



**Housing Opportunity,  
Community  
Development, and Civil  
Rights:  
Toward a Shared Vision**

November 28, 2012



More than 3,200 project-based Section 8 contracts representing nearly 200,000 affordable apartments have been terminated since the mid 1990s.

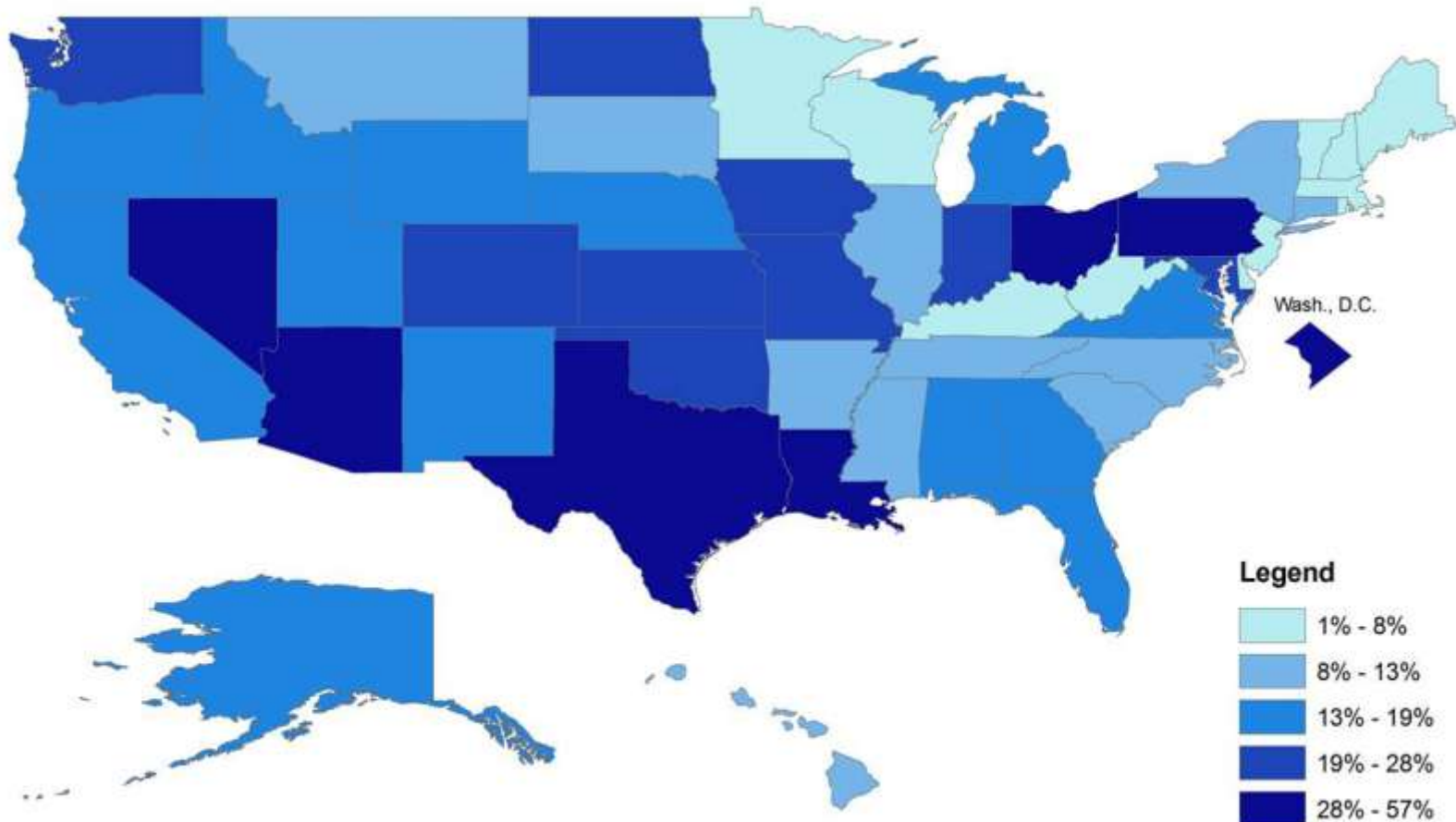
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## Section 8 losses have occurred in every state.

