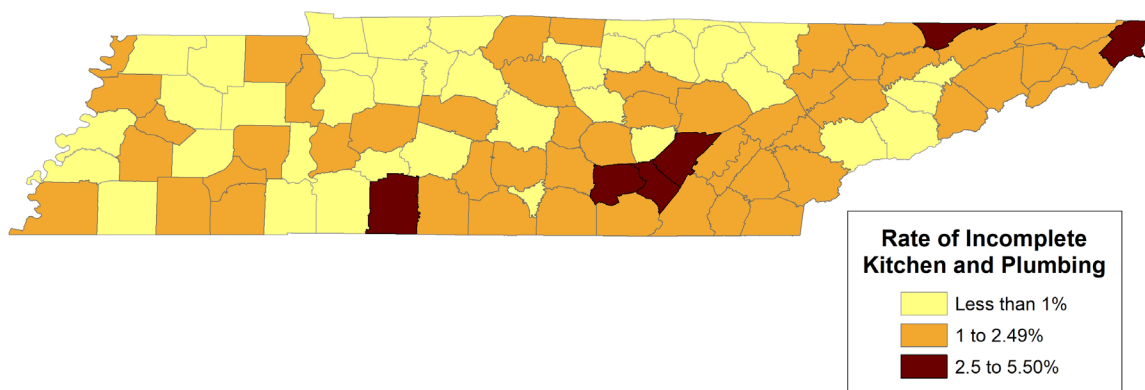
Other Housing Problems

Housing Units Lacking Complete Kitchen and Plumbing

According to 2011-2015 American Community Survey data, 5.4 percent of all housing units in Lawrence County were lacking kitchen and/or plumbing facilities. Sequatchie and Hancock Counties followed with 3.5 and 3.3 percent of housing units, respectively, were without an adequate kitchen and/or plumbing facilities. Even though rural counties had higher percentage of homes without kitchen or plumbing, more populous counties were also affected by this housing problem. For example, 1.7 percent of all housing units in Sumner County in 2015 did not have adequate kitchen or plumbing facilities.

Percentages of housing units lacking complete plumbing and kitchen facilities in Tennessee, by county, can be found in Appendix E.

Housing Units Lacking Complete Plumbing and/or Kitchen Facilities, by County



Source: American Community Survey (ACS) 2011-2015, U.S. Census Bureau

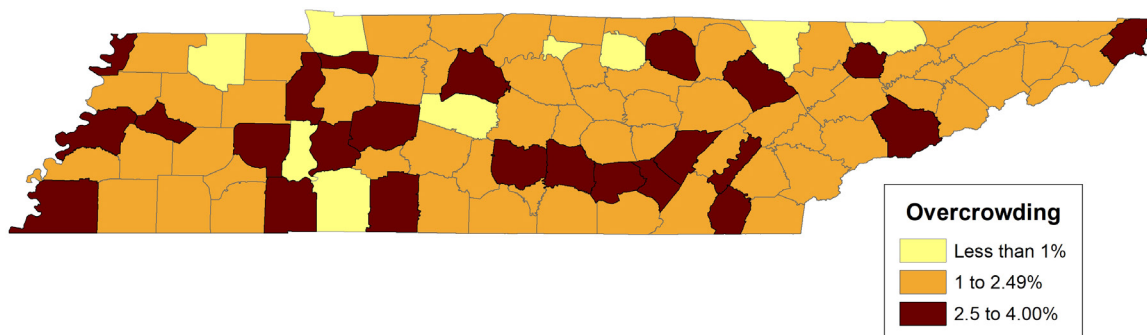
Other Housing Problems

Overcrowding

Housing units with more than one person per room are considered overcrowded. Overcrowding has important implications for the health and education of residents, especially for children with physical and mental illnesses.¹⁵ Approximately two percent of occupied housing units in Tennessee had more than one occupant per room. The percent of overcrowded households varied across the state from a low of 0.4 percent in Trousdale County to a high of four percent in Meigs County.

County percentages of households with more than one occupant per bedroom in Tennessee can be found in Appendix F.

Housing Units with More than One Occupant per Bedroom, by County



Source: American Community Survey (ACS) 2011-2015, U.S. Census Bureau

15 The United Kingdom Office of the Deputy Prime Minister (2004). "The Impact of Overcrowding on Health & Education: A Review of Evidence and Literature." Office of the Deputy Prime Minister Publications. Retrieved from <http://dera.ioe.ac.uk/5073/1/138631.pdf>

Workforce Housing Affordability –2015 and 2016

Housing Affordability for Home Buyers and Renters with Selected Occupations in Tennessee and Metropolitan Statistical Areas (MSAs)

As the previously presented analysis showed, buying a home in some counties in 2016 became less affordable for a family earning the median income of the area compared to 2015. Housing affordability continued to be a challenge for single-wage earner households working at various occupations. Registered nurses, police officers and educators earning the median wage were generally able to purchase or rent a median-priced home without being cost burdened in most MSAs and in the state as a whole in 2015 and 2016. Both in 2015 and 2016, with two MSA exceptions, single-wage earner registered nurses, police officers and educators were able to rent and buy a median priced home.

None of the single wage earners in the selected occupations experienced improvement in their housing cost burdens in 2016 compared to 2015, except the overall median wage earners in the Kingsport-Bristol MSA. An increasing median hourly wage for “All Occupations” and declining rents in the MSA helped them afford to buy or rent a median priced home, in contrast to 2015 when rent was out of reach. Even though the median hourly wage of “All Occupations” in the Nashville MSA increased, their situation worsened because of the increase in rents and home prices. While renting was affordable in 2015, neither renting nor owning a median priced home was affordable to them in 2016.

The wage needed to buy a home without being cost burdened increased in most MSAs and in Tennessee overall. The exceptions were the Morristown MSA, where the wage needed declined and the Cleveland and Kingsport-Bristol MSAs, where there was no change from 2015. The selected service industry occupations, wait staff, cashiers, and retail sales persons, could not afford to buy or rent a median-priced home in any MSA in either 2015 or 2016.

2016

Median Hourly Wage by Occupation 2016

Metropolitan Statistical Areas (MSAs)	Median Home Price	Wage Needed to Buy	2-BDRM Apartment Monthly Rent	Wage Needed to Rent	Education**	Registered Nurse	Police	Wait Person	Cashier	Retail Sales-person	All Occupations
Chattanooga	\$186,000	\$19.43	\$767	\$14.75	\$21.87	\$26.46	\$18.77	\$8.95	\$9.06	\$11.10	\$15.73
Clarksville	\$174,500	\$18.23	\$797	\$15.33	\$24.53	\$27.42	\$20.21	\$8.72	\$8.77	\$10.25	\$14.65
Cleveland	\$153,903	\$16.08	\$765	\$14.71	\$20.06	\$26.08	\$18.40	\$8.89	\$9.55	\$11.81	\$14.28
Jackson	\$125,000	\$13.06	\$738	\$14.19	\$22.00	\$24.93	\$22.08	\$8.82	\$8.79	\$9.93	\$14.82
Johnson City	\$150,000	\$15.67	\$658	\$12.65	\$24.08	\$23.99	\$20.19	\$8.53	\$8.81	\$9.80	\$14.47
Kingsport-Bristol	\$131,250	\$13.71	\$660	\$12.69	\$20.70	\$23.73	\$20.19	\$9.08	\$8.85	\$10.03	\$15.27
Knoxville	\$175,000	\$18.28	\$807	\$15.52	\$21.00	\$26.57	\$20.06	\$8.86	\$9.02	\$10.08	\$15.56
Memphis^	\$185,000	\$19.33	\$827	\$15.90	\$23.02	\$30.30	\$25.29	\$8.72	\$9.13	\$10.52	\$15.87
Morristown	\$136,448	\$14.25	\$629	\$12.10	\$20.05	\$25.43	\$16.26	\$8.83	\$8.85	\$10.14	\$14.21
Nashville	\$239,900	\$25.06	\$925	\$17.79	\$22.04	\$28.94	\$22.15	\$8.78	\$9.23	\$10.87	\$17.13
TENNESSEE	\$185,000	\$19.33	\$779	\$14.98	\$21.54	\$27.69	\$20.76	\$8.78	\$9.05	\$10.56	\$15.77

2015

Median Hourly Wage by Occupation 2015

Metropolitan Statistical Areas (MSAs)	Median Home Price	Wage Needed to Buy	2-BDRM Apartment Monthly Rent	Wage Needed to Rent	Education**	Registered Nurse	Police	Wait Person	Cashier	Retail Sales-person	All Occupations
Chattanooga	\$180,000	\$19.27	\$714	\$13.73	\$21.37	\$26.98	\$18.20	\$8.81	\$8.84	\$9.85	\$14.92
Clarksville	\$168,000	\$17.99	\$781	\$15.02	\$25.18	\$27.76	\$19.62	\$8.62	\$8.77	\$10.06	\$14.62
Cleveland	\$149,900	\$16.05	\$683	\$13.13	\$20.92	\$17.52	\$19.83	\$8.71	\$8.78	\$11.00	\$13.06
Jackson	\$120,000	\$12.85	\$678	\$13.04	\$22.09	\$24.23	\$21.39	\$8.72	\$8.83	\$9.68	\$14.57
Johnson City	\$142,670	\$15.27	\$729	\$14.02	\$21.05	\$16.90	\$19.68	\$8.55	\$8.75	\$10.26	\$14.02
Kingsport-Bristol	\$128,500	\$13.76	\$774	\$14.88	\$20.86	\$24.33	\$18.77	\$8.82	\$8.65	\$9.58	\$14.82
Knoxville	\$169,000	\$18.09	\$658	\$12.65	\$20.69	\$26.08	\$19.09	\$8.72	\$8.89	\$9.63	\$15.05
Memphis^	\$176,500	\$18.90	\$832	\$16.00	\$22.51	\$29.09	\$24.42	\$8.62	\$8.82	\$10.77	\$15.59
Morristown	\$134,000	\$14.35	\$593	\$11.40	\$18.47	\$16.10	\$14.58	\$8.62	\$8.70	\$10.88	\$13.86
Nashville	\$220,000	\$23.55	\$850	\$16.35	\$21.38	\$28.28	\$21.53	\$8.64	\$8.98	\$10.46	\$16.72
TENNESSEE	\$165,900	\$17.76	\$749	\$14.40	\$21.10	\$27.33	\$20.34	\$8.65	\$8.86	\$10.22	\$15.30

*Tennessee represents the whole state, not the balance of the state.

