

About the Report

PD&R has compiled comprehensive information on subsidized housing from HUD's major data systems, resulting in a series of reports called: "*A Picture of Subsidized Households*". For these report, household data are aggregated by program at various geographic summary levels (national, state, metropolitan area, city, county) and local public housing agency (PHA). These programs include (but are not limited to) public housing, Housing Choice Vouchers, Section 8 project-based housing, New Construction and Substantial Rehabilitation, and the Section 202 and 811 Supportive Housing programs.

Sources of data

Information on households were collected through forms HUD-50058 and HUD-50059 by Public Housing Agencies and landlords and sent to HUD. These data were then aggregated by HUD for presentation in this report. Data on the total number of units available and occupied units are from HUD's administrative records. For public housing the total units and occupied units are from the PIC system module which maintains the inventory of public housing projects and buildings. For Housing Choice Vouchers, total units and occupied units are from HUDCAPS and VMS. Lastly, for multifamily assisted projects, the total number of units are the number of subsidized units from REMS; whereas occupied units are from the Voucher payment system. The household data included in this report is for 18-months ending December 31, 2008.

Program Overview

Since passage of the U.S. Housing Act of 1937, the federal government has provided housing assistance to low-income renters. The assistance provided under HUD programs falls under three general categories, public housing, tenant-based, and privately owned, project-based. Most of these housing subsidies were provided under programs administered by the U.S. Department of Housing and Urban Development (HUD) or predecessor agencies (see "A History of HUD" by Lawrence L. Thompson, 2006). All programs covered in this report provide subsidies that reduce rents for low-income tenants who meet program eligibility requirements. Generally, households pay rent equal to 30 percent of their incomes, after deductions, while the federal government pays the remainder of rent or rental costs. To qualify for a subsidy, an applicant's income must initially fall below a certain income limit (<http://www.huduser.org/datasets/il.html>). These income limits are HUD-determined and vary by household size and location. Applicants for housing assistance are usually placed on a waiting list until a subsidized unit becomes available.

In *public housing*, local housing authorities receive allocations of HUD funding to build, operate or make improvements to housing. The housing is owned by the local agencies. Public housing is a form of project-based subsidy because households may receive assistance only if they agree to live at a particular public housing project.

Tenant based assistance was the major form of housing assistance provided in December 2008. Historically, tenant based assistance began with the Section 8 certificate and voucher programs, which were created in 1974 and 1983 respectively. These programs were replaced by the Housing Choice Voucher program, under legislation enacted in 1998¹. Tenant based programs allow participants to find and lease housing in the private market. Local PHAs and some state agencies serving as PHAs enter into contracts with HUD to administer the programs. The PHAs then enter into contracts with private landlords. The housing must meet housing quality

¹ *The Quality Housing and Work Responsibility Act of 1998 (QHWRA)* merged the Section 8 certificate and voucher programs into the new *Housing Choice Voucher* program. Conversion from certificates and vouchers to Housing Choice Vouchers began on October 1, 1999. The certificate program was phased out in October 2001. As of December 2004, there were some existing certificates that had not yet been converted.

standards and other program standards. The subsidies are used to supplement the rent paid by low-income households. Under tenant-based programs, assisted households may move and take their subsidy with them. The primary difference between certificates and vouchers is that under certificates there was a maximum rent which the unit may not exceed. By contrast, vouchers have no specific maximum rent, but the low-income household must pay any excess over the payment standard, an amount that is determined locally and that is based on the Fair Market Rent² (<http://www.huduser.org/datasets/fmr.html>). HUD calculates the Fair Market Rent at approximately the 40th percentile of the rents of adequate quality rental units in the area.

The third major type of HUD rental assistance is a collection of programs generally referred to as *multifamily assisted*, or *privately owned, project-based* housing. These types of housing assistance fall under a collection of programs created during the last four decades. What these programs have in common is that they provide rental housing that is owned by private landlords who enter into contracts with HUD in order to receive housing subsidies. The subsidies pay the difference between tenant rents and total rental costs. The subsidy arrangement is termed *project-based* because the assisted household may not take the subsidy and move to another location. The single largest project-based program was the Section 8 program, which was created in 1974. This program allowed for new construction and substantial rehabilitation that was delivered through a wide variety of financing mechanisms. An important variant of project-based Section 8 was the Loan Management Set-aside (LMSA) program, which was provided in projects financed under Federal Housing Administration (FHA) programs that were not originally intended to provide deep subsidy rental assistance. Projects receiving these LMSA “piggyback” subsidies were developed under the Section 236 program, the Section 221(d)(3) Below Market Interest Rate (BMIR) program, and others that were unassisted when originally developed. Included in this collection of programs are Section 202/PRAC and Section 811/PRAC which began in 1991.

This report does *not* cover other housing subsidy programs, such as those of the U.S. Department of Agriculture’s Rural Housing Service, unless they also receive subsidies referenced above, such as Section 8 assistance. Other programs such as Indian Housing, HOME and Community Development Block Grants (CDBG) are also excluded. See <http://www.hud.gov/funds/index.cfm> for a more detailed descriptions of major housing subsidy programs.

Through the *Low Income Housing Tax Credit (LIHTC)* program, administered by the Internal Revenue Service at the Department of the Treasury, landlords can obtain tax benefits for renting to low-income households. HUD is not responsible for the program, but recognizes the LIHTC’s major role in creating low-income housing opportunities, and which occasionally overlaps with some HUD programs (some LIHTC properties also use HUD housing subsidies). Therefore, HUD collects and maintains data on LIHTC projects and units placed in service since 1987. Some of that data has been excerpted for this report.