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### Terminated Units as a Percentage of All Active Section 8 Units (Family Properties Only)



## The objectives of this analysis were to understand where Section 8 contracts are being lost and who is most affected.

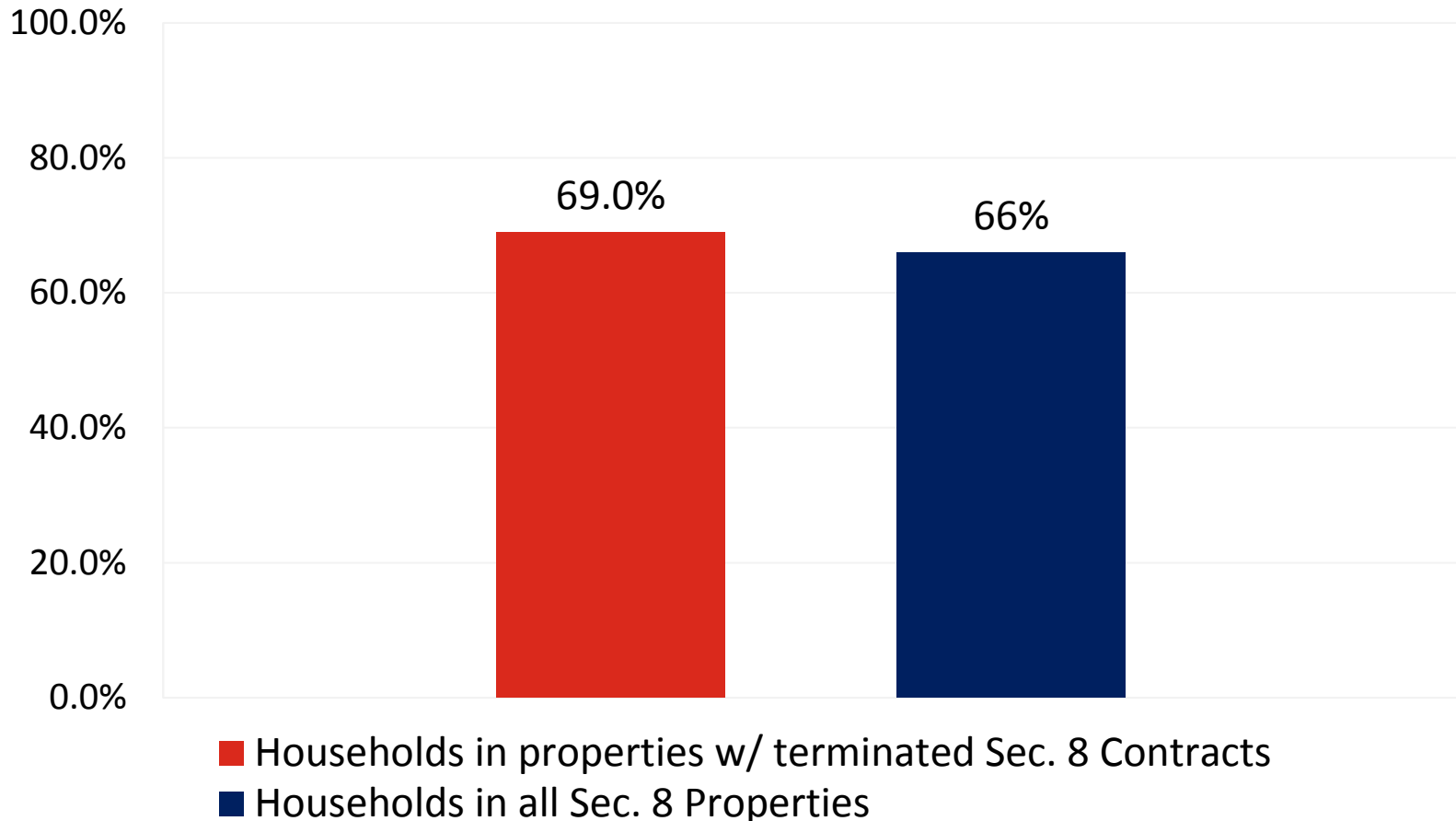
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- Approach:
  - Comparative analysis between properties w/ terminated Section 8 contracts and properties w/ active contracts
  - Review **resident demographics** and **neighborhood characteristics**
- Data used:
  - Dataset of terminated Section 8 contracts provided by HUD
  - HUD's Picture of Subsidized Households
  - HUD's Multifamily Assistance and Section 8 Contracts database (active contracts as of 11/2012)
  - 2010 decennial Census and American Community Survey

# Minority households make up a slightly higher proportion of families impacted by terminations as compared to the proportion of minority households residing in properties with active contracts.