***"Education" represents education, training and library occupations.

^"Licensed Practical and Licensed Vocational Nurses" category is used for "Registered Nurse" category."

	can afford to buy and rent
	can afford to buy, but not rent
	can afford to only rent
	cannot afford to buy or rent

Source: "Median Home Price" is THDA calculations based on data from the Property Assessment Division, Comptroller's Office, State of Tennessee, "2-bedroom Apartment Rent" is Fair Market Rent (FMR) by room size from US Department of Housing and Urban Development (HUD). "Median Hourly Wages" are from Bureau of Labor Statistics (BLS) Occupational Employment Statistics.

Workforce Housing Affordability – 2015 and 2016

Housing Affordability for Waiters in Tennessee

As the previous analysis showed, both renting and owning a home were challenging across the state for a single wage earner restaurant worker (waiter/waitress). Homeownership affordability can also be examined by applying the Housing Opportunity Index (HOI) methodology¹⁶ for a specific occupation. We calculate the percent of actual homes sold during the year that would be affordable for the single wage earner household earning the median hourly wage for a waiter.

There are some stark findings found in this examination. For example, in Williamson County, just four homes, not even one percent of all homes, sold in the county were affordable for a single wage earner waiter. In 2016, only one percent of all homes sold in Davidson and Rutherford Counties were affordable for a single wage earner waiter household. In rural counties such as Lake, Wayne, Carroll, Perry, Lauderdale, McNairy and Clay, more than 50 percent of all homes sold in 2016 were affordable for a single wage earner waiter household.

In a majority of counties, opportunities for purchasing an affordable home declined from 2015 to 2016. The largest deterioration was in Perry County followed by Warren, Morgan and Benton Counties each with a 10 percentage point decline in the Housing Opportunity Index. Even so in each of these counties, 30 percent or more of the homes sold in 2016 were affordable to a waiter.

The maps on the following page show the housing opportunity index for single wage earner waiter households in Tennessee counties and the change in affordability from 2015 to 2016. The county level Housing Opportunity Index values for 2015 and 2016 can be found in Appendix G.

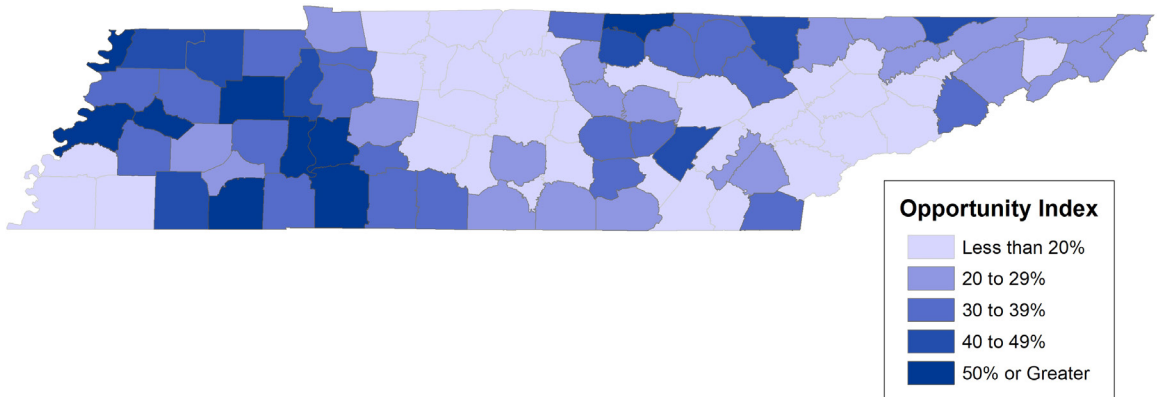
¹⁶ We used the same methodology described earlier (page 22), which is similar to NAHB/Wells Fargo Housing Opportunity Index (HOI). Instead of the median family income, we used the median hourly wages for waiters/waitresses. Occupational wage data from Bureau of Labor Statistics (BLS) is available for the MSAs and for the balance of the state (BOS), which is divided in to four geographic regions. We assumed the median hourly wage was same for all counties located in the MSA or the region. This analysis compares what percent of all homes sold in the county during the year would be “affordable” for single wage earner waiter/waitress household. A list of counties included under each metropolitan and nonmetropolitan area can be found at BLS website: https://www.bls.gov/oes/current/msa_def.htm#4700001.

Workforce Housing Affordability

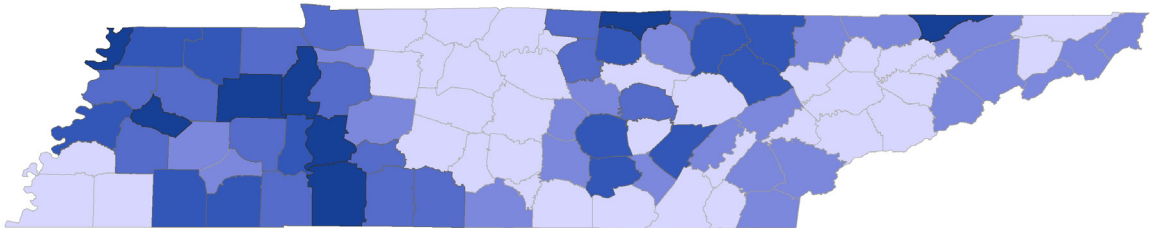
Housing Opportunity Index

Percent of Homes Sold in the County that were Affordable to a Single Wage Earner Waiter with Median Hourly Wage

2016 Housing Opportunity Index, Median Wage Earning Waiter



2015 Housing Opportunity Index, Median Wage Earning Waiter



Source: Tennessee home prices – THDA tabulations of data obtained from the Property Assessment Division, Comptroller's Office. Median hourly wage for waiters – Bureau of Labor Statistics (BLS) <https://www.bls.gov/bls/blswage.htm>

Housing Tenure

Tennessee Homeownership Rates



Source: American Community Survey (ACS) 2011-2015, U.S. Census Bureau

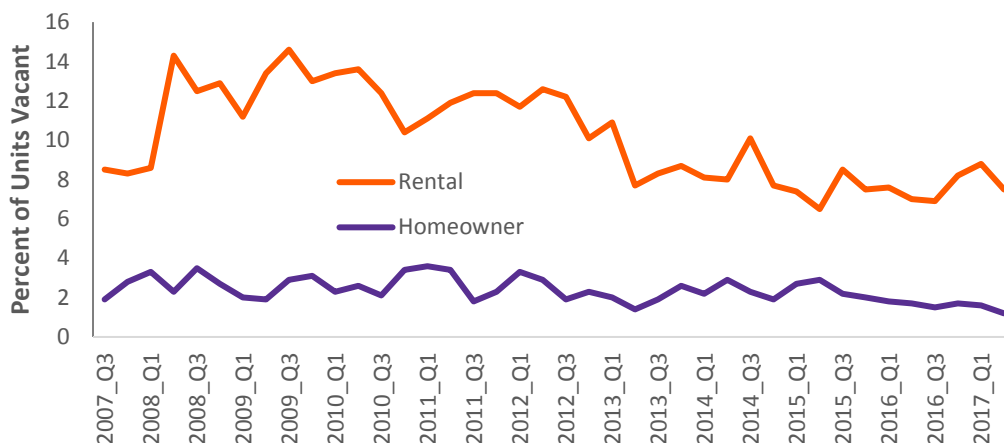
Tennessee's homeownership rate of 67 percent was higher than the national homeownership rate of 64 percent. Homeownership rates in Tennessee ranged from 54 percent in Davidson County to 86 percent in Van Buren County. Eight counties in the state had 80 percent or higher homeownership rates. The four large urban counties (Davidson, Hamilton, Knox, and Shelby) had relatively lower homeownership rates compared to smaller counties and the state average.

Homeownership rates by county can be found in Appendix H.

Vacancy Rates

Homeowner and Rental Vacancy Rates

Quarterly Vacancy Rates, Tennessee



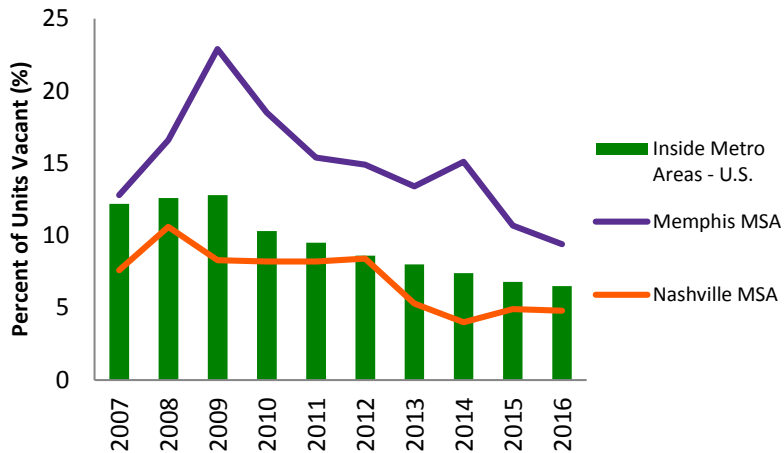
Source: Census Bureau, *Housing Vacancies and Homeownership (CPS/HVS)*, Not Seasonally Adjusted, <http://www.census.gov/housing/hvs/data/rates.html>

Statewide vacancy rates¹⁷ in the second quarter of 2017 were 7.5 percent for rental housing and 1.2 percent for homeowner housing according to the Census Bureau. These vacancy rates were comparable to the national vacancy rates of 7.3 percent for rental housing and 1.5 percent for homeowner housing. The rental vacancy rate of 7.5 percent was slightly higher than the rate of seven percent in in the same quarter of the previous year, while the homeowner vacancy rate was slightly lower compared to the second quarter of 2016.

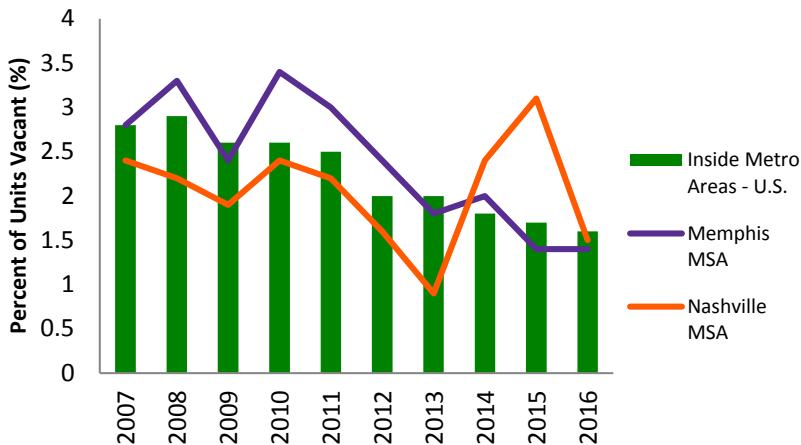
Tennessee's two largest MSAs have quite different patterns with regards to rental and homeowner vacancy. Memphis has consistently higher rental vacancy rates, though they have declined over the last three years. Nashville and Memphis share similarly low homeowner vacancy rates, though Nashville has seen steep declines in recent years to arrive at the current rate.

