



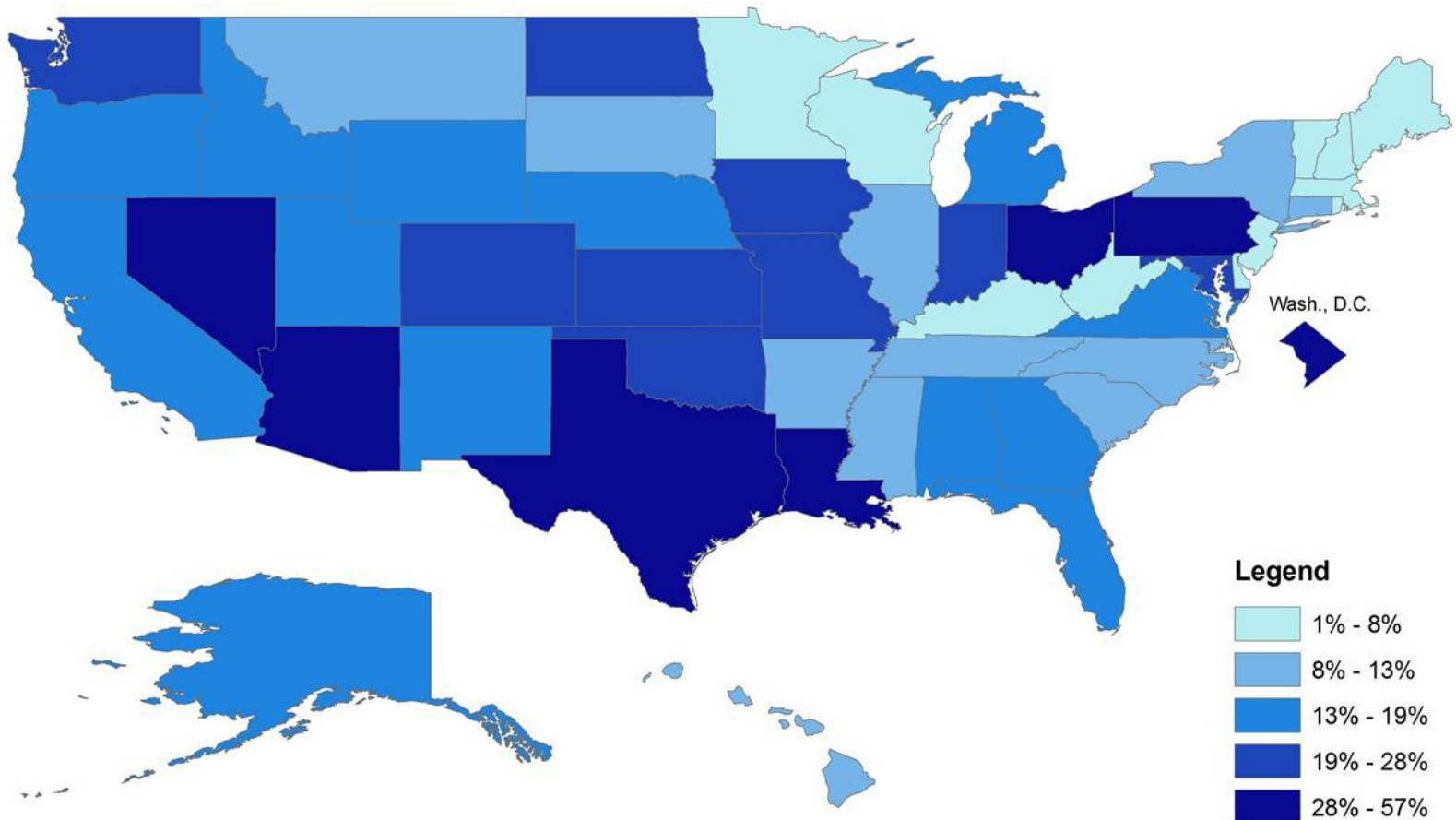
- **Housing Opportunity, Community Development, and Civil Rights:**
- **Toward a Shared Vision**
- **November 28, 2012**



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

Section 8 losses have occurred in every state.

