



**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

**NYU
Furman
Center**



Public Housing Authorities (PHAs)

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

1. Public Housing

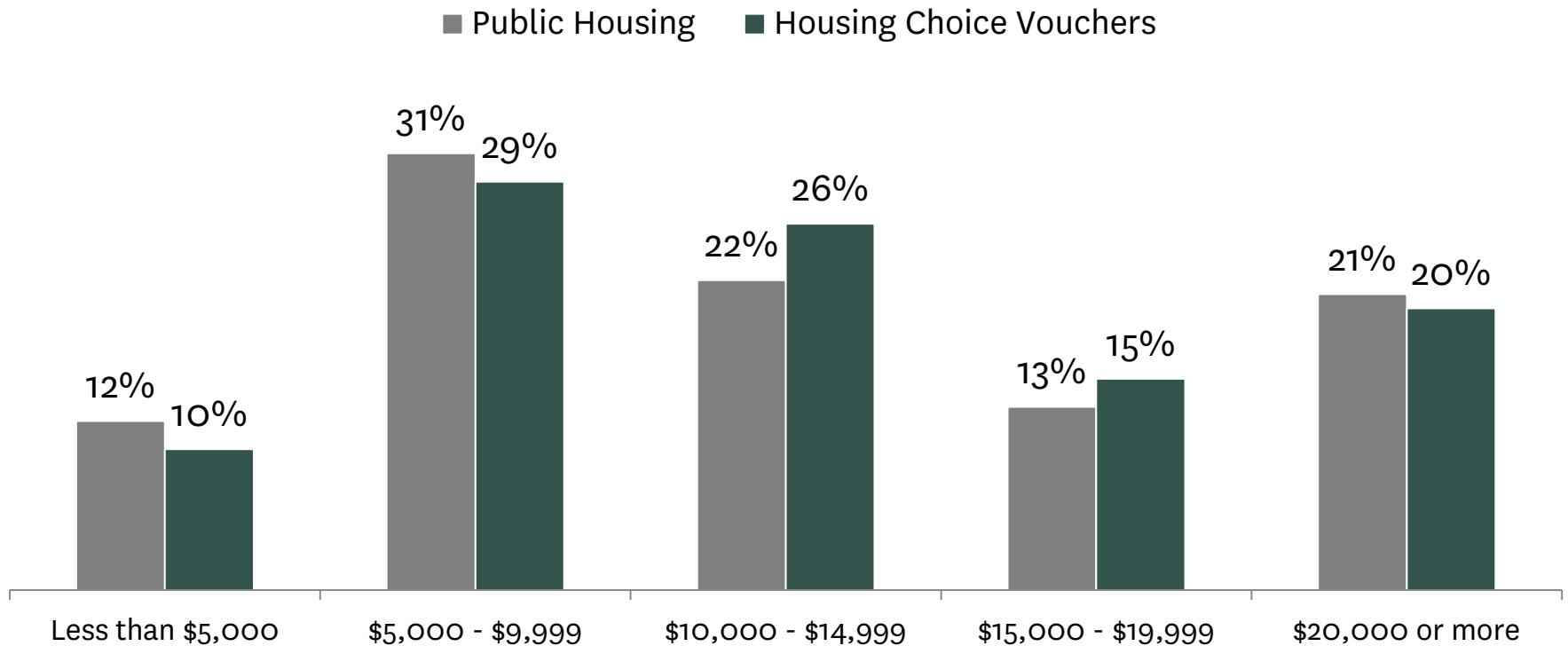
- 1.1 million units nationwide
- 2.2 million people
- Average household income: \$14,368