¹⁷ Not seasonally adjusted (NSA).

Rental Vacancy Rates: Memphis and Nashville MSAs 2007-2016



Homeowner Vacancy Rates: Memphis and Nashville MSAs 2007-2016



Source: Census Bureau, *Housing Vacancies and Homeownership (CPS/HVS)*, Not Seasonally Adjusted (NSA), <https://www.census.gov/housing/hvs/data/ann16ind.html>

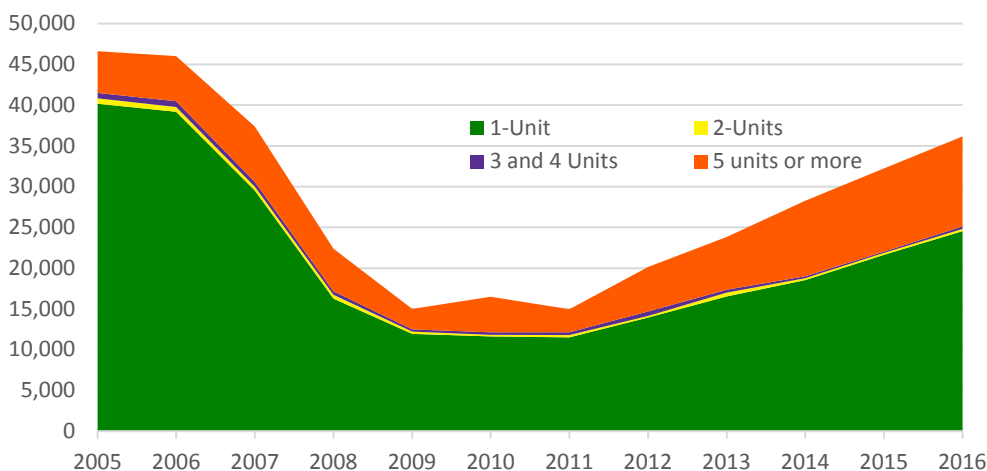
Housing Construction

Building Permits

Privately-owned housing units authorized by building permits in 2016¹⁸ increased by 12 percent in the state, compared to 2015. Even with that increase, the number of building permits issued has not returned to its peak level of 46,615 in 2005. Both 1-unit single family housing permits and the permits for buildings with five or more units (large multifamily) had annual increases, but the increase in single family building permits was more pronounced. Combined with building permits for three to four unit apartments, in 2016, multifamily building permits made up 31 percent of total permits issued. Builders are bringing more inventory to the market to meet the greater demand for both single family and multifamily, however; in recent years this building pace is slowing down compared to the years right after the housing market crash. Building permits are still increasing but at a slower rate.

The following chart shows the building permits issued by the number of units between 2005 and 2016. The data are from the Census Bureau, and are not seasonally adjusted.

Building Permits Tennessee, 2005-2016



Source: Census Bureau, *Building Permits Survey, New Privately Owned Housing Units Authorized, Not Seasonally Adjusted*, <https://www.census.gov/construction/bps/>

18 Not seasonally adjusted, preliminary data, subject to revisions

Housing Construction

Building Permits

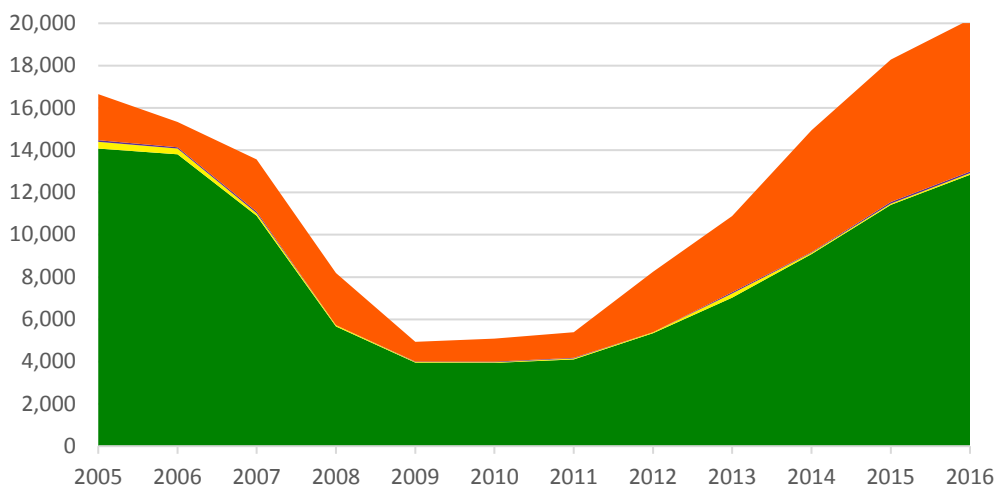
The number of building permits issued over the years and the nature of housing built varied by region. In every MSA, except Cleveland and Johnson City, there was an annual increase in the total number of building permits in 2016. The largest increase was in the Kingsport-Bristol MSA, where the total number of permits issued increased by 41 percent, from 705 to 992.

The two largest metro areas of the state, the Nashville and Memphis MSAs, saw an increased share of multifamily building permits, similar to the state's trend as a whole. In both MSAs, construction activity of multifamily units increased compared to earlier years. In the Nashville MSA, only eight percent of building permits issued in 2006 were for five and more unit buildings, while 90 percent were issued for one-unit single family homes. In 2016, the share of one-unit single family units declined to 64 percent, while permits for five or more unit buildings increased to 36 percent. In the Memphis MSA, these shares were 14 and 84 percent, respectively for permits for five or more unit and one-unit buildings, in 2006. Similarly, the share of five or more unit building permits increased to 30 percent while the share of permits for one-unit buildings declined to 69 percent in 2016.

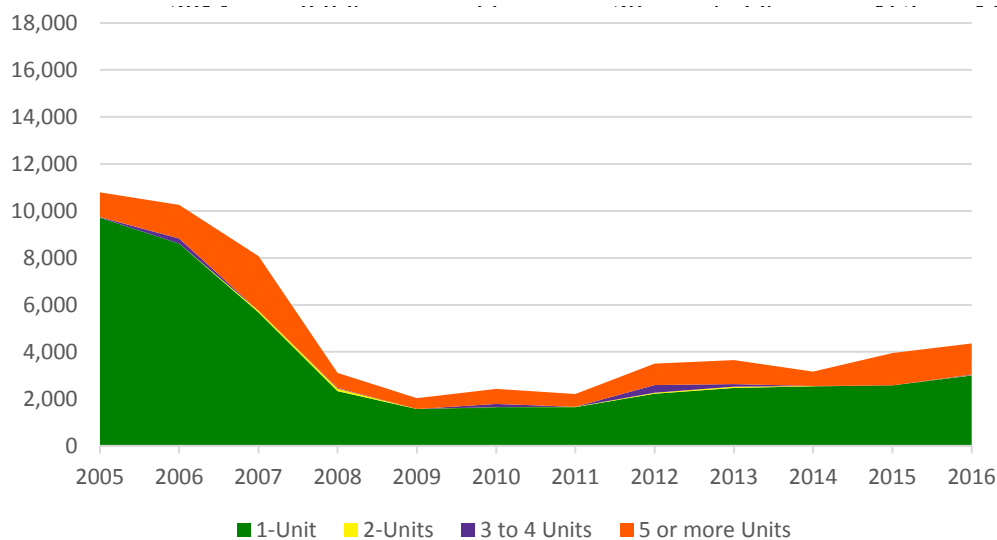
However, building permits in the two MSAs show a different story in terms of volume and recovery. In 2016, total building permits issued increased by 10 percent in the Memphis MSA and by 13 percent in the Nashville MSA. In the Nashville MSA, building permits and construction activity completely recovered after the housing market crash and even passed its 2005 peak level of 16,654. In contrast, the Memphis MSA was not back to the high levels of production in 2005. Building permit issue volume in 2016 was only 40 percent of the 2005 peak permit volume.

The following chart provides the total number of building permits issued by different building types in the Nashville and Memphis MSAs.

Building Permits, Nashville MSA, 2005-2016



Building Permits, Memphis MSA, 2005-2016



Source: Census Bureau, *Housing Vacancies and Homeownership (CPS/HVS)*, Not Seasonally Adjusted (NSA), <https://www.census.gov/housing/hvs/data/ann16ind.html>

THDA Program Summary

Economic Impact

In addition to benefiting individuals and families, these THDA programs create jobs, income, and spending in the local economy. Construction of new homes and rehabilitation of existing ones through THDA-related activities increase employment both in the construction industry and other industries linked to construction. For every dollar spent in the economy through THDA activities, business revenue and personal income increase by more than one dollar of initial direct spending.

The total economic impact described below is the sum of direct THDA spending, indirect business to business transactions in Tennessee's economy and additional employee spending.

The total contribution of THDA-related activities to Tennessee's economy was estimated at \$855 million in 2016.

- Of this total, \$498 million was directly injected into the economy by THDA-related activities
- Every \$100 of THDA-related activities generated an additional \$72 in business revenues

THDA-related activities generated \$274 million in wages and salaries in 2016.

- Every \$100 of personal income produced an additional \$75 of wages and salaries in the local economy

THDA-related activities created 6,013 jobs in 2016.

- Every 100 jobs created by THDA-related activities, primarily in the construction sector, generated 81 additional jobs throughout the local economy

THDA-related activities accounted for \$29 million in state and local taxes in 2016.

THDA Program Summary

2016 Total Dollar Amounts and Households Served

Program	Families/Housing Units	CY 2016 Dollars
Mortgage Products: Great Choice and New Start	2,003 First Mortgages	\$258 million
Great Choice Plus Second Mortgage	1,911 Second Mortgages	\$10 million
Homebuyer Education	1,910 families	\$427,400
Keep My Tennessee Home (KMTH) Program	2,480 families*	\$14.6 million**
Foreclosure Prevention Counseling	819 families	\$416,400
Blight Elimination Program	3	\$57,512
HOME	418	\$14.8 million
Multi-Family Bond Authority	2,222 apartments	\$165.9 million
Low-Income Housing Tax Credit (LIHTC)**	4,482 apartments	\$253.5 million
Section 8 Housing Choice Vouchers	6,921 households	\$31.3 million
Section 8 Project Based Assistance	33,477 households	\$164 million
Community Investment Tax Credit (CITC)***	1,291 families	\$52.2 million
Emergency Solutions Grant Program	--	\$4.2 million
Housing Trust Fund		
Habitat for Tennessee	29 homebuyers	\$1.1 million
Competitive Grants	152 households	\$4.4 million
Emergency Repair	241 elderly or disabled households	\$1.4 million
Housing Modification and RAMPS	120 wheelchair ramps	\$117,502
Low-Income Home Energy Assistance Program (LIHEAP)	96,439 households	\$41.58 million
Weatherization Assistance Program	504 households	\$3.5 million

*The Keep My Tennessee Home Program includes both the Hardest Hit Fund (HHF) and Attorneys General National Mortgage Servicer Settlement, Long-Term Medical Disability Hardship Program. At the end of 2014, all HHF money was allocated, and there were no new HHF allocation in 2015.