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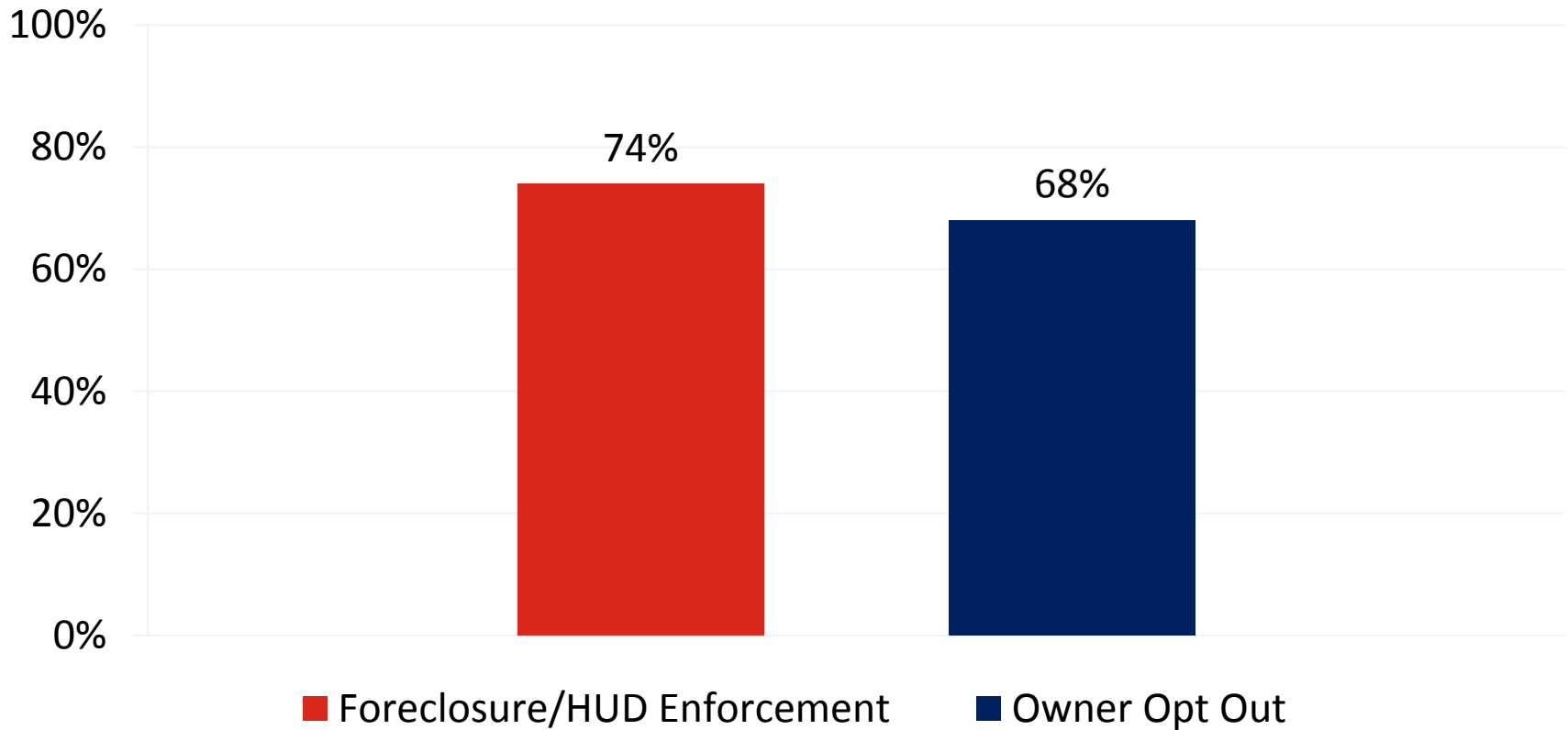
**% of households that are minorities,  
terminated vs. active contracts**