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

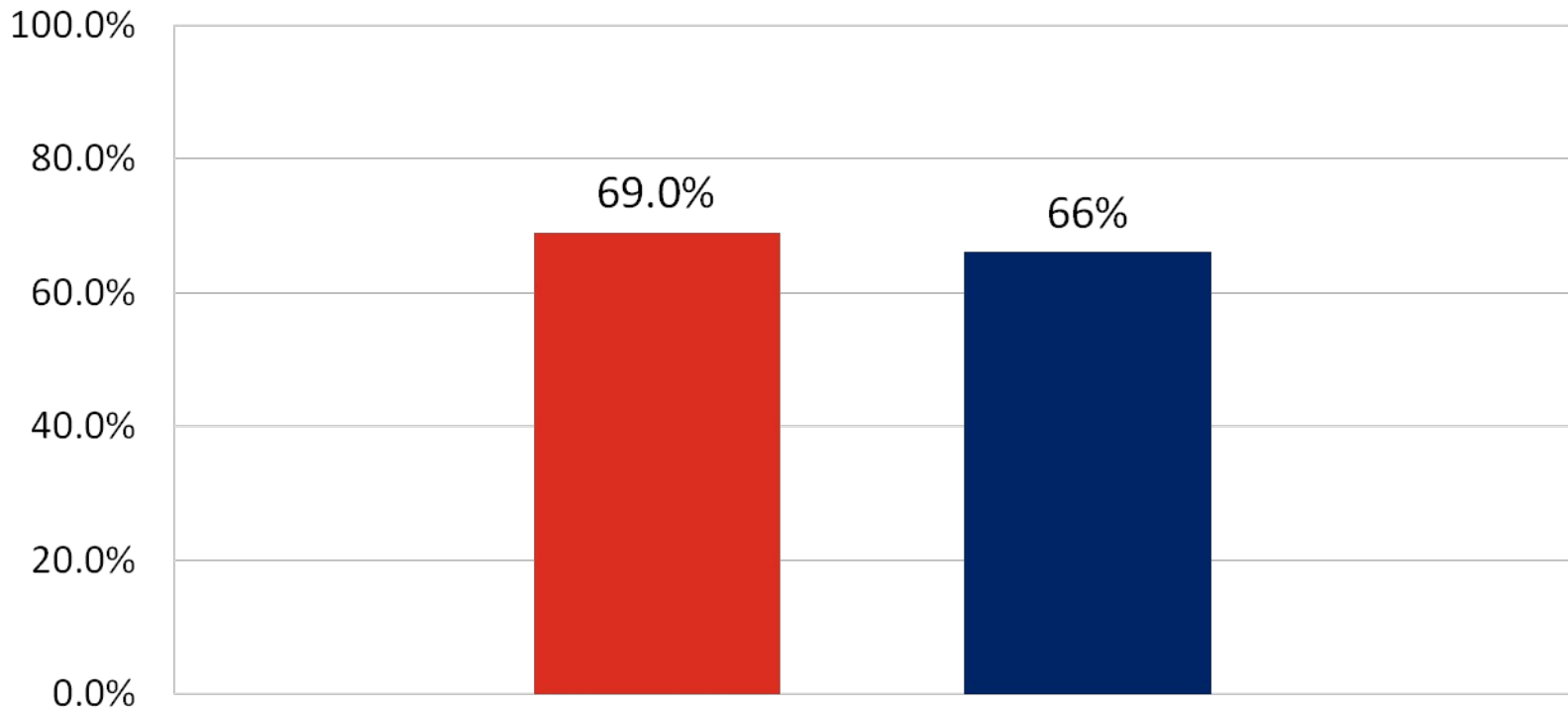


The objectives of this analysis were to understand where Section 8 contracts are being lost and who is most affected.

- 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.