**It is the funds disbursed in both HHF and Long-term Medical Hardship Programs during the year not the allocated amount.

***The dollars listed under LIHTC represent the total value of Tax Credits over ten years.

****CITC totals represent the amount of below market loans made that are eligible for CITC.

Appendix A

Housing Types

County	Total units	1-unit, detached	1-unit, attached	2 units	3-4 units	5-9 units	10-19 units	20+ units	Mobile home	Boat, RV, van, etc.
Anderson	34,767	24,769	596	1,035	1,164	977	1,090	1,162	3,974	0
Bedford	18,519	13,717	245	633	147	496	340	239	2,676	26
Benton	8,974	5,897	60	81	29	158	34	79	2,579	57
Bledsoe	5,709	3,912	8	28	87	70	24	22	1,558	0
Blount	55,744	41,382	1,354	770	1,345	1,803	1,155	985	6,911	39
Bradley	42,258	29,438	581	2,383	2,219	1,797	483	897	4,460	0
Campbell	20,256	14,658	68	403	624	550	490	390	3,027	46
Cannon	6,057	4,489	28	112	79	65	31	48	1,205	0
Carroll	13,211	9,912	106	443	138	200	0	89	2,323	0
Carter	27,817	19,260	276	514	976	1,268	437	279	4,778	29
Cheatham	15,797	12,352	239	238	169	284	291	325	1,899	0
Chester	7,008	5,270	29	152	99	94	22	66	1,237	39
Claiborne	15,001	10,313	65	516	218	240	186	99	3,311	53
Clay	4,265	3,128	36	48	13	61	94	5	880	0
Cocke	17,387	10,894	73	638	446	286	101	86	4,824	39
Coffee	23,529	16,739	262	1,178	543	727	367	335	3,348	30
Crockett	6,406	5,080	50	165	51	83	85	25	866	1
Cumberland	28,483	20,466	423	558	1,164	557	230	181	4,815	89
Davidson	290,647	153,886	22,693	15,863	10,647	20,472	28,817	33,956	4,202	111
Decatur	6,845	5,305	29	41	57	31	7	100	1,245	30
DeKalb	9,427	7,319	59	370	186	131	10	65	1,287	0
Dickson	21,030	15,381	339	579	275	938	472	133	2,881	32
Dyer	16,772	12,934	197	651	549	467	391	323	1,253	7
Fayette	16,092	12,909	164	167	244	178	129	168	2,133	0
Fentress	8,928	6,460	81	96	70	149	54	19	1,980	19
Franklin	18,900	14,576	218	822	432	241	113	63	2,377	58
Gibson	22,286	17,416	264	1,038	581	400	119	241	2,184	43
Giles	13,831	10,007	122	343	415	249	194	129	2,372	0
Grainger	10,857	6,915	63	89	81	109	2	29	3,563	6
Greene	32,104	21,878	331	521	619	719	352	145	7,499	40

County	Total units	1-unit, detached	1-unit, attached	2 units	3-4 units	5-9 units	10-19 units	20+ units	Mobile home	Boat, RV, van, etc.
Grundy	6,376	4,387	19	44	66	163	8	67	1,616	6
Hamblen	27,009	19,383	579	1,615	865	1,023	618	382	2,527	17
Hamilton	153,730	106,060	4,594	9,134	4,846	6,578	6,683	9,284	6,498	53
Hancock	3,606	2,586	10	62	92	38	44	16	758	0
Hardeman	10,865	7,720	41	248	223	166	64	14	2,368	21
Hardin	13,975	11,248	162	240	314	136	14	50	1,767	44
Hawkins	26,834	18,023	138	311	553	882	610	370	5,947	0
Haywood	8,371	6,340	202	466	210	246	136	108	657	6
Henderson	12,814	8,678	144	461	214	95	28	84	3,093	17
Henry	17,007	11,792	122	399	137	490	14	58	3,942	53
Hickman	10,281	6,664	58	117	61	172	9	122	3,045	33
Houston	4,173	3,095	3	70	38	3	49	7	905	3
Humphreys	8,888	6,737	136	152	52	141	31	20	1,603	16
Jackson	5,820	3,920	9	60	101	63	44	29	1,591	3
Jefferson	23,592	15,726	166	400	695	625	329	161	5,443	47
Johnson	8,924	6,489	35	140	194	95	144	43	1,784	0
Knox	198,119	130,867	11,100	3,801	6,207	9,615	12,007	14,526	9,885	111
Lake	2,602	1,862	3	125	117	104	35	71	285	0
Lauderdale	11,282	8,020	96	594	421	374	44	53	1,680	0
Lawrence	18,146	13,711	458	356	273	486	141	171	2,550	0
Lewis	5,454	3,926	75	79	191	15	0	0	1,168	0
Lincoln	15,328	11,300	117	310	401	422	83	95	2,573	27
Loudon	22,144	16,815	587	344	480	321	174	683	2,703	37
Macon	9,942	6,746	106	166	106	338	97	144	2,239	0
Madison	42,442	31,564	526	1,835	2,313	2,296	709	831	2,368	0
Marion	13,019	9,497	69	362	114	127	143	165	2,542	0
Marshall	13,233	9,909	152	360	237	307	48	235	1,978	7
Maury	35,768	25,825	1,096	1,484	981	980	1,011	714	3,672	5
McMinn	23,267	16,317	128	667	684	759	107	145	4,444	16
McNairy	11,978	9,181	37	133	143	53	0	121	2,225	85
Meigs	5,652	3,482	14	58	108	34	2	0	1,910	44
Monroe	20,831	14,585	52	233	368	453	199	132	4,787	22
Montgomery	75,280	53,211	1,815	2,537	4,614	4,740	1,909	2,337	4,024	93

County	Total units	1-unit, detached	1-unit, attached	2 units	3-4 units	5-9 units	10-19 units	20+ units	Mobile home	Boat, RV, van, etc.
Moore	2,952	2,370	0	13	20	31	0	14	504	0
Morgan	8,902	5,990	30	72	50	59	24	15	2,658	4
Obion	14,611	10,718	163	462	601	603	158	181	1,706	19
Overton	10,263	7,412	48	171	109	137	142	33	2,196	15
Perry	4,574	2,847	26	23	68	65	10	3	1,532	0
Pickett	3,461	2,328	23	57	20	54	19	32	928	0
Polk	8,271	6,239	0	33	159	58	5	9	1,763	5
Putnam	32,648	21,987	430	1,392	2,034	2,632	1,032	513	2,574	54
Rhea	14,406	9,352	129	495	538	260	129	0	3,436	67
Roane	25,604	17,865	297	896	811	534	221	513	4,458	9
Robertson	26,352	20,949	465	964	410	625	358	115	2,463	3
Rutherford	107,451	75,370	5,017	1,919	3,443	6,950	6,343	4,050	4,335	24
Scott	9,872	6,687	86	151	314	41	23	39	2,531	0
Sequatchie	6,384	4,531	96	43	165	95	25	81	1,341	7
Sevier	56,241	37,618	1,167	1,101	1,420	1,971	1,853	3,576	7,442	93
Shelby	401,715	270,036	15,642	9,902	21,236	35,389	22,519	22,696	4,149	146
Smith	8,585	6,158	49	96	197	296	60	9	1,717	3
Stewart	6,763	4,955	75	132	26	46	55	10	1,463	1
Sullivan	74,004	52,009	1,920	1,509	2,019	3,178	2,548	1,777	8,981	63
Sumner	67,504	50,794	2,380	1,079	1,361	2,004	2,647	2,936	4,283	20
Tipton	23,385	18,034	196	586	802	414	66	159	3,128	0
Trousdale	3,402	2,319	6	62	39	104	56	126	690	0
Unicoi	8,840	6,466	54	81	147	241	114	133	1,604	0
Union	9,061	5,950	91	58	66	284	147	112	2,310	43
Van Buren	2,658	2,047	5	17	21	43	13	2	503	7
Warren	17,825	13,019	93	792	232	932	201	167	2,389	0
Washington	58,443	37,000	1,505	2,074	2,566	4,492	2,334	2,433	6,018	21
Wayne	7,251	5,317	48	46	96	137	11	47	1,549	0
Weakley	15,517	11,147	102	918	582	597	361	81	1,716	13
White	11,572	8,743	140	165	88	133	25	123	2,155	0
Williamson	72,301	58,318	3,193	673	1,017	2,355	2,656	2,227	1,862	0
Wilson	48,065	37,846	972	1,236	870	1,249	922	1,095	3,855	20
Tennessee	2,854,542	1,964,749	86,356	85,056	91,613	132,149	106,731	115,228	270,463	2,197

Appendix B

Year Structure Built

County	Total units	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Anderson	34,767	576	3,644	4,499	4,587	5,259	3,773	4,328	6,108	1,993
Bedford	18,519	504	3,478	3,401	2,556	2,493	2,360	1,920	608	1,199
Benton	8,974	123	1,062	1,991	1,502	1,576	1,176	830	317	397
Bledsoe	5,709	110	1,343	1,590	741	681	404	341	156	343
Blount	55,744	852	11,184	11,616	8,013	8,186	4,985	4,086	3,098	3,724
Bradley	42,258	1,281	7,186	7,333	7,011	7,898	4,903	3,102	1,252	2,292
Campbell	20,256	279	3,583	3,873	3,337	2,961	1,775	1,869	1,102	1,477
Cannon	6,057	146	1,191	1,007	756	954	801	580	145	477
Carroll	13,211	182	1,269	2,532	1,374	2,094	2,251	1,418	932	1,159
Carter	27,817	355	3,101	4,812	3,992	4,134	3,360	2,702	2,442	2,919
Cheatham	15,797	290	3,201	3,775	2,396	2,767	1,710	919	270	469
Chester	7,008	146	1,369	1,535	1,161	1,070	625	602	266	234
Claiborne	15,001	240	2,770	2,781	2,340	2,706	1,325	916	707	1,216
Clay	4,265	113	602	1,014	614	725	499	225	137	336
Cocke	17,387	373	2,332	3,919	2,830	2,696	2,095	1,125	772	1,245
Coffee	23,529	365	3,386	4,547	3,192	3,778	3,370	2,850	1,203	838
Crockett	6,406	29	906	1,318	591	1,007	1,046	619	350	540
Cumberland	28,483	866	6,977	7,201	4,877	4,322	2,097	926	398	819
Davidson	290,647	5,633	45,754	34,628	48,412	47,361	39,595	35,476	14,671	19,117
Decatur	6,845	42	906	1,396	1,062	1,244	1,083	384	363	365
DeKalb	9,427	137	1,490	1,781	1,259	1,902	968	881	368	641
Dickson	21,030	446	3,692	4,698	3,185	4,115	1,790	1,282	567	1,255
Dyer	16,772	149	2,322	2,845	2,323	3,044	2,294	1,727	1,114	954
Fayette	16,092	462	5,029	3,538	2,274	2,434	992	529	267	567
Fentress	8,928	205	1,739	1,529	1,479	1,734	781	610	447	404
Franklin	18,900	430	2,565	3,620	2,852	3,084	2,638	1,311	963	1,437
Gibson	22,286	311	3,199	3,188	2,252	3,964	3,152	2,679	1,441	2,100
Giles	13,831	115	1,458	2,816	2,051	2,243	1,596	998	727	1,827
Grainger	10,857	207	2,120	2,154	1,739	1,821	890	734	412	780
Greene	32,104	474	5,126	6,111	4,669	4,567	4,004	2,974	1,311	2,868