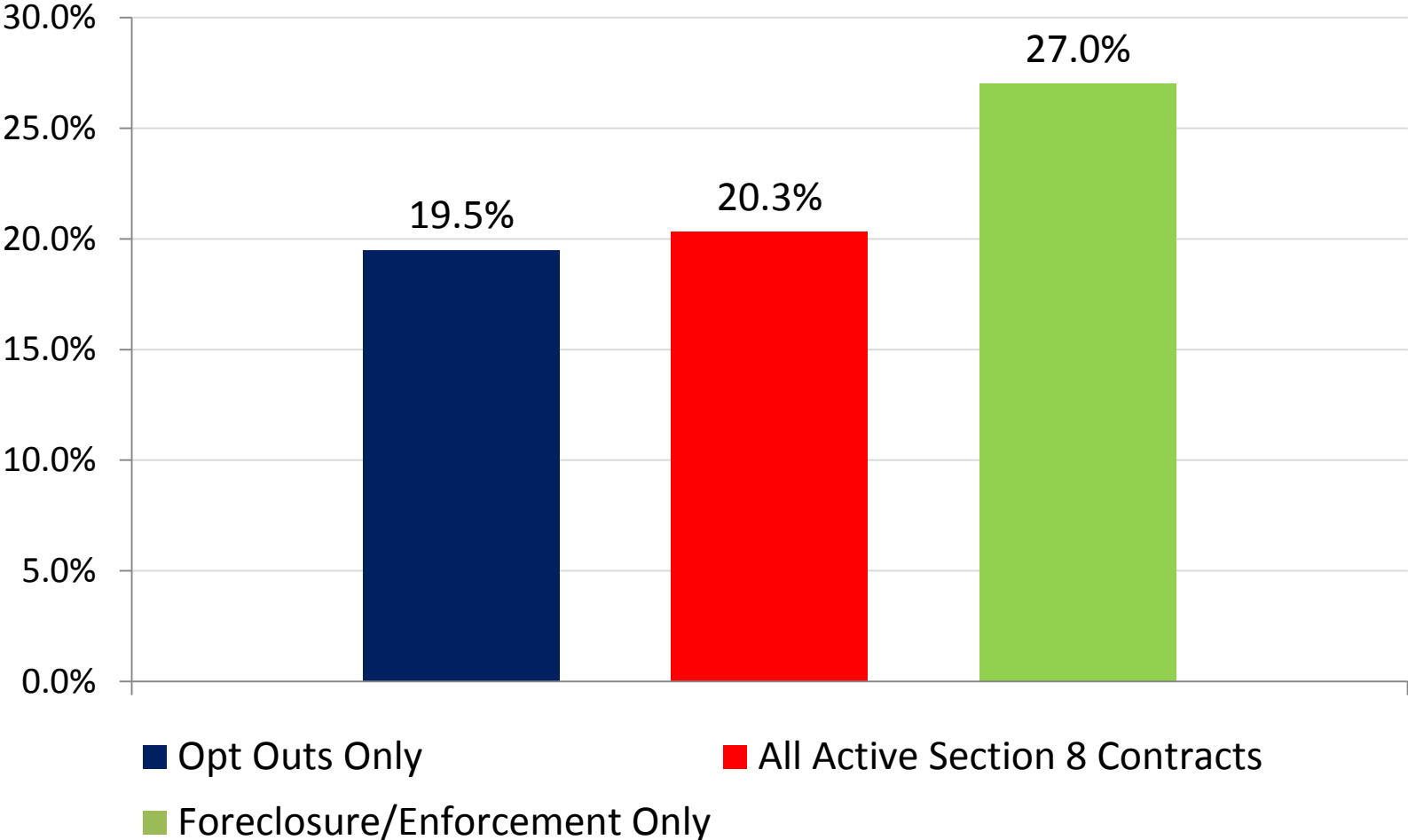
# Minority households are impacted at a higher rate when contracts are terminated because of foreclosure/enforcement as compared to owner opt out.

