HOUSING REFORMS FOR THE NEXT PRESIDENT:
Public Housing Authorities and Their Programs

October 19, 2016
8:30-10:00 a.m.
NYU School of Law
#NYChousing
Public Housing Authorities (PHAs)

There are 3,300 Public Housing Authorities administering federal rental assistance programs across the country.

1. Public Housing
   - 1.1 million units nationwide
   - 2.2 million people
   - Average household income: $14,368

2. Housing Choice Voucher (HCV) Program
   - 2.4 million units nationwide
   - 5.3 million people
   - Average household income: $13,821
The vast majority of households living in Public Housing and receiving Housing Choice Vouchers have very low incomes.

Public Housing and HCV Households by Income Level, 2015

- Less than $5,000: Public Housing 12%, Housing Choice Vouchers 10%
- $5,000 - $9,999: Public Housing 31%, Housing Choice Vouchers 29%
- $10,000 - $14,999: Public Housing 22%, Housing Choice Vouchers 26%
- $15,000 - $19,999: Public Housing 13%, Housing Choice Vouchers 15%
- $20,000 or more: Public Housing 21%, Housing Choice Vouchers 20%

Sources: HUD Picture of Subsidized Households, NYU Furman Center
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A significant share of Public Housing and HCV households include children, elderly, or disabled members.

Public Housing and HCV Households with Vulnerable Populations, 2015

- Head of Household over 62:
  - Public Housing: 32%
  - Housing Choice Vouchers: 23%

- Share of all persons with a disability:
  - Public Housing: 21%
  - Housing Choice Vouchers: 23%

- Households with Children:
  - Public Housing: 39%
  - Housing Choice Vouchers: 46%

Sources: HUD Picture of Subsidized Households, NYU Furman Center

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The New York City Housing Authority (NYCHA) owns and manages 16% of the nation’s Public Housing and 4% of all Housing Choice Vouchers.

Source: HUD Picture of Subsidized Households, NYU Furman Center

Share of Public Housing and Housing Choice Vouchers, 2015

New York City Housing Authority
- Public Housing: 16%
- Housing Choice Vouchers: 4%

All Other U.S. Housing Authorities with 10,000+ Subsidized Units
- Public Housing: 10%
- Housing Choice Vouchers: 4%

All Other U.S. Housing Authorities
- Public Housing: 74%
- Housing Choice Vouchers: 92%

Sources: HUD Picture of Subsidized Households, NYU Furman Center

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Between 2000 and 2013, federal capital funds for Public Housing declined by 54%.

Discretionary Budget Authority for Public Housing (Section 9) Programs, 2000-2013

Public Housing Operating Fund

Public-Housing Capital Fund

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Federal funding for Project-Based Section 8 increased by 61% between 2005 and 2013.

Discretionary Budget Authority for Section 8 Housing Programs, 2000-2013


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U.S. Department of Housing and Urban Development (HUD) Innovations
Rental Assistance Demonstration (RAD)

Program to allow HUD to test a new way of meeting the large and growing fiscal needs of the nation’s aging Public Housing stock.

Key Components:

• Participating PHAs can convert their Public Housing funds (Section 9) into Project-Based Section 8.
• Allows PHAs to access additional funding sources already available to Section 8 projects (e.g., Low-Income Housing Tax Credits, other private financing).
Small Area Fair Market Rents (SAFMR)

Program to allow a set of PHAs to set fair market rents for Housing Choice Vouchers at the zip code level, rather than by metropolitan area.

Key Components:

• Lowers payment standards where the zip-code rent is lower than the metro-area rent and increases payment standards where zip-code rent is higher than the metro-area rent.
Moving-to-Work (MTW) Demonstration

Allows high-performing public housing authorities to test alternative policies, with HUD’s approval, for providing housing assistance.

Key Components:

• Merge HUD funding streams into a single fund, “single-fund flexibility.”
• Permits reforms of certain HUD regulations (e.g., income and housing quality certifications, rent calculations).
Housing Reforms for the Next President:

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