

2019 Housing Impact Report Methodology

This document contains detailed information on the data sources, methods, and assumptions made to produce the estimates shared in the 2019 Housing Impact Report and accompanying map.

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Households and Residents Receiving Rental Assistance Estimates

The number of households and residents receiving rental assistance includes households assisted by public housing, Housing Choice Vouchers, Section 515, Section 514, mod rehab, project based section 8, Rent Sup, Section 236 Below Moderate Income Rents (BMIR), Section 202 PRAC, Section 811 PRAC, Low-Income Housing Tax Credits, HOME, state Section 236, and HUD Insured Multifamily Mortgages. The number of households receiving rental assistance was downwardly adjusted to reflect households assisted by multiple programs. Resident demographic data were populated using Picture of Subsidized Households summary of all program data and HUD’s Resident Characteristics Report for public housing and Housing Choice Vouchers for programs where resident demographic information was unavailable. The data source for each of these resident demographic estimates by program are described in the two color coordinated charts below.

Source of Households and Residents Receiving Rental Assistance																
	Residents					Households										
	<i>Children</i>	<i>Adult</i>	<i>Elderly</i>	<i>Population</i>	<i>Disabled</i>	<i>Households</i>	<i>Earning a Majority of Income Through Wages</i>	<i>With Children</i>	<i>With Elderly</i>	<i>With Disabled</i>	<i>Extremely Low-Income</i>					
Public Housing																
Housing Choice Voucher																
Section 515																
Section 514																
Mod Rehab																
Project Based Section 8																
Rent Sup/RAP																
S236/BMIR																
202/PRAC																
811/PRAC																
LIHTC																
Other (HOME, HUD insured mortgages, Section 236)																

See key below.

Picture of Subsidized Households (POSH) 2018, made with assumptions using Resident Characteristics Report (RCR), Retrieved January 30, 2019

These values were calculated by adjusting the total number of people assisted by public housing and Housing Choice Vouchers (HCVs) as reported in POSH 2018 by the percentage of population by age as reported in RCR for public housing and HCV holders.

Picture of Subsidized Households (POSH) 2018

These values were collected directly from POSH 2018 for household level demographics on public housing and HCV holders.

Multifamily Housing Occupancy Statistics Report 2018

These values were collected directly from USDA's 2018 Multifamily Housing Occupancy Report in for Section 515 and Section 514 households.

Multifamily Housing Occupancy Statistics Report 2018, made with assumptions using POSH 2018 (all relevant programs)

These values were calculated by multiplying the number of Section 515 and Section 514 assisted households by the percentage of households earning a majority of income through wages and the percentage of households with children as reported in POSH 2018 for all relevant programs.

Picture of Subsidized Households 2018

These values were collected directly from POSH 2018 for household and resident level demographics for households assisted by Mod Rehab, Project Based Section 8, Rent Supp/RAP, Section 236 BMIR, Section 202, and Section 811. The number of households reported was adjusted upwards to reflect 100% reporting if the percentage reported was below 100%. All residents in Section 202/PRAC properties were considered to be seniors. Since the average household size for Section 811/PRAC properties was 1.1, the number of children and elderly residents at Section 811/PRAC properties was calculated by multiplying the total population assisted by this program by the percent of households with children and the percent of households headed by a senior. The remaining total population for the Section 811/PRAC program was considered to be an adult.

POSH 2018, with assumptions made using Resident Characteristics Report 2019 (Project Based Vouchers)

The percentage of residents that are elderly, disabled, and children for residents assisted by Mod Rehab, Project Based Section 8, Rent Supp/RAP, and Section 236/BMIR were assumed to be consistent with the resident level demographics reported in RCR in January 2019 for public housing and HCV households. The number of elderly residents at Project Based Section 8 and Rent Supp/RAP properties was upwardly adjusted to match the total number of elderly headed households and the number of adults and children at these properties were downwardly adjusted.

National Housing Preservation Database (NHPD), retrieved March 2019

This value was collected directly from the total units in the NHPD that are assisted by HOME, HUD insured mortgages, and state Section 236. Any properties assisted by these programs that were also assisted by any of the other programs listed above were excluded.

NHPD, retrieved March 2019, with assumptions made using RCR 2019 (Public Housing and HCV)

The total number of elderly residents living in units assisted by tax credits and other subsidy programs were assumed to equal the total number of elderly headed households serviced by these programs. The percentage of adults and children living in units assisted by tax credits and other subsidy programs were assumed to be consistent with the resident level demographics reported in RCR for public housing and housing choice voucher households.

NHPD, retrieved March 2019, with assumptions made using POSH 2018 (All relevant programs)

The percentage of households living in units assisted by other subsidy programs earning a majority of income through wages, earning below very low income, with children, with elderly, with disabled, and the average number of persons per household for units assisted by other subsidies were assumed to be consistent with household level demographics reported in POSH 2018 for all relevant programs. The percentage of households living in units assisted by tax credits earning a majority of income through wages and the average number of people per household were assumed to be the same as the household level demographics reported in POSH 2018 for all relevant programs.

NHPD, retrieved March 2019 and LIHTC Resident Characteristics Report 2018

The total number of households living in units assisted by tax credits was calculated by subtracting the total number of tax credit units in the NHPD by the percent of tax credit households that receive rental assistance, including HCVs, project based vouchers, Project Based Section 8, public housing, and Section 521 rental assistance as listed in the 2018 LIHTC Resident Characteristics Report. This prevents households assisted from these programs from being double counted in the analysis. The total households living in properties assisted by tax credits was multiplied by the percent of households with children, elderly, disabled, and earning below very low-income as listed in the LIHTC Resident Characteristic Report to determine total number of households that meet this criteria.

This methodology was replicated for each data source by year to calculate percent change in the number of households and residents that received assistance between 2017 and 2018.

Households that Qualify for Assistance

The American Community Survey (ACS) 2017 one year estimates were used to determine the number of households and the number of individuals that could qualify for rental assistance, but are likely not receiving it. While the ACS does not identify HUD-assisted households, assumptions are often made using household income data about whether a household might qualify for rental assistance. Because there is some debate about whether a household receiving rental assistance reports to the ACS their gross rent or only the tenant portion of their rent, non-cost burdened and over-cost burdened low-income renters were counted among the 7 million renters currently assisted by HUD/USDA with the assumption that HUD-assisted renters reporting tenant rent would not be cost-burdened and excessively cost burdened renters were assisted and reporting their gross rent. More specifically, a household and its individual residents were considered to qualify for rental assistance if they met HUD's definition of low-income (earning below 80% of the statewide HUD area median income, adjusted for household size) and were renters. Renter households not likely to be currently receiving rental assistance paid between 30% and 80% of their income towards housing costs. Households that paid less than 30% or more than 80% of their income towards housing costs were considered to be assisted renter households.