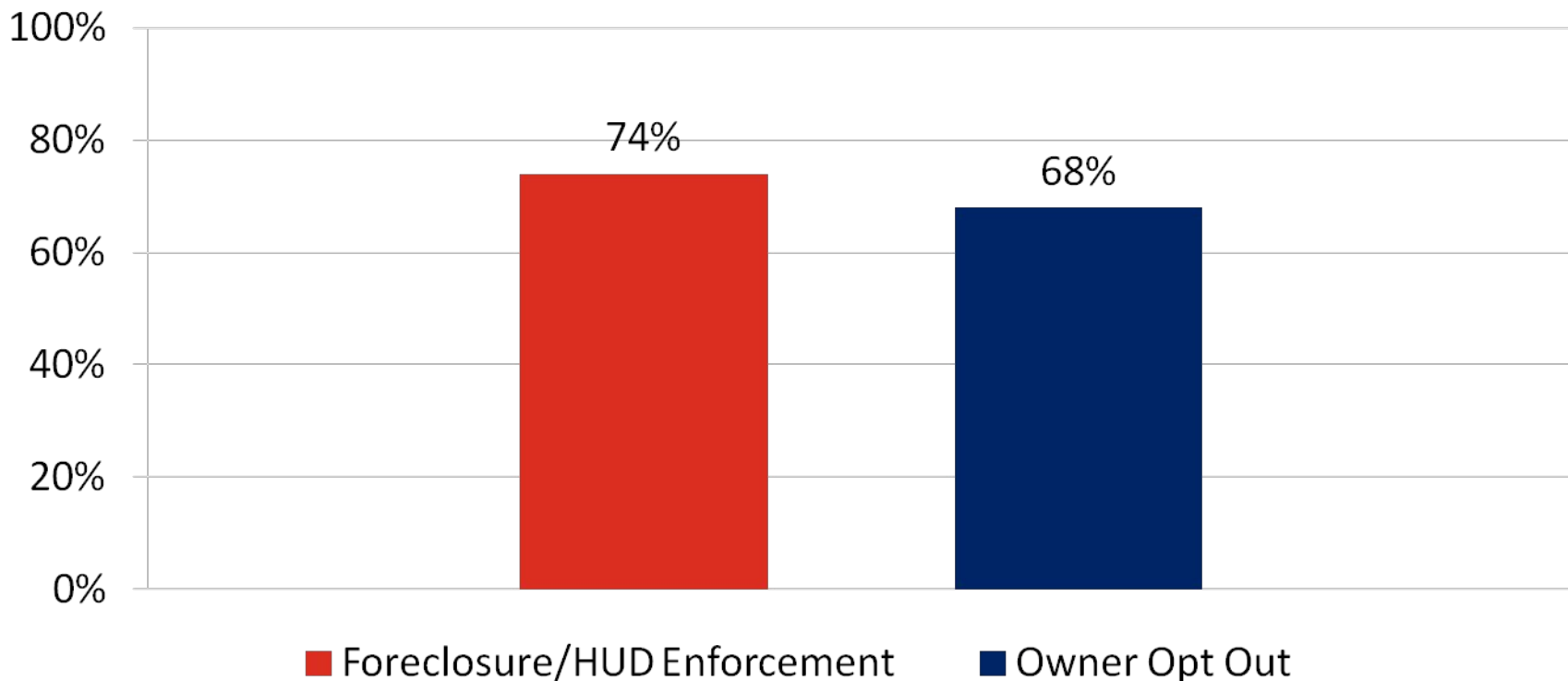
**% of households that are minorities,
terminated vs. active contracts**