County	Total units	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Grundy	6,376	91	987	1,342	816	1,260	686	383	270	541
Hamblen	27,009	163	3,672	4,165	4,093	5,582	4,350	2,255	1,308	1,421
Hamilton	153,730	3,227	20,634	20,089	20,842	25,906	20,363	17,818	10,161	14,690
Hancock	3,606	71	545	617	448	697	315	291	234	388
Hardeman	10,865	266	1,474	2,203	1,660	1,748	1,311	1,157	327	719
Hardin	13,975	285	2,272	2,852	1,964	2,430	2,050	1,012	466	644
Hawkins	26,834	387	3,908	5,249	4,767	4,940	2,218	1,915	1,214	2,236
Haywood	8,371	113	672	1,562	1,080	2,163	892	808	395	686
Henderson	12,814	110	1,701	3,473	1,807	2,155	1,829	867	430	442
Henry	17,007	247	2,116	3,815	2,316	2,936	1,877	1,459	840	1,401
Hickman	10,281	197	1,835	2,436	1,513	1,586	736	730	542	706
Houston	4,173	62	637	799	479	819	516	364	198	299
Humphreys	8,888	190	1,394	1,509	969	1,783	1,117	1,203	422	301
Jackson	5,820	72	931	1,228	1,063	963	457	397	231	478
Jefferson	23,592	365	4,668	5,424	3,688	3,457	2,037	1,745	707	1,501
Johnson	8,924	96	1,254	1,899	1,287	1,796	763	643	459	727
Knox	198,119	3,908	32,859	33,967	28,693	36,268	22,724	18,332	9,176	12,192
Lake	2,602	8	333	363	258	454	324	333	329	200
Lauderdale	11,282	71	1,434	2,049	1,614	1,999	1,848	956	442	869
Lawrence	18,146	351	2,747	3,600	2,520	3,182	2,193	1,314	904	1,335
Lewis	5,454	146	789	1,353	896	888	405	605	182	190
Lincoln	15,328	414	2,789	2,353	2,115	2,729	1,799	1,069	585	1,475
Loudon	22,144	1,106	5,657	4,114	2,840	3,001	1,463	1,562	823	1,578
Macon	9,942	237	2,041	2,347	1,274	1,592	942	513	343	653
Madison	42,442	618	6,359	8,530	6,328	7,540	4,276	3,760	2,099	2,932
Marion	13,019	252	1,689	2,724	1,891	2,697	1,300	986	583	897
Marshall	13,233	195	2,796	2,558	1,818	1,773	1,306	1,260	588	939
Maury	35,768	701	7,115	8,647	4,242	4,390	3,531	2,768	1,577	2,797
McMinn	23,267	436	2,655	5,034	3,470	4,051	2,491	1,724	1,580	1,826
McNairy	11,978	105	1,687	2,080	1,790	2,511	1,592	974	493	746
Meigs	5,652	116	1,115	1,461	986	1,082	340	217	181	154
Monroe	20,831	315	3,945	4,566	3,128	3,997	1,522	1,343	720	1,295
Montgomery	75,280	4,809	20,095	16,878	9,487	9,601	6,687	3,829	1,483	2,411

County	Total units	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Moore	2,952	0	724	498	410	475	216	285	84	260
Morgan	8,902	202	1,649	1,782	1,705	1,496	665	655	334	414
Obion	14,611	171	1,608	2,138	1,583	2,801	2,144	1,799	926	1,441
Overton	10,263	383	1,497	2,023	1,595	2,023	885	793	466	598
Perry	4,574	92	810	974	808	667	526	352	75	270
Pickett	3,461	18	433	840	691	626	317	243	37	256
Polk	8,271	77	1,391	1,633	1,270	1,460	794	573	457	616
Putnam	32,648	1,161	5,956	6,583	4,854	6,146	3,330	2,273	810	1,535
Rhea	14,406	335	2,376	3,045	2,293	2,782	1,351	987	656	581
Roane	25,604	244	3,092	4,870	3,551	4,707	2,856	3,161	1,431	1,692
Robertson	26,352	312	6,196	6,216	4,072	3,408	2,262	1,185	716	1,985
Rutherford	107,451	3,484	32,825	28,180	16,820	12,059	6,164	4,042	1,388	2,489
Scott	9,872	205	1,706	2,331	1,743	1,682	793	540	379	493
Sequatchie	6,384	185	1,715	1,431	545	1,239	415	363	255	236
Sevier	56,241	988	14,765	15,902	10,516	6,575	2,924	2,035	1,124	1,412
Shelby	401,715	4,484	52,595	57,621	53,285	69,836	50,994	58,953	26,717	27,230
Smith	8,585	130	1,422	1,979	1,014	1,216	914	582	480	848
Stewart	6,763	118	1,307	1,546	1,215	950	435	447	194	551
Sullivan	74,004	1,001	8,054	10,342	9,330	13,138	10,019	10,128	6,162	5,830
Sumner	67,504	2,403	15,278	12,833	10,951	11,489	7,415	3,378	1,635	2,122
Tipton	23,385	451	5,431	5,925	3,521	3,097	1,798	1,225	742	1,195
Trousdale	3,402	80	694	608	463	394	347	343	144	329
Unicoi	8,840	103	672	1,601	1,231	1,352	840	1,057	564	1,420
Union	9,061	153	1,827	2,436	1,572	1,180	726	540	214	413
Van Buren	2,658	75	565	494	303	548	296	174	70	133
Warren	17,825	298	2,019	3,345	1,707	3,810	2,683	2,161	808	994
Washington	58,443	1,430	11,536	11,225	7,204	8,582	6,329	4,866	2,279	4,992
Wayne	7,251	95	1,073	1,267	1,358	1,037	1,051	365	464	541
Weakley	15,517	286	1,405	3,361	1,696	3,214	1,943	1,410	782	1,420
White	11,572	270	1,676	2,278	1,874	1,634	1,183	910	766	981
Williamson	72,301	3,694	22,687	18,491	10,941	9,407	3,668	1,113	563	1,737
Wilson	48,065	2,422	13,521	9,608	7,008	6,434	3,734	2,303	1,132	1,903
Tennessee	2,854,542	60,521	497,294	521,740	414,698	466,260	314,615	262,776	136,060	180,578

Appendix C

Total Home Sales Affordable to a Median Income Earning Family by County

	2015		2016	
	Total Number of Homes Sold	Housing Opportunity Index	Total Number of Homes Sold	Housing Opportunity Index
Anderson	824	91.63%	924	91.13%
Bedford	607	89.95%	725	88.69%
Benton	139	88.49%	139	90.65%
Bledsoe	55	85.45%	63	77.78%
Blount	1,671	82.29%	1,889	83.01%
Bradley	1,144	76.31%	1,328	79.89%
Campbell	308	75.32%	398	74.87%
Cannon	132	97.73%	146	97.95%
Carroll	215	97.67%	232	96.12%
Carter	475	91.16%	500	92.40%
Cheatham	557	92.10%	623	91.65%
Chester	142	99.30%	166	95.78%
Claiborne	197	83.76%	212	84.43%
Clay	42	97.62%	67	91.04%
Cocke	192	83.33%	231	87.01%
Coffee	713	86.40%	874	85.35%
Crockett	124	91.94%	116	94.83%
Cumberland	857	77.13%	891	73.96%
Davidson	13,341	68.62%	13,599	66.28%
Decatur	94	94.68%	114	87.72%
DeKalb	195	85.64%	228	81.14%
Dickson	671	94.49%	797	94.48%
Dyer	380	89.47%	406	88.42%
Fayette	555	65.59%	655	74.66%
Fentress	125	91.20%	160	86.25%
Franklin	473	80.34%	514	80.54%
Gibson	510	92.35%	535	88.97%
Giles	248	93.55%	234	91.45%
Grainger	116	75.86%	105	76.19%
Greene	562	81.85%	627	85.81%

	2015		2016	
	Total Number of Homes Sold	Housing Opportunity Index	Total Number of Homes Sold	Housing Opportunity Index
Grundy	63	90.48%	66	87.88%
Hamblen	634	85.17%	685	88.91%
Hamilton	5,104	73.55%	6,010	74.99%
Hancock	31	87.10%	22	86.36%
Hardeman	93	93.55%	133	87.97%
Hardin	309	78.96%	334	82.34%
Hawkins	393	89.06%	442	91.18%
Haywood	80	88.75%	105	93.33%
Henderson	197	90.86%	226	88.05%
Henry	317	90.85%	306	89.54%
Hickman	207	95.65%	198	93.43%
Houston	60	88.33%	68	94.12%
Humphreys	162	94.44%	187	94.65%
Jackson	83	92.77%	99	94.95%
Jefferson	590	77.46%	625	77.92%
Johnson	92	77.17%	76	69.74%
Knox	7,522	76.43%	8,038	77.17%
Lake	25	88.00%	33	96.97%
Lauderdale	125	96.00%	144	95.14%
Lawrence	409	96.82%	486	94.03%
Lewis	74	90.54%	91	94.51%
Lincoln	300	94.00%	373	95.17%
Loudon	760	63.55%	909	67.88%
Macon	266	93.61%	300	90.67%
Madison	1,140	92.63%	1,305	87.89%
Marion	159	84.91%	188	93.62%
Marshall	474	94.51%	518	93.05%
Maury	1,751	77.04%	2,067	79.83%
McMinn	427	89.93%	498	90.16%
McNairy	190	95.79%	170	94.71%
Meigs	63	71.43%	68	77.94%
Monroe	326	86.81%	445	79.55%
Montgomery	2,938	79.41%	3,613	86.11%