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



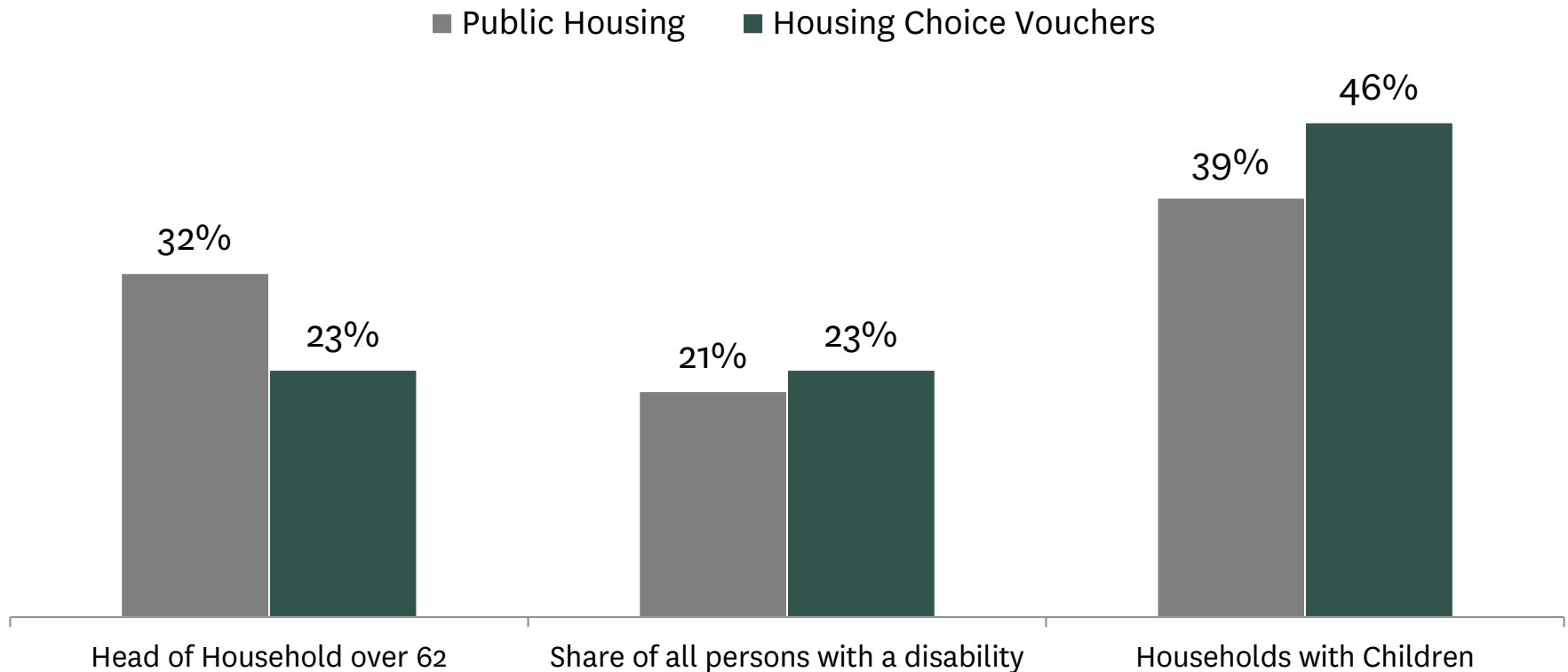
Sources: HUD Picture of Subsidized Households, NYU Furman Center

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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



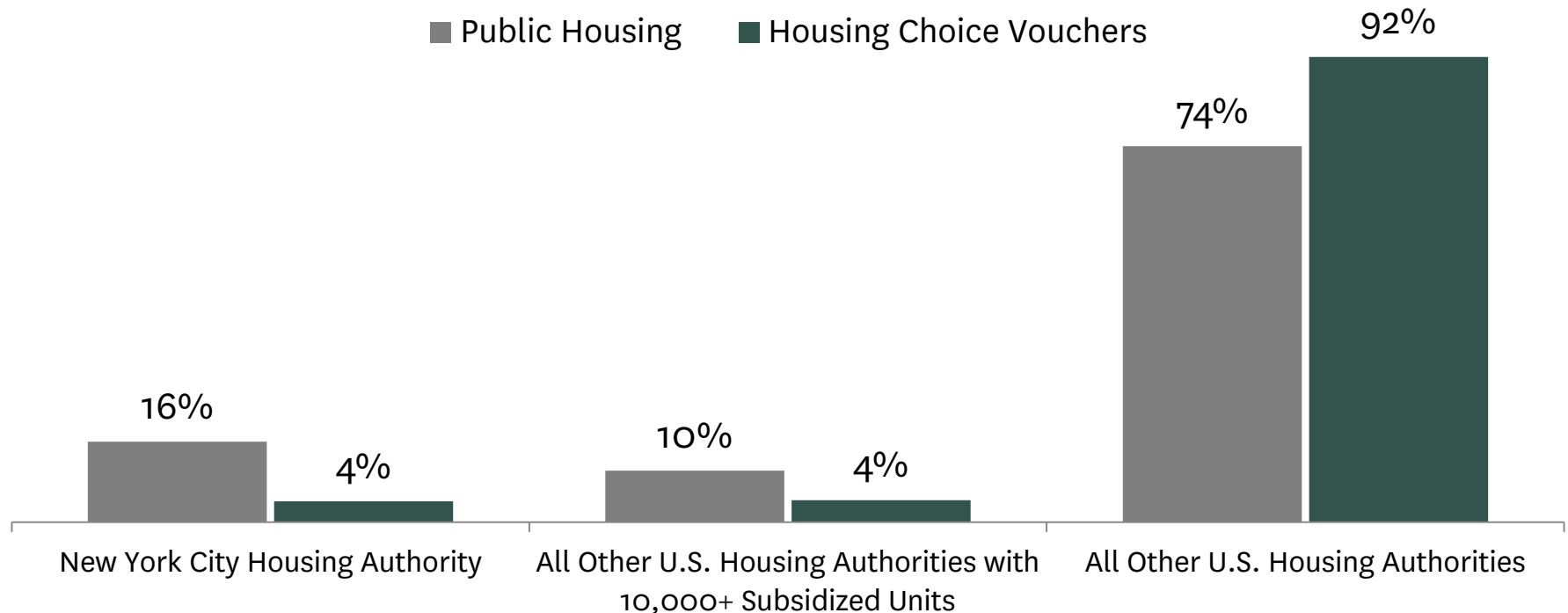
Sources: HUD Picture of Subsidized Households, NYU Furman Center