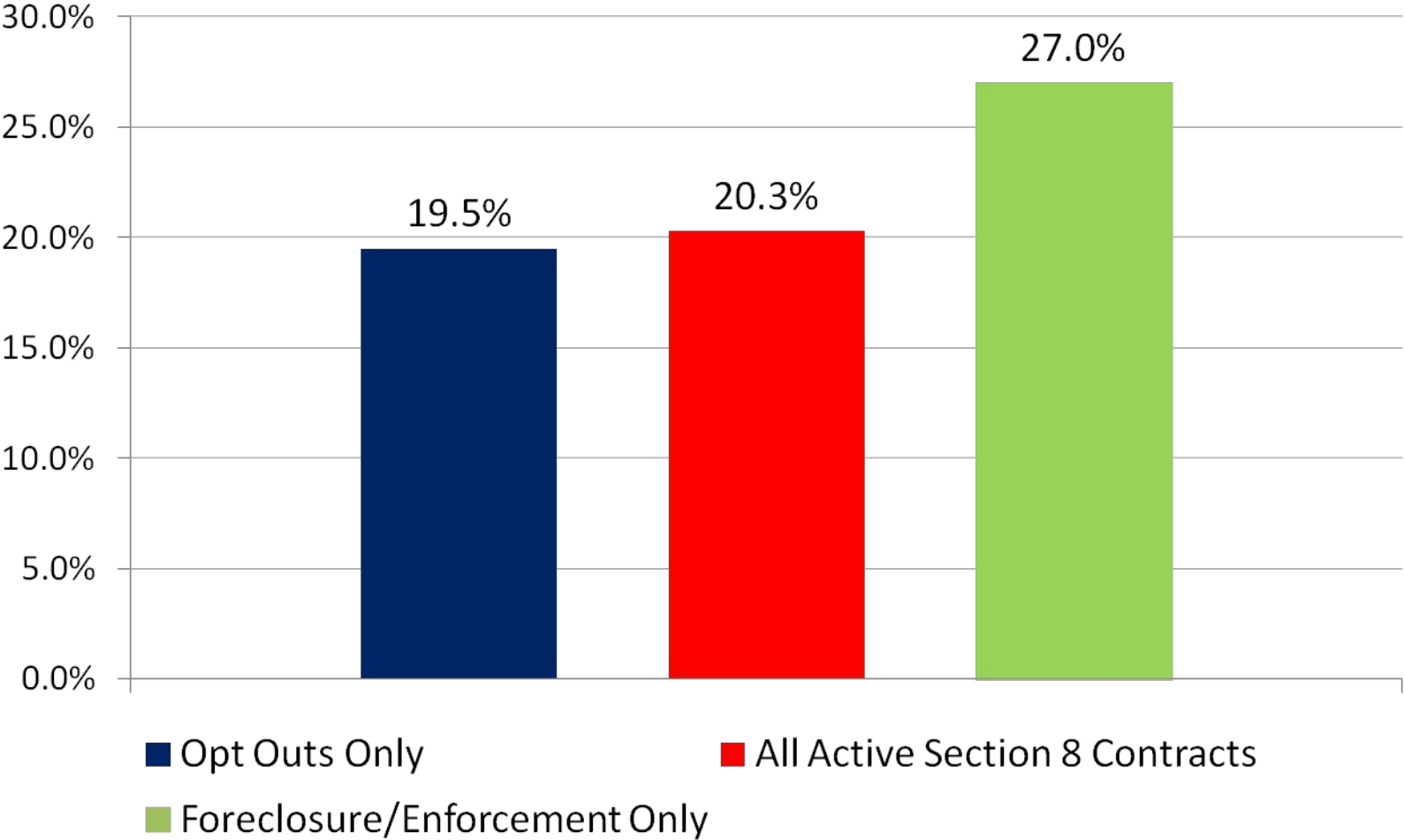
- Households in properties w/ terminated Sec. 8 Contracts
- Households in all Sec. 8 Properties

