



The Rooms Already Exist: the data, state by state

By gap rank (#1 = tightest gap) • 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
District of Columbia	#1	2.6	43,272	16,920	10,977	37
New York	#2	3.7	1,662,535	448,743	470,926	35
California	#3	5.1	3,107,517	604,003	920,638	25
Rhode Island	#4	5.7	104,394	18,483	29,003	54
Connecticut	#5	5.7	370,669	65,280	103,324	40
New Jersey	#6	5.7	880,297	153,795	262,265	34
Massachusetts	#7	6.3	678,192	108,423	200,748	46
Washington	#8	6.3	781,189	124,363	182,877	28
Hawaii	#9	6.3	124,002	19,666	38,867	34
Nevada	#10	6.4	309,762	48,642	74,536	16
Oregon	#11	6.7	462,811	69,612	115,959	24
New Hampshire	#12	7.0	146,051	20,789	44,454	39
North Dakota	#13	7.1	91,141	12,800	10,837	53
Florida	#14	7.6	2,491,734	327,775	748,497	26
Texas	#15	7.9	2,449,665	308,896	518,905	26
Wisconsin	#16	8.1	690,102	85,728	142,850	35
Minnesota	#17	8.2	647,147	79,046	132,563	41
Vermont	#18	8.2	90,606	11,064	22,178	36
Illinois	#19	8.2	1,325,904	161,247	304,740	34
Arizona	#20	8.6	781,067	90,378	181,547	26
Pennsylvania	#21	8.7	1,639,741	188,920	325,340	39
Ohio	#22	8.8	1,429,907	163,401	261,886	37
Nebraska	#23	8.8	227,468	25,781	38,898	38
Colorado	#24	8.9	665,378	75,140	140,292	27
Kansas	#25	8.9	343,883	38,749	59,990	39
Maryland	#26	9.0	726,140	80,820	144,923	34
Indiana	#27	9.2	739,195	80,197	129,687	34
Oklahoma	#28	9.5	428,558	45,282	75,459	40
Georgia	#29	9.6	1,151,865	120,053	209,311	37
Arkansas	#30	9.7	338,550	34,851	53,003	48
North Carolina	#31	9.9	1,248,387	126,636	226,324	38
Maine	#32	10.1	186,215	18,486	42,898	52
Louisiana	#33	10.2	526,866	51,395	91,707	43
Missouri	#34	10.5	731,200	69,426	130,167	37
Iowa	#35	10.6	379,858	35,762	65,056	39
New Mexico	#36	10.7	275,177	25,715	54,347	41
Michigan	#37	11.2	1,267,482	113,425	247,329	37
South Dakota	#38	11.3	112,822	9,953	15,279	73
Tennessee	#39	11.3	849,080	74,823	135,072	39
Alaska	#40	11.6	58,126	4,992	11,471	35
Kentucky	#41	12.2	536,382	44,048	92,265	47
Virginia	#42	12.3	1,057,298	85,611	182,271	35
Delaware	#43	13.3	154,954	11,665	25,818	41
South Carolina	#44	14.9	719,320	48,163	114,223	43
Alabama	#45	15.1	673,725	44,767	101,863	58
Mississippi	#46	15.1	346,010	22,961	63,268	62
Montana	#47	15.7	148,418	9,485	28,547	46
Idaho	#48	16.2	234,768	14,498	39,527	33
Utah	#49	16.8	350,164	20,841	46,893	28
West Virginia	#50	19.6	267,018	13,631	35,418	55
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 • HomeShare Online, operated by HomeShare Oregon (501(c)(3), EIN 86-3754694)

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