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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.

Share of Public Housing and Housing Choice Vouchers, 2015



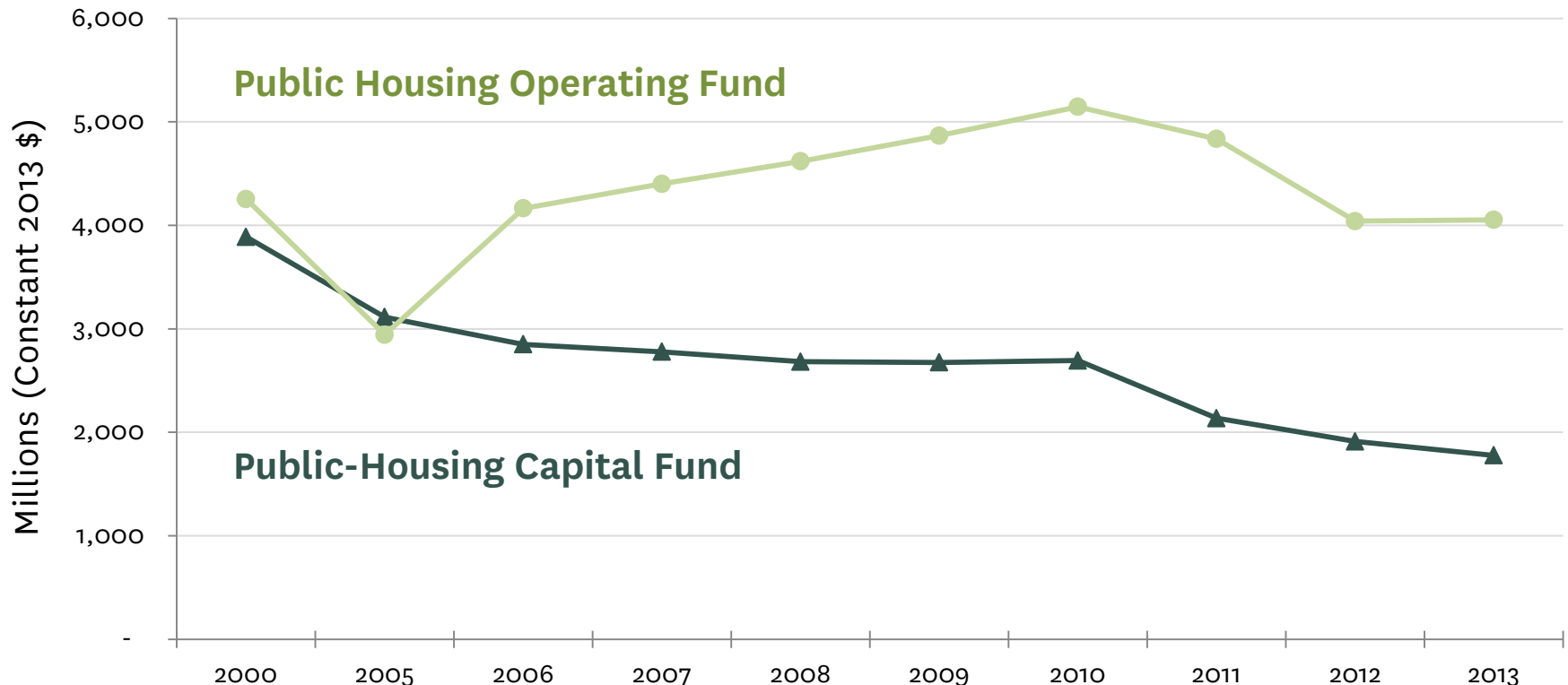
Sources: HUD Picture of Subsidized Households, NYU Furman Center

