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ROCHESTER HOUSING AUTHORITY TENANT PROFILE

NUMBERS AND TRENDS FOR THE YEARS 1999 AND 2007

Prepared for:
Rochester Housing Authority

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ROCHESTER HOUSING AUTHORITY

TENANT PROFILE

May, 2007

SUMMARY

The Rochester Housing Authority (RHA) initiated this tenant profile, the first ever created for the agency. RHA contracted with the Center for Governmental Research Inc. (CGR) in early 2007 to develop the profile using RHA and Census data. The profile shows:

- ❖ RHA's total tenant population in 2007 is nearly 22,000, 52% higher than in 1999.
- ❖ Nearly 15,000¹ (68%) reside in the City of Rochester, 6,800 (31%) in the 5-county region outside the City of Rochester, and about 200 (1%) outside New York State.
- ❖ 20% of all active RHA tenants live in Public Housing owned and operated by RHA and 80% receive housing assistance through the Section 8 voucher program.
- ❖ Dramatic growth in the Section 8 population (from 9,700 in 1999 to 17,600 this year) has fueled the overall increase in tenant

¹ All 4,403 active Public Housing tenants and 10,533 of the active Section 8 tenants reside in the City of Rochester for a total of 14,936. This count includes the 14610 zip code, which is a Rochester/Brighton zip code, however, mapping addresses shows the vast majority in this zip code reside in the City. Census estimates based on the 2005 American Community Survey (ACS) are limited and are not part of this profile, but CGR points out that the 2005 ACS estimate for individuals living in households in Rochester (not counting those in institutions, college dorms, and other group quarters) is 189,312. Thus, RHA currently subsidizes housing for about 8% of residents living in City households.

numbers. By contrast, Public Housing population numbers fell to 4,400 this year, down from 4,800 in 1999.

- ❖ The proportion of the total population that is female (63%) and the proportion that is elderly (12%), which RHA defines as age 62 and up, are exactly the same today as they were in 1999. The proportion of households headed by females (82%) is also the same.
- ❖ The number of children under age 18 in the RHA tenant population has increased by more than 2,600 (39%) to a current total of 9,400. The overall proportion of tenants under age 18, however, is lower today – 43% versus 47% in 1999.
- ❖ Of the 9,400 children under age 18, about 7,800 (83%) live in Section 8 households in the 5-county region (most of them in the City of Rochester); 1,500 (16%) in Public Housing in Rochester; and 100 (1%) outside New York State.
- ❖ Today about two-thirds of active tenants are black; one-third are white. Since 1999, the number of black tenants has increased 37%; and the number of white tenants has grown 93%.²
- ❖ The number of Hispanic tenants today is about double the number in 1999, with Hispanics now accounting for 18% of the total tenant population (up from 14% in 1999).
- ❖ The proportion of heads of households who are unemployed (based on reporting zero income from wages) is the same today (68%) as it was in 1999. Today females head nearly 7,800 households and 5,000 (64%) are unemployed. Males now head nearly 1,800 households and 1,500 (85%) are unemployed.

² CGR notes that in 2007 more than 1 race can be listed for a tenant. RHA active tenants in 2007 total 21, 976, but data on race are provided for 22,080 tenants (a difference of 104).

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CGR Staff Team

Vicki Brown, Senior Research Associate, directed this project for CGR, analyzed the data tables and wrote the tenant profile. Katherine McCloskey, Research and Technical Assistant, conducted the statistical research and created the data tables.

INTRODUCTION

The Rochester Housing Authority (RHA) initiated this tenant profile. The agency contracted in early 2007 with the Center for Governmental Research (CGR) to assist in creating the agency's first-ever tenant profile. CGR analyzed RHA data for Section 8 and Public Housing for 1999 (historical information) and for 2007 (information on active tenants). In addition, we compared key data with Census 2000 data for Monroe County and the City of Rochester.

This profile is divided into four parts to allow users easy access to information, as needed. The various parts can be read in any order or used independently, depending on user need.

- **Part 1 – Section 8:** detailed findings in narrative format for 1999 and 2007, and CGR analysis based on a comparison of the 2 years.
- **Part 2 – Public Housing:** detailed findings in narrative format for 1999 and 2007, and CGR analysis based on a comparison of the 2 years.
- **Part 3 – RHA Tenant Profile:** in statistical format, key data for 1999 (all tenants), 2007 (all tenants), and comparable Census 2000 data for Monroe County and Rochester.
- **Part 4 – Section 8 2007 Maps:** the first map shows where Section 8 active tenants reside, and the second where tenants under age 18 reside. (Note: since all RHA Public Housing is in the City of Rochester, comparable maps were not developed for this program.)
- **Part 4 – Data tables:** Appendix A) Section 8 and Appendix B) Public Housing.

PART 1: SECTION 8

Section 8 in 1999: 9,667 Tenants The Section 8 Housing Choice Voucher Program helps low-income families rent in the private rental market. Families receiving RHA Section 8 vouchers find their own housing – from approved landlords anywhere in Monroe, Wayne, Ontario, Livingston and Orleans counties – and pay a portion of their monthly income toward shelter. A small portion of families approved for RHA Section 8 vouchers have used the “portability” feature of the program to move to other places in the U.S.

Overall Key Findings

- Section 8 total tenants – 9,667
- 64% (6,172) female; 36% (3,493) male³
- 73% (7,040) black; 26% (2,524) white; <1% (2) Asian; <1% (6) Native American; 1% (90) other⁴
- 11% (1,070) Hispanic; 89% (8,589) non-Hispanic⁵
- The 1999 age breakdown:
 - 51% (4,918) - children under age 18
 - 19% (1,791) – ages 18 to 35
 - 16% (1,580) – ages 35 to 50
 - 7% (691) – ages 50 to 65

³ Gender not listed for 2 tenants

⁴ Race data missing for 5 tenants. Note: RHA follows Department of Housing and Urban Development (HUD) reporting guidelines. Under HUD, “Hispanic” is an ethnicity not a race. Hispanics are included in the race data, but can be of any race.

⁵ Hispanic/non-Hispanic unknown for 8 tenants. Ethnicity for all tenants is listed only as Hispanic or non-Hispanic, based on HUD guidelines.