	2015		2016	
	Total Number of Homes Sold	Housing Opportunity Index	Total Number of Homes Sold	Housing Opportunity Index
Moore	35	85.71%	64	81.25%
Morgan	116	95.69%	96	92.71%
Obion	253	93.68%	281	93.24%
Overton	152	91.45%	184	88.59%
Perry	64	96.88%	54	81.48%
Pickett	62	88.71%	53	90.57%
Polk	95	80.00%	116	87.07%
Putnam	932	82.73%	979	70.38%
Rhea	249	87.15%	292	84.25%
Roane	445	85.39%	505	80.79%
Robertson	988	92.31%	1,138	90.77%
Rutherford	6,664	87.52%	7,507	86.29%
Scott	76	90.79%	96	88.54%
Sequatchie	100	89.00%	138	89.86%
Sevier	1,122	79.95%	1,323	78.53%
Shelby	7,622	71.96%	8,692	73.62%
Smith	199	97.49%	240	95.00%
Stewart	99	90.91%	106	90.57%
Sullivan	1,660	82.41%	1,978	82.76%
Sumner	3,630	76.34%	4,189	74.43%
Tipton	602	91.03%	739	90.93%
Trousdale	101	98.02%	93	96.77%
Unicoi	266	88.72%	161	92.55%
Union	151	88.08%	156	84.62%
Van Buren	32	84.38%	42	73.81%
Warren	333	92.79%	390	89.74%
Washington	1,690	76.04%	1,915	72.38%
Wayne	78	97.44%	80	100.00%
Weakley	254	97.64%	270	95.19%
White	287	88.85%	280	88.57%
Williamson	5,791	27.04%	5,830	24.49%
Wilson	2,505	70.82%	2,563	70.89%
Tennessee	87,681	75.45%	96,876	75.56%

Appendix D

Percentage of Tennessee Households that are Cost-Burdened by County

County	HOMEOWNERS			RENTERS			All Households Total Cost Burden
	Moderate Cost Burden	Severe Cost Burden	Total Cost Burden	Moderate Cost Burden	Severe Cost Burden	Total Cost Burden	
Anderson	16.9%	10.6%	27.4%	18.9%	23.5%	42.4%	34.4%
Bedford	17.6%	13.3%	30.9%	23.1%	21.3%	44.4%	36.7%
Benton	18.2%	15.0%	33.2%	23.0%	21.1%	44.1%	37.7%
Bledsoe	17.7%	17.6%	35.3%	20.9%	18.6%	39.5%	37.0%
Blount	16.3%	11.9%	28.3%	21.1%	22.2%	43.3%	33.8%
Bradley	14.5%	11.7%	26.2%	23.6%	23.1%	46.7%	35.9%
Campbell	17.0%	15.3%	32.2%	18.9%	20.4%	39.2%	35.7%
Cannon	24.5%	12.8%	37.3%	18.1%	10.7%	28.8%	34.1%
Carroll	15.6%	13.2%	28.8%	20.5%	22.4%	42.9%	34.8%
Carter	19.2%	14.0%	33.2%	22.4%	22.3%	44.7%	38.6%
Cheatham	19.5%	9.0%	28.5%	25.1%	25.9%	50.9%	34.7%
Chester	13.6%	10.4%	24.0%	16.1%	31.7%	47.8%	33.5%
Claiborne	17.0%	14.9%	31.9%	14.5%	18.5%	33.0%	32.4%
Clay	27.3%	13.8%	41.1%	18.0%	21.4%	39.5%	40.3%
Cocke	19.3%	16.5%	35.8%	18.2%	21.5%	39.7%	37.8%
Coffee	18.9%	12.7%	31.6%	18.9%	21.9%	40.8%	35.8%
Crockett	18.1%	13.9%	32.0%	22.7%	20.6%	43.3%	37.3%
Cumberland	17.1%	12.3%	29.4%	27.7%	15.5%	43.2%	34.3%
Davidson	19.7%	11.2%	30.9%	24.9%	22.4%	47.3%	39.8%
Decatur	20.1%	11.0%	31.1%	17.1%	24.9%	41.9%	35.3%
DeKalb	14.2%	11.9%	26.1%	19.9%	12.3%	32.2%	28.8%
Dickson	18.4%	11.3%	29.7%	25.8%	16.0%	41.8%	34.5%
Dyer	15.1%	7.9%	23.1%	22.7%	13.2%	35.9%	29.3%
Fayette	16.1%	12.6%	28.7%	16.7%	17.4%	34.0%	30.2%
Fentress	21.5%	14.2%	35.7%	15.2%	18.3%	33.5%	34.8%
Franklin	21.9%	9.6%	31.5%	13.8%	18.8%	32.6%	31.9%
Gibson	20.3%	12.7%	33.1%	20.9%	20.9%	41.8%	36.6%
Giles	22.3%	9.0%	31.4%	25.5%	13.8%	39.3%	34.8%
Grainger	19.3%	13.0%	32.3%	21.4%	14.5%	35.9%	33.5%
Greene	19.7%	11.9%	31.6%	19.2%	15.9%	35.1%	33.2%

County	HOMEOWNERS			RENTERS			All Households Total Cost Burden
	Moderate Cost Burden	Severe Cost Burden	Total Cost Burden	Moderate Cost Burden	Severe Cost Burden	Total Cost Burden	
Grundy	18.7%	16.0%	34.7%	8.0%	18.7%	26.8%	31.6%
Hamblen	15.9%	13.0%	28.9%	23.9%	22.1%	46.0%	37.1%
Hamilton	16.1%	10.7%	26.8%	22.4%	23.5%	45.9%	35.7%
Hancock	19.5%	12.1%	31.5%	21.8%	8.2%	30.0%	30.8%
Hardeman	23.3%	18.0%	41.3%	25.7%	27.2%	52.9%	46.4%
Hardin	16.5%	15.5%	32.0%	15.4%	18.5%	33.8%	32.7%
Hawkins	13.5%	12.6%	26.1%	23.2%	18.7%	41.9%	32.8%
Haywood	23.7%	14.2%	37.9%	19.9%	24.6%	44.5%	41.4%
Henderson	18.3%	7.3%	25.5%	17.9%	17.8%	35.7%	30.1%
Henry	21.7%	10.1%	31.8%	22.3%	18.8%	41.1%	35.5%
Hickman	23.3%	12.6%	35.9%	18.7%	24.9%	43.6%	38.5%
Houston	16.0%	14.7%	30.7%	15.8%	18.6%	34.5%	32.3%
Humphreys	19.1%	8.1%	27.1%	14.8%	24.4%	39.1%	31.2%
Jackson	24.7%	18.0%	42.7%	17.2%	21.3%	38.5%	41.1%
Jefferson	17.0%	12.6%	29.7%	20.3%	18.0%	38.2%	33.1%
Johnson	27.2%	13.0%	40.2%	18.5%	21.0%	39.4%	39.9%
Knox	15.6%	9.4%	25.0%	22.8%	21.8%	44.5%	34.2%
Lake	18.6%	14.0%	32.6%	20.5%	8.9%	29.4%	30.8%
Lauderdale	21.4%	13.3%	34.6%	15.9%	26.3%	42.2%	38.8%
Lawrence	15.3%	12.7%	28.0%	18.5%	19.4%	38.0%	31.9%
Lewis	16.9%	10.7%	27.6%	26.4%	5.4%	31.8%	29.1%
Lincoln	20.3%	12.4%	32.6%	21.4%	18.6%	40.0%	35.8%
Loudon	18.7%	9.8%	28.5%	24.3%	14.9%	39.2%	32.3%
Macon	18.9%	16.2%	35.1%	17.3%	13.7%	31.0%	33.2%
Madison	20.7%	9.9%	30.5%	22.0%	32.3%	54.3%	41.7%
Marion	18.1%	12.3%	30.4%	17.4%	19.3%	36.7%	33.0%
Marshall	18.5%	9.7%	28.2%	25.0%	16.9%	41.9%	33.6%
Maury	19.2%	11.4%	30.6%	23.6%	21.0%	44.5%	36.3%
McMinn	14.6%	13.1%	27.8%	19.8%	24.9%	44.7%	34.6%
McNairy	19.0%	14.9%	33.8%	18.2%	21.2%	39.3%	36.1%
Meigs	16.4%	16.8%	33.1%	12.7%	26.7%	39.4%	35.3%
Monroe	19.6%	12.4%	32.0%	18.3%	26.7%	45.1%	37.2%
Montgomery	18.3%	9.1%	27.3%	24.4%	18.1%	42.5%	34.7%

County	HOMEOWNERS			RENTERS			All Households Total Cost Burden
	Moderate Cost Burden	Severe Cost Burden	Total Cost Burden	Moderate Cost Burden	Severe Cost Burden	Total Cost Burden	
Moore	9.3%	12.4%	21.6%	6.0%	9.8%	15.8%	20.2%
Morgan	11.0%	13.3%	24.3%	15.2%	18.6%	33.8%	27.4%
Obion	15.5%	10.2%	25.7%	20.9%	20.8%	41.7%	33.0%
Overton	19.5%	9.4%	28.9%	10.3%	16.5%	26.9%	28.1%
Perry	14.6%	19.9%	34.4%	27.5%	17.5%	44.9%	38.7%
Pickett	15.9%	9.2%	25.1%	7.3%	20.2%	27.5%	25.8%
Polk	15.8%	12.6%	28.4%	14.0%	23.4%	37.4%	31.9%
Putnam	19.9%	14.0%	34.0%	23.3%	25.1%	48.4%	41.4%
Rhea	18.7%	8.1%	26.8%	26.6%	20.4%	47.0%	36.4%
Roane	16.8%	11.1%	28.0%	22.2%	24.7%	46.9%	36.5%
Robertson	19.2%	11.6%	30.8%	22.5%	18.1%	40.6%	34.0%
Rutherford	17.5%	8.2%	25.6%	23.0%	22.5%	45.4%	33.7%
Scott	18.1%	12.7%	30.9%	20.5%	25.8%	46.4%	37.4%
Sequatchie	19.3%	13.8%	33.1%	28.5%	11.1%	39.5%	35.8%
Sevier	20.6%	12.1%	32.7%	23.8%	19.1%	42.9%	37.5%
Shelby	19.0%	13.9%	32.9%	24.2%	28.1%	52.2%	42.9%
Smith	18.1%	10.4%	28.5%	17.5%	19.8%	37.3%	31.7%
Stewart	16.3%	16.0%	32.3%	14.0%	17.2%	31.1%	32.0%
Sullivan	15.5%	10.4%	25.9%	21.9%	19.2%	41.1%	32.0%
Sumner	19.1%	9.2%	28.3%	22.3%	19.7%	42.0%	33.2%
Tipton	15.1%	9.1%	24.2%	18.3%	21.8%	40.1%	29.9%
Trousdale	22.6%	13.0%	35.5%	24.0%	25.8%	49.8%	40.5%
Unicoi	23.4%	11.8%	35.2%	21.2%	26.2%	47.4%	41.0%
Union	18.0%	10.5%	28.5%	20.5%	17.3%	37.7%	32.0%
Van Buren	10.9%	14.9%	25.9%	20.6%	9.5%	30.1%	27.0%
Warren	13.2%	11.7%	25.0%	20.7%	14.4%	35.1%	29.9%
Washington	17.3%	9.1%	26.4%	17.9%	25.3%	43.3%	34.2%
Wayne	18.8%	17.3%	36.1%	16.9%	14.2%	31.1%	34.6%
Weakley	16.4%	7.8%	24.2%	19.0%	23.9%	42.8%	33.2%
White	23.1%	12.2%	35.3%	24.7%	24.1%	48.8%	40.0%
Williamson	14.8%	8.2%	23.0%	23.2%	17.9%	41.1%	27.4%
Wilson	17.3%	10.9%	28.2%	25.3%	21.1%	46.4%	33.6%
Tennessee	17.9%	11.3%	29.2%	22.6%	22.6%	45.2%	36.4%