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

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

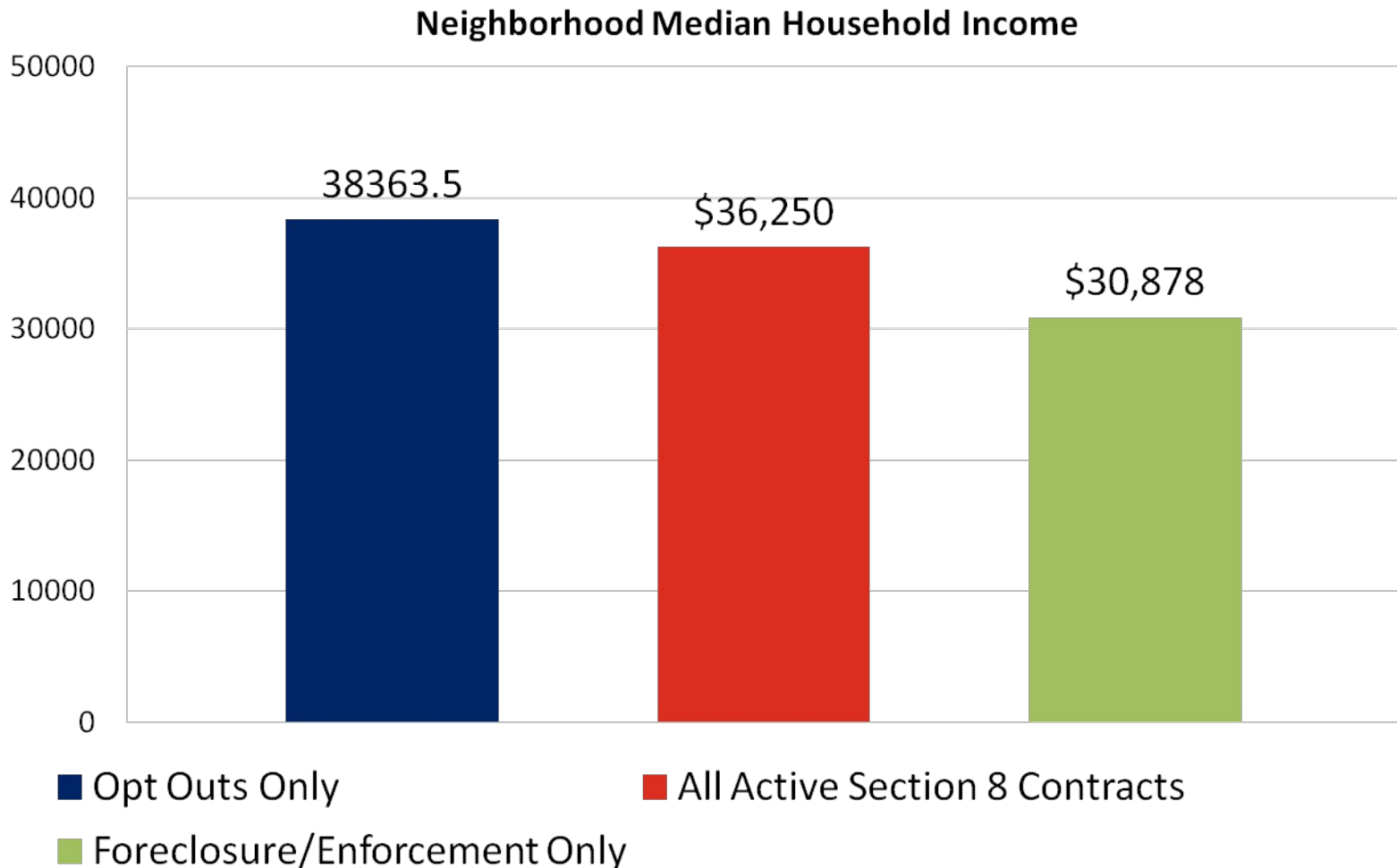


The neighborhood poverty rate is more than a third higher in neighborhoods where foreclosures have occurred.