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**% of households impacted by terminated contracts that are minorities, opt out vs. foreclosure/termination**



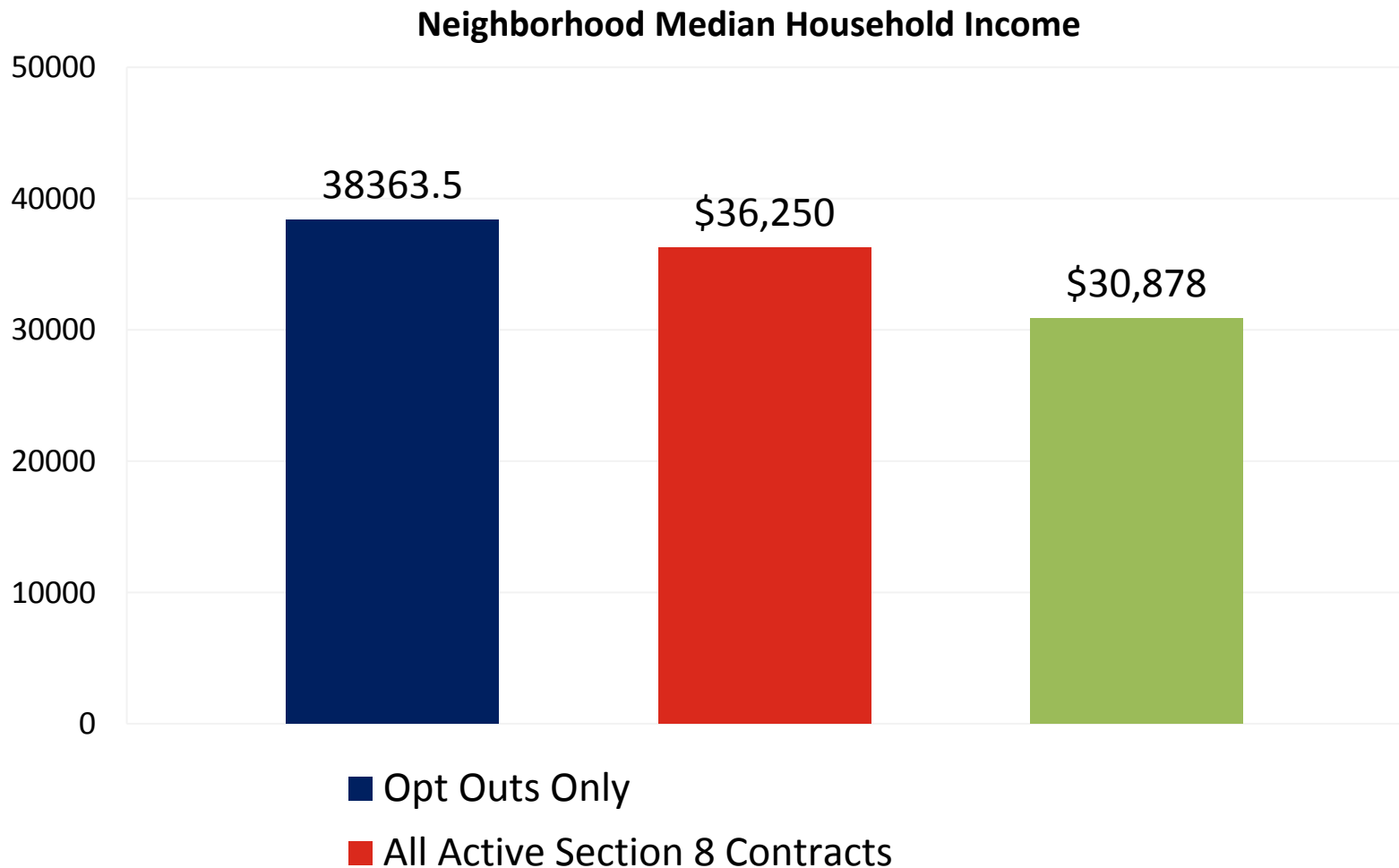
# The neighborhood poverty rate is more than a third higher in neighborhoods where foreclosures have occurred.