Appendix E

Occupied Housing Units Lacking Plumbing and/or Kitchen Facilities

County	Occupied Housing Units	Units Lacking Complete Plumbing Facilities	Units Lacking Complete Kitchen Facilities	Percent of Units Lacking Plumbing and Kitchen Facilities
Anderson	30,612	72	279	1.1%
Bedford	16,721	84	95	1.1%
Benton	6,786	31	83	1.7%
Bledsoe	4,534	77	66	3.2%
Blount	49,033	142	281	0.9%
Bradley	38,466	131	494	1.6%
Campbell	15,995	119	127	1.5%
Cannon	5,388	54	28	1.5%
Carroll	11,168	38	55	0.8%
Carter	23,894	250	223	2.0%
Cheatham	14,499	6	51	0.4%
Chester	6,074	37	40	1.3%
Claiborne	12,705	81	52	1.0%
Clay	3,242	22	10	1.0%
Cocke	14,710	96	112	1.4%
Coffee	21,170	59	256	1.5%
Crockett	5,453	24	43	1.2%
Cumberland	24,177	81	225	1.3%
Davidson	264,211	754	1,561	0.9%
Decatur	4,978	11	34	0.9%
DeKalb	6,920	11	24	0.5%
Dickson	18,556	53	47	0.5%
Dyer	14,931	63	96	1.1%
Fayette	14,846	58	83	0.9%
Fentress	7,304	42	15	0.8%
Franklin	16,302	130	175	1.9%
Gibson	19,449	11	122	0.7%
Giles	11,297	72	77	1.3%
Grainger	8,952	78	119	2.2%
Greene	28,061	124	244	1.3%

County	Occupied Housing Units	Units Lacking Complete Plumbing Facilities	Units Lacking Complete Kitchen Facilities	% of Units Lacking Plumbing and Kitchen Facilities
Grundy	5,221	60	81	2.7%
Hamblen	24,470	39	97	0.6%
Hamilton	136,319	445	1,188	1.2%
Hancock	2,754	51	40	3.3%
Hardeman	8,737	41	70	1.3%
Hardin	9,871	37	46	0.8%
Hawkins	23,167	156	128	1.2%
Haywood	7,008	21	89	1.6%
Henderson	10,809	34	76	1.0%
Henry	13,471	78	172	1.9%
Hickman	8,769	25	72	1.1%
Houston	3,247	8	10	0.6%
Humphreys	7,124	22	30	0.7%
Jackson	4,531	28	10	0.8%
Jefferson	19,679	42	66	0.5%
Johnson	7,009	150	40	2.7%
Knox	180,729	557	1,282	1.0%
Lake	2,092	12	13	1.2%
Lauderdale	9,800	39	40	0.8%
Lawrence	16,104	395	476	5.4%
Lewis	4,712	13	22	0.7%
Lincoln	13,644	54	172	1.7%
Loudon	20,009	59	286	1.7%
Macon	8,856	57	84	1.6%
Madison	36,766	39	243	0.8%
Marion	11,525	144	78	1.9%
Marshall	11,968	107	79	1.6%
Maury	32,465	49	223	0.8%
McMinn	19,978	75	135	1.1%
McNairy	9,872	80	77	1.6%
Meigs	4,620	36	27	1.4%
Monroe	17,193	64	151	1.3%
Montgomery	66,234	91	371	0.7%

County	Occupied Housing Units	Units Lacking Complete Plumbing Facilities	Units Lacking Complete Kitchen Facilities	% of Units Lacking Plumbing and Kitchen Facilities
Moore	2,454	11	11	0.9%
Morgan	7,370	24	14	0.5%
Obion	12,665	14	70	0.7%
Overton	8,893	29	45	0.8%
Perry	3,226	17	17	1.1%
Pickett	2,223	16	1	0.8%
Polk	6,745	33	48	1.2%
Putnam	29,721	275	365	2.2%
Rhea	12,545	96	163	2.1%
Roane	21,887	159	133	1.3%
Robertson	24,641	56	112	0.7%
Rutherford	100,661	334	600	0.9%
Scott	8,309	30	48	0.9%
Sequatchie	5,615	140	58	3.5%
Sevier	36,717	180	132	0.8%
Shelby	347,224	1,276	2,856	1.2%
Smith	7,478	28	20	0.6%
Stewart	5,131	3	25	0.5%
Sullivan	66,421	254	762	1.5%
Sumner	62,425	457	600	1.7%
Tipton	21,575	4	51	0.3%
Trousdale	2,926	0	24	0.8%
Unicoi	7,428	47	34	1.1%
Union	7,302	88	18	1.5%
Van Buren	2,106	0	0	0.0%
Warren	15,661	72	121	1.2%
Washington	52,638	242	448	1.3%
Wayne	5,967	5	17	0.4%
Weakley	13,678	40	55	0.7%
White	9,731	9	120	1.3%
Williamson	69,478	192	708	1.3%
Wilson	44,528	182	451	1.4%
Tennessee	2,504,556	10,232	19,218	1.2%

Appendix F

Occupied Housing Units with More than One Person Per Room

County	Occupied housing units	1.00 or less	1.01 to 1.50	1.51 or more	Percent more than 1 person per room
Anderson	30,612	30,278	256	78	1.09%
Bedford	16,721	16,087	516	118	3.79%
Benton	6,786	6,580	142	64	3.04%
Bledsoe	4,534	4,397	86	51	3.02%
Blount	49,033	48,523	354	156	1.04%
Bradley	38,466	37,482	714	270	2.56%
Campbell	15,995	15,833	141	21	1.01%
Cannon	5,388	5,293	51	44	1.76%
Carroll	11,168	10,978	160	30	1.70%
Carter	23,894	23,487	214	193	1.70%
Cheatham	14,499	14,222	235	42	1.91%
Chester	6,074	5,974	100	0	1.65%
Claiborne	12,705	12,584	97	24	0.95%
Clay	3,242	3,173	37	32	2.13%
Cocke	14,710	14,460	207	43	1.70%
Coffee	21,170	20,623	524	23	2.58%
Crockett	5,453	5,289	158	6	3.01%
Cumberland	24,177	23,930	164	83	1.02%
Davidson	264,211	257,077	5,671	1,463	2.70%
Decatur	4,978	4,948	28	2	0.60%
DeKalb	6,920	6,754	102	64	2.40%
Dickson	18,556	18,107	417	32	2.42%
Dyer	14,931	14,569	296	66	2.42%
Fayette	14,846	14,676	143	27	1.15%
Fentress	7,304	7,135	169	0	2.31%
Franklin	16,302	16,095	150	57	1.27%
Gibson	19,449	19,016	342	91	2.23%
Giles	11,297	11,138	113	46	1.41%
Grainger	8,952	8,814	123	15	1.54%
Greene	28,061	27,604	368	89	1.63%

2011-2015 County	Occupied housing units	1.00 or less	1.01 to 1.50	1.51 or more	Percent more than 1 person per room
Grundy	5,221	5,077	84	60	2.76%
Hamblen	24,470	23,932	427	111	2.20%
Hamilton	136,319	134,348	1,419	552	1.45%
Hancock	2,754	2,723	25	6	1.13%
Hardeman	8,737	8,613	92	32	1.42%
Hardin	9,871	9,549	240	82	3.26%
Hawkins	23,167	22,921	143	103	1.06%
Haywood	7,008	6,897	94	17	1.58%
Henderson	10,809	10,506	170	133	2.80%
Henry	13,471	13,294	151	26	1.31%
Hickman	8,769	8,533	226	10	2.69%
Houston	3,247	3,154	57	36	2.86%
Humphreys	7,124	7,030	55	39	1.32%
Jackson	4,531	4,488	43	0	0.95%
Jefferson	19,679	19,287	354	38	1.99%
Johnson	7,009	6,793	117	99	3.08%
Knox	180,729	178,193	1,872	664	1.40%
Lake	2,092	2,026	66	0	3.15%
Lauderdale	9,800	9,488	210	102	3.18%
Lawrence	16,104	15,618	280	206	3.02%
Lewis	4,712	4,640	72	0	1.53%
Lincoln	13,644	13,373	190	81	1.99%
Loudon	20,009	19,620	295	94	1.94%
Macon	8,856	8,653	117	86	2.29%
Madison	36,766	36,344	362	60	1.15%
Marion	11,525	11,270	190	65	2.21%
Marshall	11,968	11,695	221	52	2.28%
Maury	32,465	31,790	511	164	2.08%
McMinn	19,978	19,676	225	77	1.51%
McNairy	9,872	9,724	86	62	1.50%
Meigs	4,620	4,437	155	28	3.96%
Monroe	17,193	16,773	196	224	2.44%
Montgomery	66,234	64,621	1,189	424	2.44%

