



December 6, 2016

TO: State Directors
Rural Development

ATTN: Program Directors
Multi-Family Housing

FROM: Tony Hernandez /s/ *David Lipsetz*
Administrator
Housing and Community Facilities Programs

SUBJECT: Results of the 2016 Multi-Family Housing Annual Fair Housing Occupancy Report

We are pleased to present the 2016 Rural Development Multi-Family Housing (MFH) Annual Occupancy Report, which includes both Rural Rental Housing (RRH) Section 515 and Farm Labor Housing (FLH) Section 514 properties. These results are based on September 2016 data from the Multi-Family Information System database.

This report presents data from the past 3 years, comparing information from years 2014 to 2016. Attachment A is a summary of report results. Highlights of this year's data include:

- The total number of rental properties has decreased by 1.86 percent since last year or a decrease of 253 Section 515 properties and a decrease of 18 FLH properties. The number of rental units in the MFH portfolio has decreased by 0.97 percent. Overall, we saw a reduction of 271 properties in the past year, representing 4,220 apartment units.
- The current population shows a continued decline in the White population. The breakdown now consists of: White, Non-Hispanic households: 66.36 percent, Black Non-Hispanic households: 19.46 percent; Hispanic households: 11.42 percent; Asian, Pacific Islander households: 0.71 percent; American Indian/Alaskan Native households: 1.53 percent; multi-racial households: 0.52 percent.
- There was a slight decrease in very-low income households, which represent 91.78 percent of all households. Low-income households represent 6.99 percent of the total.

EXPIRATION DATE:
December 31, 2017

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- Average household incomes are up to \$12,960 from \$12,729 (a 1.81 percent increase); the average income of Rental Assistance (RA) households increased to \$10,732 from \$10,554 (a 1.69 percent increase).
- Female-headed households continue to represent the majority of households (71.1 percent). There was no appreciable change in the percentage of elderly/disabled households vs. non-elderly but the disabled population continues to increase within the elderly/disabled households.
- Overall, as a percentage of all households, female-headed households remained approximately the same; there was a slight increase in elderly households; and more disabled households. Generally, over the last several years, the portfolio continues to favor elderly/handicapped versus non-elderly households.

In comparing the RRH Section 515 portfolio with the FLH Section 514 portfolio, it is interesting to note:

- FLH members per household are about twice the size of the average household in the portfolio. Average farm labor income is more than one and half times that of the average RRH portfolio household (\$23,201 vs \$12,588). Farm labor income for RA households, \$16,882, is significantly higher than the average RA income for the RRH portfolio, \$10,504.
- Elderly/disabled households make up 62.92 percent of the RRH portfolio, but only 20.94 percent of the FLH households.
- RA households make up 67.4 percent of the RRH portfolio and 68.6 percent of the FLH households. RRH showed a slight increase and FLH showed a slight decrease in RA households compared to last year. Overall, 81 percent of households continue to receive some kind of subsidy.
- White households constitute 68.6 percent of the RRH portfolio, while minorities constitute 94.3 percent of the FLH households.

The report also shows about the same percentage of households using RA compared to last year. Rent overburdened households (those paying more than 30 percent of their income towards rent) continue to decline by almost 4 percent. The ongoing reduction in overburdened households demonstrates continuing improvement toward our objective to utilize all available RA units.

If you have any questions, please contact Stephanie White at (202) 720-1615 or Janet Stouder at 202-720-9728.

Attachments