- 7% (687) – ages 65 and up
- Two age groups within the above breakdown predominated: a) ages 10-14, accounted for 18% (1,777) of the total population, and b) ages 5-9, accounted for 17% (1,609) of the total population
- 8% (769) were elderly⁶ and 15% (1,415) handicapped
 - 69% of the elderly tenants (531) were handicapped

Sources of Income

Five different categories of income were tracked in 1999 – employment, pension, public assistance, income from assets, and other income. Of the total Section 8 population – and noting there was overlap in the five categories – analysis shows:

- 15% (1,418) had income from wages
- 12% (1,135) had income from pensions (a category that in 1999 also included Social Security and Supplemental Security Income or SSI)
- 12% (1,114) received public assistance
- 3% (314) had income from assets⁷
- 19% (1,864) had other income

Table 1 shows the income breakdown by category for the total tenant population.

⁶ RHA defines elderly as 62 or older

⁷ 27 tenants reported assets valued in excess of \$20,000, with 7 having assets valued between \$50,000 and \$90,000

Table 1: Sources of Annual Income – 1999 Section 8 Tenants

	Wages		Pension		Public Assistance		Asset Income		Other Income	
	#	%	#	%	#	%	#	%	#	%
None	8,249	85%	8,532	88%	8,553	88%	9,353	97%	7,803	81%
\$1-\$9,999	494	5%	985	10%	1,089	11%	314	3%	1,780	18%
\$10,000-\$19,999	786	8%	150	2%	25	0%	0	0%	84	1%
\$20,000-\$34,999	138	1%	0	0%	0	0%	0	0%	0	0%
\$35,000 and up	0	0%	0	0%	0	0%	0	0%	0	0%
Total Tenants	9,667		9,667		9,667		9,667		9,667	

Source: Rochester Housing Authority

Note: In 1999 RHA included Social Security and Supplemental Security Income (SSI) with Pension income. In 2007, RHA tracks all three separately.

Information on Employment

Of the total population, 54% (5,234) had no employment status indicated. CGR analysis indicates these were primarily youth under age 18 and elderly tenants. Overall data show:

- 13% of the total population (1,258) were employed
- 33% of the total population (3,175) were unemployed

Tenants Who Were Working in 1999

Of the employed tenants:

- 51% (646) held blue collar jobs
- 24% (308) held clerical jobs
- 23% (285) were professionals
- <1% (1) held a government job

	<ul style="list-style-type: none"> • 1% (18) were assumed employed, but type of employment unknown⁸
<i>Total Households:</i> <i>3,697</i>	There were 3,697 Section 8 households in 1999. Of these households:
Household Rent	<ul style="list-style-type: none"> • 12% (443 households) paid total rent of up to \$400 a month • 84% (3,102 households) paid total rent of at least \$400 but less than \$700 a month • 4% (152 households) paid total rent between \$700 - \$1,000 a month
Housing Assistance Payments	<p>The majority (96%) of Housing Assistance Payments (HAP) paid by RHA were in two categories:</p> <ul style="list-style-type: none"> • 57% (2,130 households) received \$100 to \$400 a month • 39% (1,444 households) received \$400 to \$700 a month <p>The remaining monthly HAP payments were as follows: a) no HAP payments – 1% (23 households); b) up to \$99 – 2% (80 households); c) \$700 to \$800 – 1% (20 households)</p>
Utility Allowances	<p>The majority of households (83%) received utility allowances from RHA, and payments fell in one of two categories:</p> <ul style="list-style-type: none"> • 35% (1,298 households) received up to \$99 a month • 48% (1,771 households) received \$100 to \$235 a month

⁸ CGR assumed for purposes of analysis that a code in the employment data that did not have a corresponding RHA definition still indicated employment, since "unemployment" and "no employment" status was clearly defined.

Average Rent by Number of Bedrooms

Table 2 shows the configuration of Section 8 rental units in 1999.

Table 2: Section 8 Rental Units in 1999

Bedrooms	Average Rent	# of Units	% Total
0	\$398	58	2%
1	\$437	1,227	33%
2	\$512	1,015	28%
3	\$604	1,137	31%
4	\$641	216	6%
5	\$669	37	1%
6	\$789	7	0%
Total		3,697	

Source: Rochester Housing Authority

Heads of Households

Information was available on 3,681 heads of households, who together comprised 38% of the total population.⁹ Of this group:

- 87% (3,193) of the heads of households were female; 13% (487) were male¹⁰
- 65% (2,383) of all heads of households were unemployed (reported no income from wages)
 - 61% (1,948) of the female heads of households were unemployed
 - 89% (434) of the male heads of households were unemployed

⁹ RHA maintains two data files on Section 8 tenants, which are referred to in this profile as tenant and household files. Information on households and information on heads of households were derived from different files. CGR was unable to determine from the available data why the number of heads of households (3,681) was less than the number of households (3,697).

¹⁰ Gender of 1 head of household unknown

Other Household Members

In 1999, there were 5,986 Section 8 tenants who were not heads of households. Of this group:¹¹

- 86% (5,127) were children of heads of households
- 7% (406) were other family members under age 18
- 4% (263) were spouses
- 2% (103) were other family members age 18 or older
- 1% (64) were foster children
- <1% (21) were not related to the head of household

Miscellaneous

Marital status information was tracked by RHA in 1999 (but not in 2007).¹² For 1999, for the 4,138 tenants where marital status was listed: 73% (3,036) single; 10% (424) married; 6% (257) divorced; 6% (233) separated; 4% (155) widowed; <1% (8) common law spouse; <1% (5) legally separated; and <1% (3) other.

Section 8 in 2007: 17,573 Tenants

The Section 8 tenant population grew by about 7,900 tenants between 1999 and early 2007. The key findings for active tenants:

Overall Key Findings

- Section 8 total tenants in 2007 – 17,573
- 64% (11,256) female; 36% (6,317) male

¹¹ Relationship to the head of household – missing data for 2 tenants

¹² Marital status unknown for 17 tenants, due to incorrect codes in the data. The majority of tenants (5,529) did not have marital status codes indicated and likely were primarily children under age 18.