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

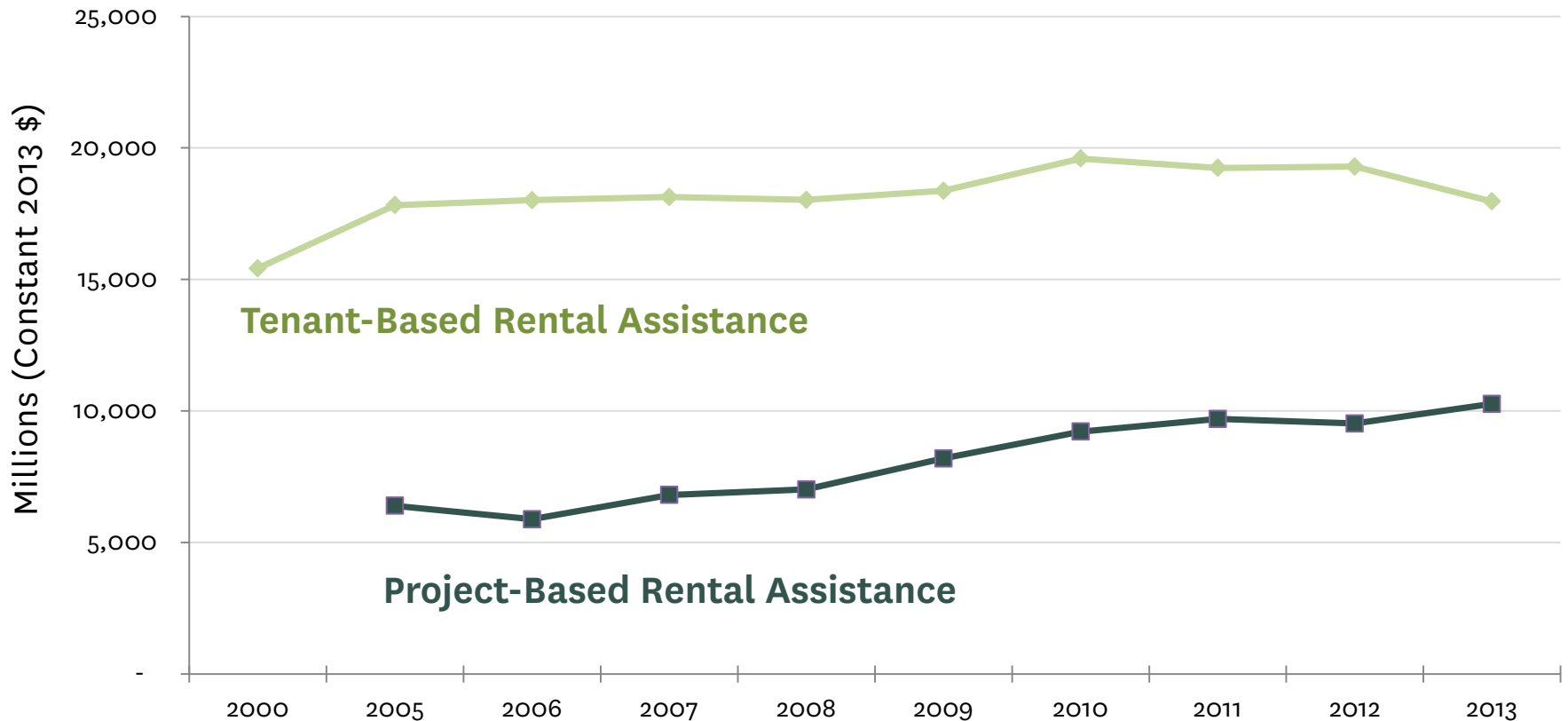
Discretionary Budget Authority for Public Housing (Section 9) Programs, 2000-2013



Sources: Schwartz, A. F. (2015). *Housing Policy in the United States* (3rd ed., pp. 58-59), NYU Furman Center

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

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



Sources: Schwartz, A. F. (2015). *Housing Policy in the United States* (3rd ed., pp. 58-59), NYU Furman Center





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).





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