Sources: Terminated contract data provided by HUD; Longitudinal Tract Data Base; HUD's Multifamily Assistance and Section 8 Contracts database (active contracts as of 11/2012)

Likewise, neighborhoods where opt outs occur have a slightly higher median household income level than neighborhoods where active contracts are located.

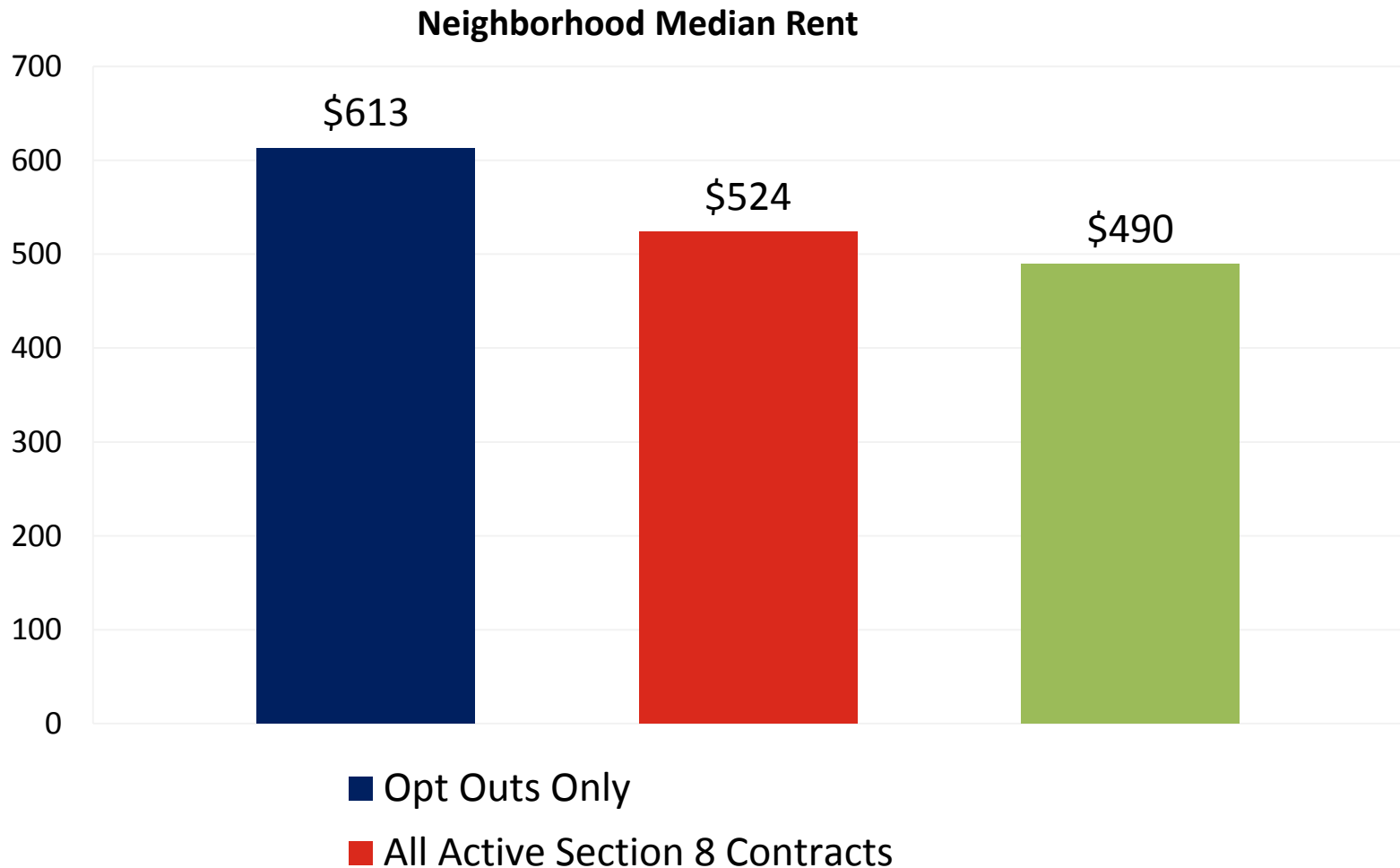
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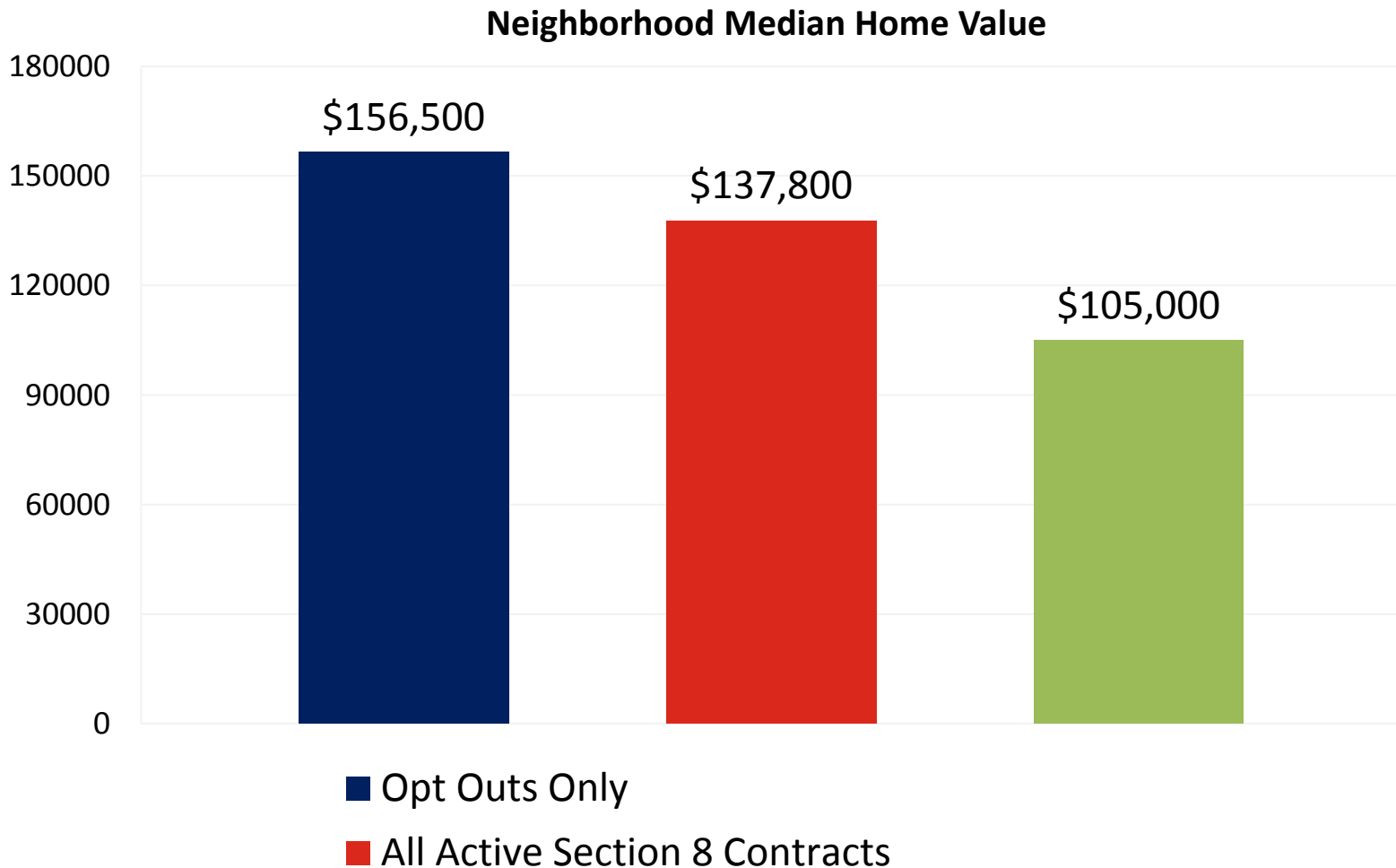
The median rent in neighborhoods where opt outs occurred is nearly 20% greater than the median rent in neighborhoods where active contracts are located.

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The median home value in neighborhoods where opt outs occur is approximately 15% higher than the median home value in neighborhoods where active contracts are located.

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## For more information:

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