- 65% (11,407) black; 35% (6,083) white; 1% (84) Asian; <1% (52) Native American; ,<1% (29) Pacific Islander¹³
- 16% (2,851) of current Section 8 tenants are Hispanic; 84% (14,722) are non-Hispanic¹⁴
- The 2007 age breakdown:
 - 45% (7,912) - children under age 18
 - 22% (3,783) – ages 18 to 35
 - 16% (2,853) – ages 35 to 50
 - 9% (1,659) – ages 50 to 65
 - 8% (1,366) – ages 65 and up
 - Three age groups within the above breakdown predominate¹⁵: a) ages 10-14, comprise 14% (2,470) of the total population, b) ages 5-9, comprise 14% (2,402), and c) ages 15-17 nearly 10% (1,715)
- 9% (1,609) are elderly
- Information on tenants with handicaps is unavailable ¹⁶

Sources of Income

Six different categories of income are tracked in 2007 – employment, pension, public assistance, Social Security, SSI, and income from assets. CGR analysis shows:

¹³ Note that data are for 17,655 tenants. In 2007, tenants are able to list more than one race. Note: per HUD reporting guidelines, “Hispanic” is an ethnicity, not a race. Hispanics are included in the race data, but can be of any race.

¹⁴ Ethnicity for all tenants is listed only as Hispanic or non-Hispanic, per HUD guidelines.

¹⁵ Predominant = account for about 10% or more of the total population

¹⁶ Legal regulations changed prior to 2007 – impacting information that could be requested regarding disabilities

- 19% (3,312) receive public assistance
- 17% (3,018) receive SSI payments
- 16% (2,836) have income from wages
- 14% (2,435) receive Social Security payments
- 4% (681) have income from assets¹⁷
- 2% (347) have income from pensions

Table 3 shows the income breakdown by category for the total tenant population.

Table 3: Sources of Annual Income – 2007 Section 8 Tenants

	Wages		Pension		Public Assistance		Social Security Income		SSI		Asset Income	
	#	%	#	%	#	%	#	%	#	%	#	%
None	14,737	84%	17,226	98%	14,261	81%	15,138	86%	14,555	83%	16,892	96%
\$1-\$9,999	986	6%	324	2%	3,308	19%	1,758	10%	2,950	17%	680	4%
\$10,000-\$19,999	1,215	7%	21	0%	4	0%	672	4%	68	0%	1	0%
\$20,000-\$34,999	626	4%	2	0%	0	0%	5	0%	0	0%	0	0%
\$35,000 and up	9	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Total Tenants	17,573		17,573		17,573		17,573		17,573		17,573	

Source: Rochester Housing Authority

Information on Employment

Note: 2007 information directly comparable to the 1999 data on employment status (i.e., number and percent of total tenant population employed and unemployed), and the type of employment for tenants who work (e.g., blue collar, clerical, professional jobs) cannot be determined from available data.

¹⁷ 118 tenants report assets valued in excess of \$20,000. The breakdown: \$20,000 to \$30,000 (35); \$30,000 to \$50,000 (39); \$50,000 to \$80,000 (24); \$80,000 to \$100,000 (6); \$100,000 to \$180,000 (10); \$200,000 to \$340,000 (3); \$1 million (1).

Employment status of the 2007 Section 8 heads of households, however, is known (*see later section "Heads of Households"*).

Total Households:
7,176

There were 7,176 Section 8 households in 2007. Of these households:

Household Rent

- <1% (15 households) paid no rent
- 2% (126 households) paid rents of up to \$400 a month
- 78% (5,611 households) paid rent of at least \$400 but less than \$700 a month
- 20% (1,403 households) paid rent of at least \$700 but less than \$1,000 a month
- <1% (21 households) paid between \$1,000 and \$1,300 a month

Housing Assistance Payments

As was true in 1999, the HAP that RHA pays (93%) fall into two categories:

- 59% (4,249 households) receive \$100 to \$400 a month
- 34% (2,470 households) receive \$400 to \$700 a month

The remaining monthly HAP payments are as follows: a) no HAP payments – 1% (89 households); b) up to \$99 – 3% (197 households); c) \$700 to \$1,000 – 2% (164 households); and d) \$1,000 - \$1,300 – <1% (7 households).

Utility Allowances

The majority of households (89%) receive utility allowances, and payments fall in one of two categories:

- 30% (2,114 households) receive up to \$99 a month
- 59% (4,239 households) receive \$100 to \$366 a month

Average Rent by Number of Bedrooms

Table 4 shows the configuration of Section 8 rental units today.

Table 4: Section 8 Rental Units in 2007

Bedrooms	Average Rent	# of Units	% Total
0	\$451	88	1%
1	\$540	2,259	31%
2	\$606	2,302	28%
3	\$678	2,043	28%
4	\$700	430	6%
5	\$745	44	1%
6	\$784	9	0%
7	\$1,021	1	0%
Total		7,176	

Heads of Households

Information is available on 7,175 heads of households, who together comprise 41% of the total population.¹⁸

- 85% (6,121) of the heads of households are female; 15% (1,054) are male
- 67% (4,777) of all heads of households are unemployed (based on reporting zero income from wages)
 - 64% (3,903) of the female heads of households are unemployed
 - 83% (874) of the male heads of households are unemployed

Other Household Members

In 2007, there are 10,398 Section 8 tenants who are not heads of households. Of this group:

- 80% (8,307) are other family members under age 18
- 9% (928) are other family members age 18 or older
- 5% (467) are spouses

¹⁸ Information on households (7,176) and information on heads of households (7,175) derived from different RHA data files.

- 4% (447) are fulltime students age 18 or older
- 2% (154) are disabled individuals age 18 years or older
- <1% (71) are co-heads of households
- <1% (22) are foster children
- <1% (2) are not related to the heads of households

Miscellaneous

The following Section 8 information was not available for 1999 households, but is known for 2007 households:

Move-In Dates

The 7,176 households moved to their current locations:

- 2% (119) prior to 1990
- 25% (1,777) between 1990-1999
- 55% (3,975) between 2000-2005
- 18% (1,305) in 2006 or the early weeks of 2007

Impact of “Portability”

Some families use the “portability” feature of the Section 8 voucher program to move to other places in the U.S. Of the nearly 17,600 active RHA Section 8 tenants, 193 currently live outside New York State. A total of 92 tenants – approved for Section 8 by outside agencies – have “ported in” and now reside in the 5-county Rochester region.¹⁹

Citizen Status

Nearly 99% (17,327) of the active Section 8 tenant population are “eligible citizens” and 1% (242) are “eligible non-citizens.”²⁰

¹⁹ The agency that authorized a Section 8 voucher is responsible for any subsidy payments, but all processing (e.g., move-in, recertification) is handled by the agency located where the tenants reside.