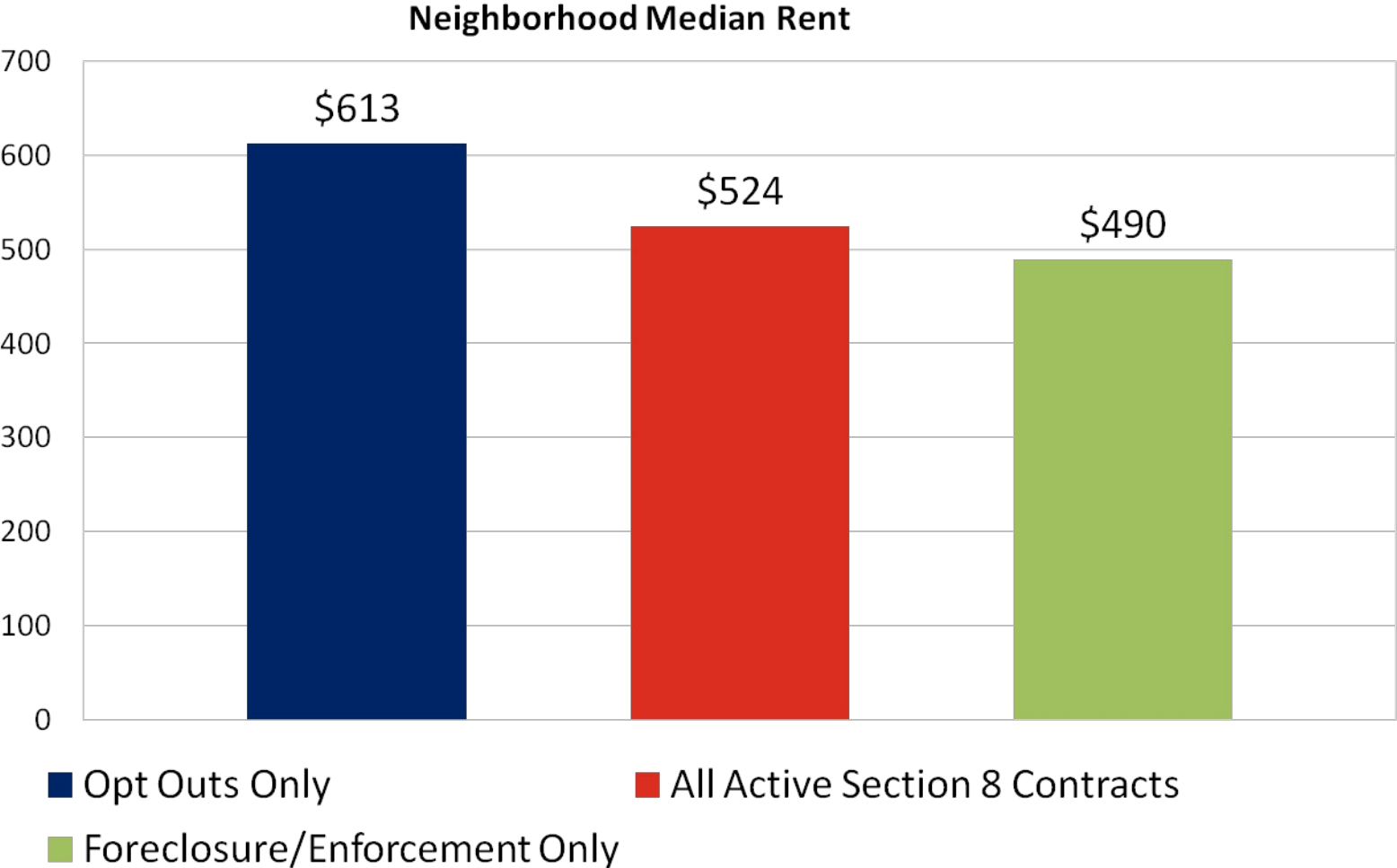


Sources: Terminated contract data provided by HUD; Longitudinal Tract Data Base; HUD's Multifamily Assistance and Section 8 Contracts database (active contracts as of 11/2012)