Results

Data are provided in Picture for: the entire country; states; Core-Based Statistical Areas; PHA; cities; counties; projects and census tracts. These categories are shown as “Summary Levels”. There are 8 major summaries for eight programs including the total for the nation. Following a summary of the national results for 2008, an example is provided that shows how to use the web query tool to obtain the national summary.

Under HUD programs there were a total of 5.1 million subsidized housing units available. About 9.6 million people lived in this

² Public housing agencies may set a payment standard higher or lower than the Fair Market Rent.
(<http://www.hud.gov/offices/pih/programs/hcv/forms/guidebook.cfm>)

housing. As of December 2008, the Housing Choice Voucher program accounted for 44 percent of available units, with 2,209,675 units under contract. However, only about 93 percent of these contracted units were actually being used. Completeness of reporting for tenant data was very good in December 2008, with information available on 98 percent of households living in this housing. An additional 0.8 percent of assisted units were in Section 8 Moderate Rehabilitation, a program that was in the process of being converted to Housing Choice Vouchers since December 2001.

The public housing program accounted for about a quarter of all HUD-subsidized units, with 1.2 million units. Approximately 7 percent of public housing was vacant or otherwise held off the market in December 2008. Tenant data was reported to HUD for approximately 96 percent of households living in public housing projects.

Multifamily assisted (i.e., private-owner, project based) housing accounted for the remaining 33 percent of HUD-assisted housing, with 1.7 million assisted units. The percentage of units that were vacant, held off the market or rented to market-rate tenants varied by program, but overall averaged 6 percent. While some projects have a mix of subsidized and unsubsidized units, only the subsidized units are reported here.

In addition to the HUD subsidy programs reported above, there were nearly 1.7 million units made available under the LIHTC program. Some households residing in LIHTC housing may have received another form of subsidy, particularly Housing Choice Voucher assistance. In December 2008, the overall occupancy rate of LIHTC properties was 91 percent. Very little is known about the occupants of LIHTC properties, though there is a new requirement to collect and report tenant characteristics.

Program Label	Sumlevel	Program	Name	Code	Total Units	Pct Occupied	Number Reported	Pct Reported	People Total
All HUD	1	1	U.S. TOTAL ALL PROGRAMS	US	5,063,071	93	4,449,217	98	9,635,432
PH	1	2	U.S. TOTAL PUBLIC HOUSING	U.S. Total	1,155,557	93	1,034,543	96	2,244,082
VO	1	3	U.S. CERTIFICATES + TENANT-BASED VOUCHERS	U.S. Total	2,209,675	93	2,021,299	98	5,076,510
MR	1	4	U.S. MODERATE REHABILITATION	U.S. Total	27,067	94	26,418	100	42,937
S8 NC/SR	1	5	U.S. TOTAL MULTIFAMILY S8 NC/SR	US	1,116,250	94	932,098	96	1,494,090
S236	1	6	U.S. TOTAL MULTIFAMILY S. 236	US	225,167	92	159,884	100	312,643
MF/Other	1	7	U.S. TOTAL MULTIFAMILY MF/OTHER	US	329,355	93	274,975	100	465,170
LIHTC	1	8	U.S. LOW INCOME HOUSING TAX CREDIT	U.S. Total	1,672,239	91			

Query Example

Click on the URL for Picture of Subsidized Households: <http://www.huduser.org/datasets/assthsg.html>

To begin your query, please select a geographic summary level:

- U.S. total**
- State** (including D.C. and outlying areas)
- Public Housing Agency (PHA)**
- Core-based Statistical Area** (definitions as of 2003)
- Census Tract** (based on Census 2000 designations)
- City** (Census-designated places, and incorporated cities, towns, and townships)

Next Screen

Next, select one or more programs:

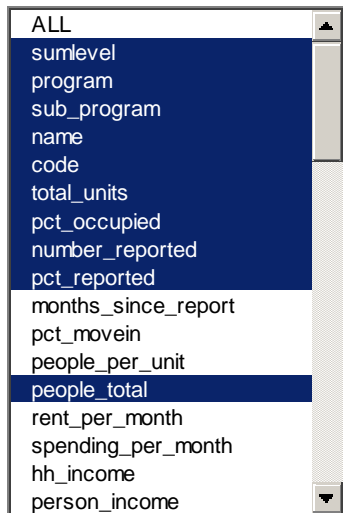
- Use the CTRL or SHIFT key to select multiple programs.

Total for all HUD programs
Public housing
Section 8 Certificates and Vouchers
Section 8 Moderate Rehabilitation
Section 8 New Construction or Substantial Rehabilitation (including 202/8 projects)
Section 236 Projects (FHA-Federal Housing Administration)
All other multifamily assisted properties with FHA insurance or HUD subsidy
Low Income Housing Tax Credit

Next Screen

Now, select your variables.

- Use Ctrl or Shift to select multiple variables.
- [View the codebook](#) (data dictionary describing all variables and values; PDF, opens in new window)



Next screen

Last step...Select an output option:

- View data on screen in an HTML table.**

This option displays your data in an easy-to-read, printable table.

or

- View and save comma-delimited text.**

With this option, you can save your data to your computer. You can then import the data into Excel, SPSS, SAS, or other software for analysis.

[Please read these instructions before choosing this option.](#) (PDF, opens in new window)

Choose one option above