²⁰ Citizen status was tracked in 1999 but accurate results cannot be determined by CGR from available data

Section 8: Comparing 2007 with 1999

- The Section 8 tenant population grew 82% between 1999 and 2007, from 9,667 to 17,573.
- The percentages of female tenants (64%) and male tenants (36%) are the same today as they were in 1999.
- The number of black tenants today is up 4,367 (62%), and the number of white tenants is up 3,559 (141%) since 1999.²¹ Black tenants now account for a smaller share of the Section 8 population (about two-thirds of the total, down from roughly three-quarters in 1999). White tenants now account for a larger share – increasing from about one-quarter of the total in 1999 to more than one-third of the Section 8 population today.
- The proportion of Section 8 tenants that was Hispanic was 11% in 1999 and is 16% today. Due to the growth in the Section 8 total tenant population, actual numbers of Hispanic tenants have nearly tripled, from just over 1,000 tenants in 1999 to roughly 3,000 in 2007.²²
- Children under age 18 comprise a smaller proportion of the total population today than they did in 1999 (45%, down from 51% in 1999).
- While there were two predominant age groups in 1999 (ages 10-14 and ages 5-9), by 2007 a third group emerged as significant (ages 15-17).²³ The 10-14 and 5-9 age groups, however, now account for smaller shares of the total population compared with 1999.

²¹ Note: In 2007 tenants can indicate more than one race. For 1999, only one race per tenant appears in data files. Thus, comparison is not exact.

²² As noted earlier in this report, RHA following HUD reporting guidelines. Under HUD, “Hispanic” is an ethnicity not a race. Hispanics are included in race data, but they can be of any race. For reporting of ethnicity, per HUD, tenants are listed as either Hispanic or non-Hispanic.

²³ Significant = any age group representing 10% or more of the total population

- The proportion of the Section 8 population that is elderly (i.e., age 62 or older) is essentially unchanged (9%, compared with 8% in 1999).
- The proportion of tenants who receive public assistance is up significantly (19%, compared with 12% in 1999). The proportion with income from employment is about the same (16%, compared with 15% in 1999).
- Based on available information, the number of Section 8 households increased 94% between 1999 and 2007, from 3,697 to 7,176 households.
- The largest proportion of 2007 Section 8 households (78%) pay rent of at least \$400 but less than \$700. (Note: in 1999, 84% of households paid rents in this range.)
 - 98% of all Section 8 households currently pay more than \$400 a month in rent today, compared with 88% in 1999. The biggest change is among the proportion of households paying monthly rents of at least \$700 but less than \$1,000. Today 20% are in this range, compared with 4% in 1999.
- The proportion of HAP in the \$100 to \$400 range is almost the same today as it was in 1999, but the proportion of households receiving HAP payments of \$400 to \$700 a month has dropped since 1999. Data show:
 - 59% of households today (versus 57% in 1999) receive HAP of \$100 to \$400 a month
 - 34% of households today (versus 39% in 1999) receive HAP of \$400 to \$700 a month
- Today, compared with 1999, more households are receiving utility allowances (89% versus 83%).

- 87% of Section 8 rental units today rent for \$540 to about \$680 a month. By comparison, 92% of Section 8 rental units in 1999 were between \$435 and approximately \$600 a month.
- The proportion of Section 8 heads of households who are unemployed (67%) is about the same as in 1999 (65%).
 - 64% of female heads of households are unemployed today, compared with 61% in 1999. With the increased size of the Section 8 tenant population, the actual number doubled (1,948 to 3,903) between 1999 and 2007.
 - 83% of male heads of households are unemployed today versus 89% in 1999. In actual numbers, this group also doubled in size (434 to 874) from 1999 to 2007.
- The number of foster children in the Section 8 tenant population is small, and is about one-third as large today (22) as it was in 1999 (64).

PART 2: PUBLIC HOUSING

Public Housing in 1999: 4,830 Tenants

RHA owns and operates housing units – apartments in high rises, complexes and townhomes – for lower-income families, older individuals, and disabled or handicapped residents. The units are located throughout the City of Rochester.

Overall Key Findings

- Public Housing total tenants – 4,830
- 62% (3,003) female; 38% (1,826) male²⁴

²⁴ Gender not listed for 1 tenant

- 70% (3,400) black; 29% (1,385) white; <1% (38) Asian; <1% (4) Native American; <1% (1) other²⁵
- 19% (911) Hispanic; 81% (3,917) non-Hispanic²⁶
- The 1999 age breakdown:
 - 38% (1,856) - children under age 18
 - 17% (821) – ages 18 to 35
 - 13% (648) – ages 35 to 50
 - 14% (673) – ages 50 to 65
 - 17% (832) – ages 65 and up
 - Two age groups within the above breakdown were significant, together accounting for one-quarter of the tenant population: a) ages 5-9, accounted for 13% (648) and b) ages 10-14, accounted for 12% (571) of the total population.
- 19% (924) were elderly (age 62 or older); and 23% (1,123) handicapped
 - 53% of the elderly tenants (491) were handicapped
- 1% (23) were eligible non-citizens

Sources of Income

Five different categories of income were tracked in 1999 – employment, pension, public assistance, income from assets, and

²⁵ Race data missing for 2 tenants. RHA follows HUD reporting guidelines. Under HUD, “Hispanic” is an ethnicity not a race. Hispanics are included in the race data, but can be of any race.

²⁶ Hispanic/non-Hispanic unknown for 2 tenants. Ethnicity for all tenants is listed only as Hispanic or non-Hispanic, per HUD guidelines.

other income. Of the total Public Housing population – and noting there was overlap in the five categories – analysis shows:

- 16% (767) had income from wages
- 35% (1,669) had income from pensions (Social Security and SSI were also included in this category in 1999)
- 12% (566) received public assistance
- 3% (141) had income from assets²⁷
- 11% (50) had other income

Table 5 shows the income breakdown by category for the total tenant population.