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

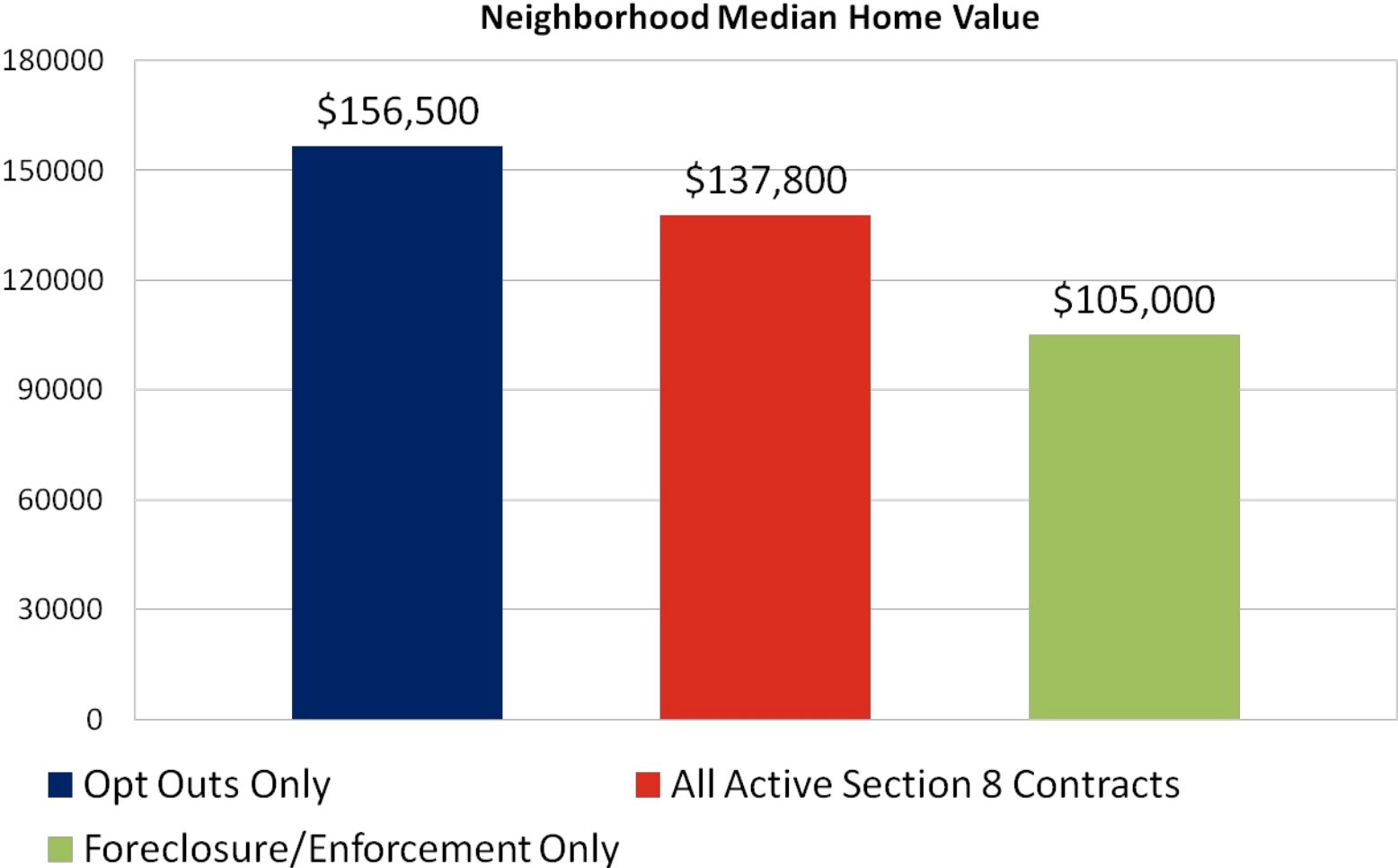


The median rent in neighborhoods where opt outs occurred is nearly 20% greater than the median rent in neighborhoods where active contracts are located.



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)

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.



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)

For more information:

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