



# The Rooms Already Exist: the data, state by state

Alphabetical • [homeshareoregon.org/research/rooms-already-exist](https://homeshareoregon.org/research/rooms-already-exist) • July 2026

| STATE                | GAP RANK | ROOMS PER RENTER IN NEED | SPARE BEDROOMS | COST-BURDENED SENIOR RENTERS | COST-BURDENED SR. HOMEOWNERS | AFFORDABLE HOMES PER 100 |
|----------------------|----------|--------------------------|----------------|------------------------------|------------------------------|--------------------------|
| Alabama              | #45      | 15.1                     | 673,725        | 44,767                       | 101,863                      | 58                       |
| Alaska               | #40      | 11.6                     | 58,126         | 4,992                        | 11,471                       | 35                       |
| Arizona              | #20      | 8.6                      | 781,067        | 90,378                       | 181,547                      | 26                       |
| Arkansas             | #30      | 9.7                      | 338,550        | 34,851                       | 53,003                       | 48                       |
| California           | #3       | 5.1                      | 3,107,517      | 604,003                      | 920,638                      | 25                       |
| Colorado             | #24      | 8.9                      | 665,378        | 75,140                       | 140,292                      | 27                       |
| Connecticut          | #5       | 5.7                      | 370,669        | 65,280                       | 103,324                      | 40                       |
| Delaware             | #43      | 13.3                     | 154,954        | 11,665                       | 25,818                       | 41                       |
| District of Columbia | #1       | 2.6                      | 43,272         | 16,920                       | 10,977                       | 37                       |
| Florida              | #14      | 7.6                      | 2,491,734      | 327,775                      | 748,497                      | 26                       |
| Georgia              | #29      | 9.6                      | 1,151,865      | 120,053                      | 209,311                      | 37                       |
| Hawaii               | #9       | 6.3                      | 124,002        | 19,666                       | 38,867                       | 34                       |
| Idaho                | #48      | 16.2                     | 234,768        | 14,498                       | 39,527                       | 33                       |
| Illinois             | #19      | 8.2                      | 1,325,904      | 161,247                      | 304,740                      | 34                       |
| Indiana              | #27      | 9.2                      | 739,195        | 80,197                       | 129,687                      | 34                       |
| Iowa                 | #35      | 10.6                     | 379,858        | 35,762                       | 65,056                       | 39                       |
| Kansas               | #25      | 8.9                      | 343,883        | 38,749                       | 59,990                       | 39                       |
| Kentucky             | #41      | 12.2                     | 536,382        | 44,048                       | 92,265                       | 47                       |
| Louisiana            | #33      | 10.2                     | 526,866        | 51,395                       | 91,707                       | 43                       |
| Maine                | #32      | 10.1                     | 186,215        | 18,486                       | 42,898                       | 52                       |
| Maryland             | #26      | 9.0                      | 726,140        | 80,820                       | 144,923                      | 34                       |
| Massachusetts        | #7       | 6.3                      | 678,192        | 108,423                      | 200,748                      | 46                       |
| Michigan             | #37      | 11.2                     | 1,267,482      | 113,425                      | 247,329                      | 37                       |
| Minnesota            | #17      | 8.2                      | 647,147        | 79,046                       | 132,563                      | 41                       |
| Mississippi          | #46      | 15.1                     | 346,010        | 22,961                       | 63,268                       | 62                       |
| Missouri             | #34      | 10.5                     | 731,200        | 69,426                       | 130,167                      | 37                       |
| Montana              | #47      | 15.7                     | 148,418        | 9,485                        | 28,547                       | 46                       |
| Nebraska             | #23      | 8.8                      | 227,468        | 25,781                       | 38,898                       | 38                       |
| Nevada               | #10      | 6.4                      | 309,762        | 48,642                       | 74,536                       | 16                       |
| New Hampshire        | #12      | 7.0                      | 146,051        | 20,789                       | 44,454                       | 39                       |
| New Jersey           | #6       | 5.7                      | 880,297        | 153,795                      | 262,265                      | 34                       |
| New Mexico           | #36      | 10.7                     | 275,177        | 25,715                       | 54,347                       | 41                       |
| New York             | #2       | 3.7                      | 1,662,535      | 448,743                      | 470,926                      | 35                       |
| North Carolina       | #31      | 9.9                      | 1,248,387      | 126,636                      | 226,324                      | 38                       |
| North Dakota         | #13      | 7.1                      | 91,141         | 12,800                       | 10,837                       | 53                       |
| Ohio                 | #22      | 8.8                      | 1,429,907      | 163,401                      | 261,886                      | 37                       |
| Oklahoma             | #28      | 9.5                      | 428,558        | 45,282                       | 75,459                       | 40                       |
| Oregon               | #11      | 6.7                      | 462,811        | 69,612                       | 115,959                      | 24                       |
| Pennsylvania         | #21      | 8.7                      | 1,639,741      | 188,920                      | 325,340                      | 39                       |
| Rhode Island         | #4       | 5.7                      | 104,394        | 18,483                       | 29,003                       | 54                       |
| South Carolina       | #44      | 14.9                     | 719,320        | 48,163                       | 114,223                      | 43                       |
| South Dakota         | #38      | 11.3                     | 112,822        | 9,953                        | 15,279                       | 73                       |
| Tennessee            | #39      | 11.3                     | 849,080        | 74,823                       | 135,072                      | 39                       |
| Texas                | #15      | 7.9                      | 2,449,665      | 308,896                      | 518,905                      | 26                       |
| Utah                 | #49      | 16.8                     | 350,164        | 20,841                       | 46,893                       | 28                       |
| Vermont              | #18      | 8.2                      | 90,606         | 11,064                       | 22,178                       | 36                       |
| Virginia             | #42      | 12.3                     | 1,057,298      | 85,611                       | 182,271                      | 35                       |
| Washington           | #8       | 6.3                      | 781,189        | 124,363                      | 182,877                      | 28                       |
| West Virginia        | #50      | 19.6                     | 267,018        | 13,631                       | 35,418                       | 55                       |
| Wisconsin            | #16      | 8.1                      | 690,102        | 85,728                       | 142,850                      | 35                       |
| Wyoming              | #51      | 19.7                     | 82,995         | 4,207                        | 14,647                       | 33                       |

Gap rank #1 = the tightest gap between need and spare-bedroom capacity; #51 = the most spare capacity per senior in need. Rooms per renter in need = spare bedrooms in senior-owned homes per cost-burdened senior renter. Sources: U.S. Census Bureau, ACS 2023 1-Year PUMS, B25093; NLIHC, The Gap (March 2026). Full methodology and interactive map: [homeshareoregon.org/research/rooms-already-exist](https://homeshareoregon.org/research/rooms-already-exist) • HomeShare Online, operated by HomeShare Oregon (501(c)(3), EIN 86-3754694)

Suggested citation: HomeShare Online (2026). The Rooms Already Exist: America's Senior Housing Gap, State by State. [homeshareoregon.org/research/rooms-already-exist](https://homeshareoregon.org/research/rooms-already-exist)