Table 5: Sources of Annual Income – 1999 Public Housing Tenants

	Wages		Pension		Public Assistance		Asset Income		Other Income	
	#	%	#	%	#	%	#	%	#	%
None	4,063	84.1%	3,161	65.4%	4,264	88.3%	4,689	97.1%	4,280	88.6%
\$1-\$9,999	245	5.1%	1,449	30.0%	533	11.0%	141	2.9%	528	10.9%
\$10,000-\$19,999	428	8.9%	217	4.5%	33	0.7%	0	0.0%	21	0.4%
\$20,000-34,999	94	1.9%	3	0.1%	0	0.0%	0	0.0%	1	0.0%
\$35,000 and up	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total Tenants	4,830		4,830		4,830		4,830		4,830	

Source: Rochester Housing Authority

Note: In 1999 RHA included Social Security and Supplemental Security Income (SSI) with Pension income. In 2007, RHA tracks all three separately.

Information on Employment

Of the total population, 50% (2,402) had no employment status indicated. CGR analysis indicates these were primarily youth under age 18, elderly or handicapped tenants. Available data indicate:²⁸

²⁷ 26 tenants reported assets valued in excess of \$20,000, with 4 having assets valued between \$50,000 and \$70,000

	<ul style="list-style-type: none"> • 13% of the total population (634) were employed • 37% of the total population (1,794) were unemployed
<i>Total Households:</i> <i>2,428</i>	There were 2,428 Public Housing households in 1999. Of these households, data show:
Household Income	<ul style="list-style-type: none"> • 3% (74 households) – up to \$5,000 • 50% (1,209 households) – \$5,000 up to \$10,000 • 39% (939 households) – \$10,000 up to \$20,000 • 8% (195 households) -- \$20,000 up to \$30,000 • <1% (11 households) – \$30,000 up to \$40,200
Household Rent	<p>In 1999, Public Housing rents ranged from zero to \$876 a month. The breakdown:</p> <ul style="list-style-type: none"> • 1% (17 households) paid no rent • 9% (208 households) paid up to \$100 • 44% (1,065 households) paid \$100 up to \$200 • 30% (716 households) paid \$200 up to \$300 • 11% (264 households) paid \$300 up to \$400 • 5% (111 households) paid \$400 up to \$500 • 2% (47 households) paid \$500 or more
Utility Allowances	More than half of all households (56%) received monthly utility allowances.

²⁸ Information on tenants who were working in 1999 (e.g., blue collar, clerical, professional) is incomplete for Public Housing tenants

- 34% (820 households) received allowances in the \$20 up to \$100 range
- 22% (533 households) received allowances in the \$100 to \$180 range

Move-In Dates

The move-in dates²⁹ showed, as of 1999, how long households had been in their Public Housing units:

- <1% (10 households) since the 1960s
- 4% (86 households) since the 1970s
- 13% (303 households) since the 1980s
- 74% (1,783 households) moved in between 1990 and the end of 1998
- 10% (241 households) moved in during 1999

Heads of Households

Information for 2,417 heads of households in 1999 was tracked³⁰ – and they comprised 50% of the total Public Housing population.

- 76% (1,837) of the heads of households were female; 24% (580) male
- 72% (1,735) of all heads of households were unemployed (based on reporting zero income from wages)
 - 66% (1,216) of the female heads of households were unemployed

²⁹ Move-in dates unknown for 5 households

³⁰ RHA tracks Public Housing data in two files: a) tenant and b) household. Information on households and information on heads of households were derived from different files. CGR was unable to determine from the available data why the number of heads of households (2,417) was less than the number of households (2,428).

- 89% (519) of the male heads of households were unemployed

Other Household Members

In 1999, there were 2,413 Public Housing tenants who were not heads of households. Of this group³¹

- 84% (2,021) were children of heads of households
- 7% (170) were other family members under age 18
- 6% (135) were spouses
- 3% (68) were other family members age 18 or older
- <1% (9) were foster children
- <1% (9) were not related to the head of household

Miscellaneous

Marital status information was tracked in 1999 (but not in 2007). For 1999, the marital status³² of *all* Public Housing tenants was: 8% (372) married; 5% (250) divorced; 4% (193) separated; 2% (104) widowed; <1% (13) common law spouse; <1% (6) legally separated; and 2% (107) other. (Note: the remaining 78% of the Public Housing population (3,766 tenants) were “single” but this category included both adults and children.)

Public Housing in 2007: 4,403 Tenants

There are 4,403 active Public Housing tenants in 2007 – 427 fewer tenants than the RHA Public Housing program served in 1999. Data show:

Overall Key Findings

- 60% (2,630) female; 40% (1,773) male

³¹ Relationship to the head of household – no information available for 1 tenant

³² Marital status of 19 tenants unknown from available data

- 67% (2,939) black; 33% (1,445) white; <1% (27) Asian; <1% (10) Native American; <1% (4) Pacific Islander³³
- 25% (1,094) Hispanic; 75% (3,309) non-Hispanic³⁴
- The 2007 age breakdown:
 - 34% (1,496) - children under age 18
 - 18% (798) – ages 18 to 35
 - 12% (518) – ages 35 to 50
 - 19% (815) – ages 50 to 65
 - 18% (776) – ages 65 and up
 - Two age groups within the above breakdown are significant, together accounting for nearly one-fifth of the active Public Housing tenants: a) ages 5-9, account for 10% (455) and b) ages 10-14, account for 9% (412) of the total population.
- 22% (958) are elderly (age 62 or older)
- Information on tenants with handicaps is unavailable³⁵
- All tenants are citizens³⁶

³³ Tenants in 2007 can indicate more than one race, thus there is a difference between the total population (4,403 tenants) and data on race (4,425 tenants). Note: RHA follows HUD reporting guidelines and under HUD “Hispanic” is an ethnicity not a race. Hispanics are included in the race data, but can be of any race.

³⁴ Ethnicity for all tenants, per HUD guidelines, is listed only as Hispanic or non-Hispanic.

³⁵ Legal regulations changed prior to 2007 – impacting information that could be requested regarding disabilities.