2011-2015 County	Occupied housing units	1.00 or less	1.01 to 1.50	1.51 or more	Percent more than 1 person per room
Moore	2,454	2,414	32	8	1.63%
Morgan	7,370	7,141	221	8	3.11%
Obion	12,665	12,538	47	80	1.00%
Overton	8,893	8,599	221	73	3.31%
Perry	3,226	3,107	51	68	3.69%
Pickett	2,223	2,187	29	7	1.62%
Polk	6,745	6,586	117	42	2.36%
Putnam	29,721	29,175	476	70	1.84%
Rhea	12,545	12,241	224	80	2.42%
Roane	21,887	21,493	263	131	1.80%
Robertson	24,641	24,159	386	96	1.96%
Rutherford	100,661	98,395	1,719	547	2.25%
Scott	8,309	8,270	27	12	0.47%
Sequatchie	5,615	5,444	94	77	3.05%
Sevier	36,717	35,791	742	184	2.52%
Shelby	347,224	338,151	7,191	1,882	2.61%
Smith	7,478	7,295	147	36	2.45%
Stewart	5,131	5,101	30	0	0.58%
Sullivan	66,421	65,569	538	314	1.28%
Sumner	62,425	61,553	700	172	1.40%
Tipton	21,575	21,187	328	60	1.80%
Trousdale	2,926	2,915	11	0	0.38%
Unicoi	7,428	7,250	118	60	2.40%
Union	7,302	7,088	183	31	2.93%
Van Buren	2,106	2,080	18	8	1.23%
Warren	15,661	15,369	185	107	1.86%
Washington	52,638	52,002	545	91	1.21%
Wayne	5,967	5,915	52	0	0.87%
Weakley	13,678	13,580	81	17	0.72%
White	9,731	9,541	163	27	1.95%
Williamson	69,478	68,814	505	159	0.96%
Wilson	44,528	43,986	374	168	1.22%
Tennessee	2,504,556	2,455,148	37,830	11,578	1.97%

Source: American Community Survey, U.S. Census

Appendix G

Total Home Sales Affordable to a Single Wage Earner Waiter Household by County

County	2015		2016	
	Total Number of Homes Sold	Housing Opportunity Index	Total Number of Homes Sold	Housing Opportunity Index
Anderson	824	19%	924	19%
Bedford	607	19%	725	20%
Benton	139	52%	139	42%
Bledsoe	55	40%	63	48%
Blount	1,671	4%	1,889	5%
Bradley	1,144	10%	1,328	7%
Campbell	308	29%	398	26%
Cannon	132	21%	146	18%
Carroll	215	55%	232	60%
Carter	475	24%	500	26%
Cheatham	557	6%	623	4%
Chester	142	29%	166	27%
Claiborne	197	27%	212	28%
Clay	42	60%	67	51%
Cocke	192	22%	231	30%
Coffee	713	20%	874	18%
Crockett	124	51%	116	50%
Cumberland	857	14%	891	12%
Davidson	13,341	3%	13,599	1%
Decatur	94	49%	114	50%
DeKalb	195	29%	228	22%
Dickson	671	11%	797	9%
Dyer	380	33%	406	33%
Fayette	555	5%	655	4%
Fentress	125	42%	160	36%
Franklin	473	18%	514	22%
Gibson	510	36%	535	36%
Giles	248	33%	234	30%
Grainger	116	18%	105	20%
Greene	562	25%	627	29%

County	2015		2016	
	Total Number of Homes Sold	Housing Opportunity Index	Total Number of Homes Sold	Housing Opportunity Index
Grundy	63	41%	66	35%
Hamblen	634	18%	685	16%
Hamilton	5,104	7%	6,010	7%
Hancock	31	55%	22	45%
Hardeman	93	44%	133	40%
Hardin	309	32%	334	30%
Hawkins	393	22%	442	22%
Haywood	80	34%	105	33%
Henderson	197	37%	226	31%
Henry	317	36%	306	38%
Hickman	207	23%	198	24%
Houston	60	22%	68	31%
Humphreys	162	38%	187	32%
Jackson	83	49%	99	49%
Jefferson	590	12%	625	13%
Johnson	92	27%	76	26%
Knox	7,522	10%	8,038	8%
Lake	25	68%	33	73%
Lauderdale	125	48%	144	53%
Lawrence	409	39%	486	36%
Lewis	74	36%	91	36%
Lincoln	300	27%	373	25%
Loudon	760	7%	909	7%
Macon	266	39%	300	35%
Madison	1,140	22%	1,305	23%
Marion	159	18%	188	24%
Marshall	474	18%	518	18%
Maury	1,751	9%	2,067	10%
McMinn	427	26%	498	26%
McNairy	190	43%	170	51%
Meigs	63	11%	68	21%
Monroe	326	21%	445	19%
Montgomery	2,938	3%	3,613	3%

County	2015		2016	
	Total Number of Homes Sold	Housing Opportunity Index	Total Number of Homes Sold	Housing Opportunity Index
Moore	35	17%	64	8%
Morgan	116	41%	96	31%
Obion	253	47%	281	43%
Overton	152	28%	184	33%
Perry	64	72%	54	59%
Pickett	62	32%	53	30%
Polk	95	29%	116	31%
Putnam	932	13%	979	12%
Rhea	249	22%	292	19%
Roane	445	23%	505	15%
Robertson	988	6%	1,138	5%
Rutherford	6,664	1%	7,507	1%
Scott	76	41%	96	48%
Sequatchie	100	28%	138	19%
Sevier	1,122	5%	1,323	4%
Shelby	7,622	11%	8,692	10%
Smith	199	31%	240	25%
Stewart	99	33%	106	25%
Sullivan	1,660	18%	1,978	24%
Sumner	3,630	2%	4,189	2%
Tipton	602	14%	739	13%
Trousdale	101	18%	93	15%
Unicoi	266	27%	161	23%
Union	151	13%	156	15%
Van Buren	32	19%	42	38%
Warren	333	46%	390	35%
Washington	1,690	10%	1,915	12%
Wayne	78	60%	80	60%
Weakley	254	47%	270	44%
White	287	30%	280	28%
Williamson	5,791	0%	5,830	0%
Wilson	2,505	1%	2,563	2%
Tennessee	87,681	10%	96,876	10%

Appendix H

Percentage of Tennessee Housing Units that are Owner-Occupied, by County

County	Homeownership Rate (ACS, 2006-2010)	Homeownership Rate (ACS, 2010-2014)	Homeownership Rate (ACS, 2011-2015)
Anderson	71.76%	69.17%	68.28%
Bedford	68.58%	69.41%	68.18%
Benton	83.18%	77.33%	76.27%
Bledsoe	76.75%	77.72%	76.82%
Blount	76.10%	73.41%	73.82%
Bradley	67.65%	66.98%	65.27%
Campbell	71.98%	70.83%	69.93%
Cannon	76.23%	75.50%	75.35%
Carroll	77.26%	75.15%	74.18%
Carter	73.30%	70.65%	70.70%
Cheatham	80.88%	80.69%	79.41%
Chester	74.24%	72.51%	74.07%
Claiborne	77.25%	72.72%	71.96%
Clay	77.93%	75.17%	76.40%
Cocke	72.99%	69.88%	68.76%
Coffee	72.26%	66.08%	67.50%
Crockett	68.50%	68.18%	68.81%
Cumberland	79.10%	79.35%	78.64%
Davidson	57.64%	54.02%	54.14%
Decatur	78.07%	77.66%	77.06%
DeKalb	72.30%	72.49%	71.17%
Dickson	74.07%	71.96%	72.15%
Dyer	64.97%	64.00%	64.32%
Fayette	83.30%	79.53%	79.95%
Fentress	77.06%	77.70%	77.27%
Franklin	77.31%	75.78%	73.94%
Gibson	71.99%	72.12%	72.22%
Giles	74.70%	72.04%	72.67%
Grainger	82.49%	81.08%	80.99%
Greene	74.24%	71.38%	71.48%

County	Homeownership Rate (ACS, 2006-2010)	Homeownership Rate (ACS, 2010-2014)	Homeownership Rate (ACS, 2011-2015)
Grundy	80.68%	76.23%	77.61%
Hamblen	71.32%	68.26%	65.94%
Hamilton	65.55%	64.56%	64.50%
Hancock	71.54%	75.45%	76.40%
Hardeman	73.19%	70.19%	71.58%
Hardin	77.22%	78.53%	77.66%
Hawkins	76.10%	75.92%	74.59%
Haywood	65.31%	62.20%	62.10%
Henderson	77.60%	75.27%	71.48%
Henry	77.30%	73.61%	74.14%
Hickman	77.99%	77.88%	77.47%
Houston	73.56%	73.60%	72.41%
Humphreys	75.55%	77.96%	78.79%
Jackson	76.31%	78.21%	78.33%
Jefferson	74.82%	73.32%	73.37%
Johnson	76.40%	77.71%	77.50%
Knox	67.25%	64.51%	63.95%
Lake	61.65%	56.98%	60.33%
Lauderdale	66.50%	61.79%	60.28%
Lawrence	77.87%	74.25%	74.88%
Lewis	78.55%	77.98%	79.22%
Lincoln	76.21%	73.60%	72.92%
Loudon	77.92%	76.52%	76.76%
Macon	75.41%	71.11%	70.35%
Madison	67.08%	64.83%	64.57%
Marion	77.01%	73.34%	72.59%
Marshall	74.66%	73.73%	72.82%
Maury	72.66%	69.70%	68.57%
McMinn	75.25%	74.61%	73.80%
McNairy	76.85%	73.34%	75.75%
Meigs	75.58%	77.55%	79.42%
Monroe	74.54%	73.61%	75.50%
Montgomery	65.07%	60.85%	59.14%

County	Homeownership Rate (ACS, 2006-2010)	Homeownership Rate (ACS, 2010-2014)	Homeownership Rate (ACS, 2011-2015)
Moore	80.43%	83.27%	85.09%
Morgan	81.83%	79.87%	80.94%
Obion	69.67%	68.46%	68.24%
Overton	80.43%	78.05%	77.68%
Perry	76.37%	75.27%	78.33%
Pickett	76.13%	79.97%	82.82%
Polk	80.72%	80.03%	78.12%
Putnam	64.09%	61.70%	62.29%
Rhea	74.50%	69.33%	68.27%
Roane	76.94%	72.79%	72.59%
Robertson	77.50%	76.52%	75.75%
Rutherford	69.02%	66.80%	66.25%
Scott	74.03%	75.25%	72.98%
Sequatchie	77.81%	75.92%	74.09%
Sevier	68.68%	66.15%	66.51%
Shelby	61.69%	58.01%	57.32%
Smith	76.60%	74.75%	76.20%
Stewart	80.98%	80.67%	79.48%
Sullivan	75.76%	74.04%	73.56%
Sumner	74.72%	72.33%	72.11%
Tipton	74.19%	73.16%	72.13%
Trousdale	79.60%	75.07%	74.81%
Unicoi	71.84%	73.89%	74.33%
Union	80.43%	78.83%	78.33%
Van Buren	84.16%	85.26%	85.94%
Warren	73.02%	70.01%	68.99%
Washington	67.89%	66.57%	66.17%
Wayne	85.13%	82.05%	81.72%
Weakley	66.13%	65.86%	67.78%
White	76.58%	75.83%	78.72%
Williamson	82.86%	80.97%	81.03%
Wilson	82.01%	78.16%	77.80%
Tennessee	69.60%	67.14%	66.77%

Source: American Community Survey, U.S. Census

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