³⁶ Beside the word “citizen” in RHA’s database every tenant is listed as a “yes”

Sources of Income

Six different categories of income are tracked in 2007 – employment, pension, public assistance, income from assets, and Social Security income and SSI. Of the total Public Housing population – and noting there is overlap in the six categories – CGR analysis shows:

- 18% (788) have income from wages
- 6% (276) have income from pensions
- 6% (283) receive public assistance
- 2% (102) have income from assets³⁷
- 28% (1,232) have Social Security income
- 22% (949) have SSI income

Table 6 shows the income breakdown by category for the total tenant population.

Table 6: Sources of Annual Income – 2007 Public Housing Tenants

	Wages		Pension		Public		Social Security		SSI		Asset Income	
	#	%	#	%	#	%	#	%	#	%	#	%
None	3,615	82%	4,127	94%	4,120	94%	3,171	72%	3,454	78%	4,301	98%
\$1-\$9,999	233	5%	245	6%	277	6%	820	19%	928	21%	102	2%
\$10,000-\$19,999	339	8%	29	1%	6	0%	410	9%	20	0%	0	0%
\$20,000-\$34,999	196	4%	2	0%	0	0%	1	0%	1	0%	0	0%
\$35,000 and up	20	0%		0%	0	0%	1	0%	0	0%	0	0%
Total Tenants	4,403		4,403		4,403		4,403		4,403		4,403	

Source: Rochester Housing Authority

Information on Employment

Note: 2007 information directly comparable to the 1999 data on employment status (i.e., number and percent of total tenant population employed and unemployed) is not available. Employment status of the 2007 Public Housing heads of

³⁷ The value of assets is not known from available data

households, however, is known (*see later section "Heads of Households"*).

***Total Households:
2,378***

There are 2,378 Public Housing households in 2007. Of these households, data show:

Household Income

- 47% (1,110 households) – up to \$10,000 (with 17 of these households having no family income)
- 37% (874 households) – \$10,000 up to \$20,000
- 12% (287 households) – \$20,000 up to \$30,000
- 3% (71 households) – \$30,000 up to \$40,000
- 1% (22 households) -- \$40,000 up to \$50,00
- <1% (14 households) – \$50,000 up to \$95,200

Household Rent

In 2007, Public Housing rents range from zero to \$800 a month. The breakdown:

- 2% (40 households) pay no rent
- 12% (295 households) pay up to \$100
- 29% (690 households) pay \$100 up to \$200
- 32% (760 households) pay \$200 up to \$300
- 13% (308 households) pay \$300 up to \$400
- 7% (177 households) pay \$400 up to \$500
- 5% (108 households) pay \$500 or more

Utility Allowances

Only 6% (152 households) receive monthly utility allowances.

- 1% of Public Housing households (28) receive up to \$50

- 5% of Public Housing households (124) receive between \$50 and \$200

Move-In Dates

The move-in dates show how long households have been in their Public Housing units:

- <1% (6 households) since the 1960s
- 1% (32 households) since the 1970s
- 6% (144 households) since the 1980s
- 31% (737 households) since the 1990s
- 45% (1073 households) between 2000 and the end of 2005³⁸
- 16% (386 households) in 2006 and the early weeks of 2007

Heads of Households

Information for 2,373 heads of households in 2007 was tracked³⁹ – and they comprise 54% of the active Public Housing population.

- 70% (1,662) of heads of households are female; 30% (711) male
- 72% (1,718) of all heads of households are unemployed (based on reporting zero income from wages)
 - 66% (1,094) of the female heads of households are unemployed

³⁸ Of this group, 95 moved in during 2000; 136 in 2001; 97 in 2002; 208 in 2003; 268 in 2004; and 269 in 200

³⁹ RHA tracks Public Housing data in two files: a) tenant and b) household. Information on households and information on heads of households were derived from different files. CGR was unable to determine from the available data why the number of heads of households (2,373) was less than the number of households (2,378).

- 88% (624) of the male heads of households are unemployed

Other Household Members

In 2007, there are 2,030 Public Housing tenants who are not the heads of households. Of this group

- 77% (1,556) are family members under age 18 (including children of heads of households)
- 11% (219) are family members age 18 or older (not including any fulltime students or disabled individuals)
- 7% (131) are spouses
- 3% (70) are fulltime students age 18 or older
- 2% (39) are disabled individuals age 18 or older
- <1% (8) are co-heads of households
- <1% (5) are foster children
- <1% (2) are not related to the head of household

Public Housing: Comparing 2007 with 1999

- The total number of Public Housing tenants has dropped 9% since 1999, from 4,830 to 4,403.
- The percentage of female tenants is 60% today, just slightly lower than in 1999 when females accounted for 62% of the total.
- Blacks now appear to account for a smaller share of the Public Housing population (67%) – down from 70% in 1999 – while

whites account for a larger share (33%) – up from 29% in 1999.⁴⁰

- Hispanics account for 1 out of every 4 tenants in Public Housing today, versus about 1 out of every 5 tenants in 1999.⁴¹
- The significant changes related to the breakdown of ages in the Public Housing population are:
 - The under 18 population now accounts for a smaller share of the total – 34% versus 38% in 1999.
 - The two most significant age groups in 1999 are the same groups that are significant in 2007 but both account for smaller proportions of the total than they did in 1999: a) ages 5 to 9 – now 10%, down from 13%, and b) ages 10 to 14 – now 9%, down from 12%.
 - The 50-to-65 age group accounts for a larger overall proportion today – 19% versus 14% in 1999.
- The proportion of the overall population that RHA defines as elderly (age 62 or older) has grown – now 22%, up from 19% in 1999.
- The proportion of tenants who receive public assistance is down significantly (6%, compared with 12% in 1999). The proportion with income from employment has risen but not substantially (18%, compared with 16% in 1999).

⁴⁰ Note: In 2007 tenants can indicate more than one race. For 1999, only one race per tenant appears in data files. Thus, comparison is not exact. Note: RHA follows HUD reporting guidelines and under HUD “Hispanic” is an ethnicity not a race. Hispanics are included in the race data, but can be of any race.

⁴¹ Per HUD reporting guidelines, ethnicity for all tenants is listed as Hispanic or non-Hispanic.

- The number of Public Housing households dropped by 50 households (2%) between 1999 and 2007, from 2,428 to 2,378. A smaller proportion of households are now headed by females (70%, down from 76% in 1999).
- In terms of household income:
 - A smaller proportion have incomes under \$10,000 – 47% versus 53% in 1999
 - The proportion of households in the \$10,000 up to \$20,000 range has changed little – 37% versus 39% in 1999
 - A larger proportion of households have incomes in the \$20,000 to \$30,000 range – 12% versus 8% in 1999
 - The proportion of households with incomes of \$30,000 and above is now 4%. In 1999, <1% were in this range.
- In 2007, 75% of Public Housing monthly rents are under \$300, compared with 83% in 1999.
- Nearly 4 out of every 10 active Public Housing households moved into their locations 7 years or more ago. Analysis shows:
 - 8% of all active Public Housing households (182) moved in 18 or more years ago. (By rough comparison, in 1999, 4% or 96 households had lived at their Public Housing locations 20 or more years.)
 - 31% of all active Public Housing households (737) moved in 7 to 17 years ago. (By rough comparison, in 1999, 13% or 303 households had lived at their locations 10 to 20 years.)
- The proportion of heads of households who are unemployed (72%) has not changed since 1999.

- In 2007, 77% of the tenants who are not heads of households are family members under age 18 – compared with 91% in 1999.

PART 3: RHA TENANT PROFILE

Table 7: Rochester Housing Authority Tenant Profile: 1999 & 2007

With Census 2000 Comparables for Monroe County & City of Rochester

	1999			2007			Census 2000	
	Section 8	Public Housing	Total	Section 8	Public Housing	Total	Monroe County	City of Rochester
POPULATION	9,667	4,830	14,497	17,573	4,403	21,976	735,343	219,773
Gender								
# Female	6,172	3,003	9,175	11,256	2,630	13,886	381,016	114,690
% Female	64%	62%	63%	64%	60%	63%	52%	52%
# Male	3,493	1,826	5,319	6,317	1,773	8,090	354,327	105,083
% Male	36%	38%	37%	36%	40%	37%	48%	48%
Race*								
# Black	7,040	3,400	10,440	11,407	2,939	14,346	101,078	84,717
% Black	73%	70%	72%	65%	67%	65%	14%	39%
# White	2,524	1,385	3,909	6,083	1,445	7,528	581,961	106,161
% White	26%	29%	27%	35%	33%	34%	79%	48%
# Other	98	43	141	165	41	206	52,304	28,895
% Other	1%	1%	1%	1%	1%	1%	7%	13%
Hispanic*								
# Hispanic	1,070	911	1,981	2,851	1,094	3,945	39,065	28,032
% Hispanic	11%	19%	14%	16%	25%	18%	5%	13%
# under age 18	4,918	1,856	6,774	7,912	1,496	9,408	188,256	61,735
% of population	51%	38%	47%	45%	34%	43%	26%	28%
Handicapped	1,415	1,123	2,538	X	X	X	X	X
% of population	15%	23%	18%	X	X	X	X	X
Elderly (62+)	769	924	1,693	1,609	958	2,567	111,233	25,625
% of population	8%	19%	12%	9%	22%	12%	15%	12%
% of elderly are handicapped	69%	53%	60%	X	X	X	X	X
Employed**	1,253	634	1,887	X	X	X	351,605	91,927
% of population	13%	13%	13%	X	X	X	62%	56%
Unemployed**	3,175	1,794	4,969	X	X	X	22,543	10,431
% of population	33%	37%	34%	X	X	X	4%	6%
No employment status**	5,234	2,402	7,636	X	X	X	193,282	61,071
% of population	54%	50%	53%	X	X	X	34%	37%
Sources of Income - % of pop.								
Wages	15%	16%	15%	16%	18%	16%	30%	30%
Pensions***	12%	35%	19%	2%	6%	3%	X	X
Public assistance	12%	12%	12%	19%	6%	16%	2%	6%
Social Security	**	**	**	14%	28%	17%	10%	9%
SSI	**	**	**	17%	22%	18%	2%	4%
Assets	3%	3%	3%	4%	2%	4%	X	X
Other****	19%	11%	13%	NA	NA	NA	5%	6%

Continued from previous page

	1999			2007			Census 2000	
	Section 8	Public Housing	Total	Section 8	Public Housing	Total	Monroe County	City of Rochester
Households (RHA) or Household Renters (Census)	3,697	2,428	6,125	7,176	2,378	9,554	99,547	53,026
Rent Amounts								
\$0 - \$399	443	2,270	2,713	141	2,093	2,234	16,327	11,224
% total households	12%	93%	44%	2%	88%	23%	16%	21%
\$400 to \$699	3,102	151	3,253	5,611	279	5,890	51,622	29,041
% total households	84%	6%	53%	78%	12%	62%	52%	55%
\$700 and up	152	7	159	1,403	6	1,409	31,598	12,761
% total households	4%	<1%	3%	20%	<1%	15%	32%	24%
Housing Assistance Payments - %								
% receiving \$100 to \$400/mo	57%	NA	NA	59%	NA	NA	NA	NA
% receiving \$400 to \$700/mo	39%	NA	NA	34%	NA	NA	NA	NA
% receiving other amounts/mo	3%	NA	NA	5%	NA	NA	NA	NA
% no HAP	1%	NA	NA	1%	NA	NA	NA	NA
Utility Allowances								
% receiving	83%	56%	72%	89%	6%	68%	NA	NA
Heads of Households (HOH)*****	3,681	2,417	6,098	7,175	2,373	9,548	NA	NA
# female	3,193	1,837	5,030	6,121	1,662	7,783	NA	NA
% female	87%	76%	82%	85%	70%	82%	NA	NA
# male	487	580	1,067	1,054	711	1,765	NA	NA
% male	13%	24%	17%	15%	30%	18%	NA	NA
# HOH unemployed based on reporting zero wages	2,383	1,735	4,118	4,777	1,718	6,495	NA	NA
% HOH unemployed	65%	72%	68%	67%	72%	68%	NA	NA
# of female HOH unemployed	1,948	1,216	3,164	3,903	1,094	4,997	NA	NA
% of female HOH unemployed	61%	66%	63%	64%	66%	64%	NA	NA
# of male HOH unemployed	434	519	953	874	624	1,498	NA	NA
% of male HOH unemployed	89%	89%	89%	83%	88%	85%	NA	NA
Other Household Members	5,986	2,413	8,399	10,398	2,030	12,428	NA	NA

Sources: Rochester Housing Authority, Census 2000

Notes:

*Both RHA (per HUD) and the Census list "Hispanic" as an ethnicity, not as a race. Hispanics are included in the race data, but can be of any race. For ethnicity, RHA only lists Hispanic or non-Hispanic for all tenants. Comparable information is provided for corresponding Census data for race and ethnicity.

** For RHA employment data are for respective tenant population groups. The Census computes employment data for ages 16 and up, thus employment data relates to these totals (567,430 for County & 163,495 for City) instead of to the overall total population.

For RHA, the term "No Employment Status" refers primarily to youth <18 and elderly in the population groups.

For Census, "No Employment Status" = residents who are not in the labor force.

(Special Note: Census has indicated there may be a problem in some of its 2000 employment status data. Data on places where colleges are located may overstate the number in the labor force and the number unemployed. The Census is researching this issue.)

***In 1999, pension category also included Social Security & SSI

**** In 2007, there was no "other" income category

*****HOH numbers are somewhat different than total households -- information derived from different RHA files

NA = not applicable

X = comparable data not available

Table 8: Population for Whom Low Income Status Known**RHA Tenants, Monroe County, City of Rochester*

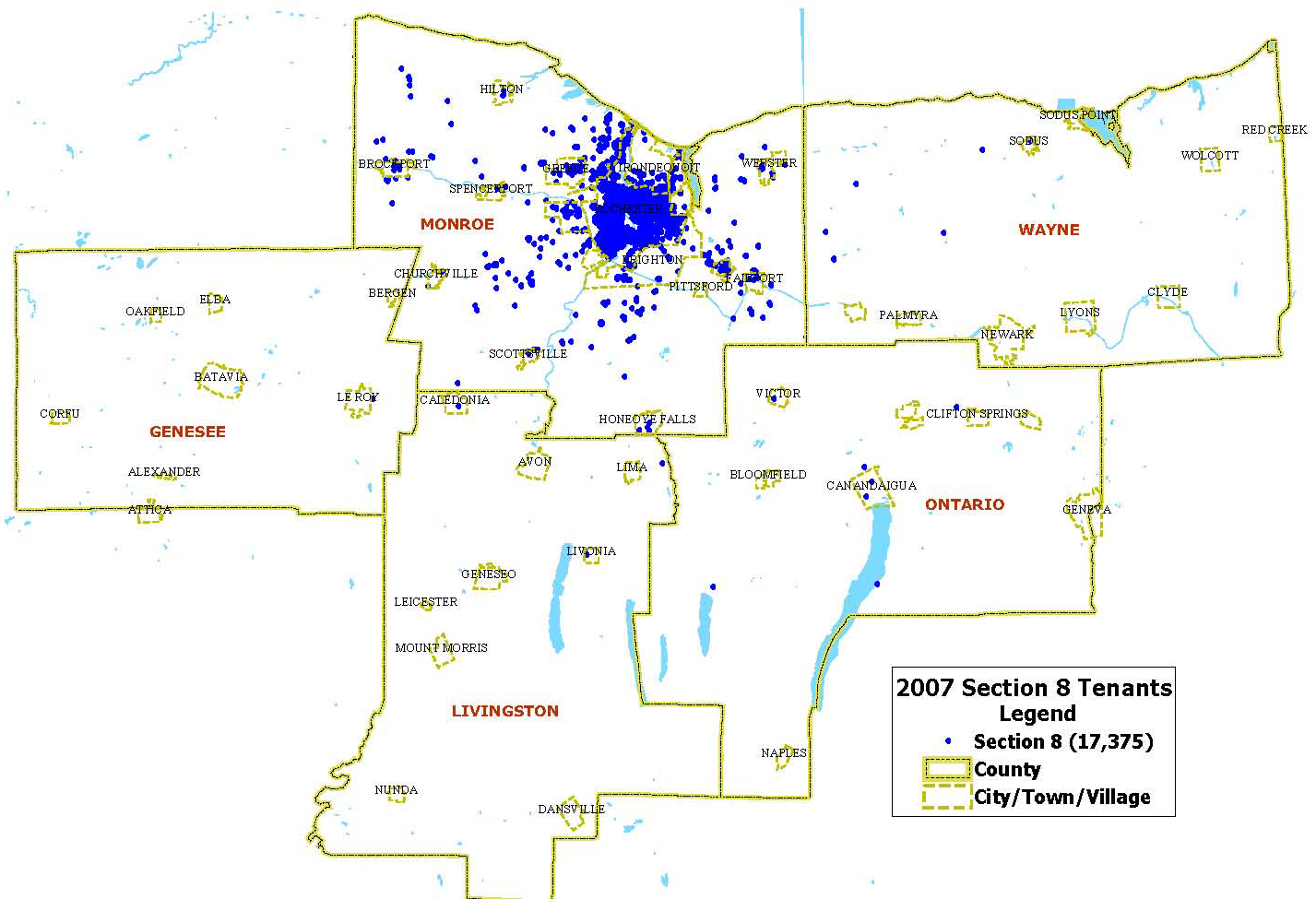
Years	RHA Tenants: 1999	% of Total Tenants	RHA Tenants: 2007	% of Total Tenants	Monroe County 1999	% Total Population: Poverty Status Known	City of Rochester 1999	% Total Population: Poverty Status Known
< 18	6,774	47%	9,408	43%	29,377	4%	22,927	11%
18 to 64	6,204	43%	10,426	47%	43,253	6%	28,803	14%
65 and over	1,519	10%	2,142	10%	6,681	1%	2,983	1%

* Census 2000 data based on a sample population group surveyed in 1999

RHA serves "low income," as defined by HUD. County & City = census data based on income in 1999 "below poverty level."

PART 4: SECTION 8 IN 2007 – MAPS

Map 1: Where 2007 Section 8 Tenants Live in the 5-County Region



Note: CGR mapped all Section 8 tenants by address and found 10,533 live in City of Rochester, 6,842 reside in the 5-county region outside the City of Rochester, 195 live outside NYS and 3 residences could not be determined. Thus the total active Section 8 population is 17,573. There are an additional 4,403 tenants living in RHA Public Housing (all in the City), bringing the total RHA active tenant population to 21,976. Additional statistical tables about the overall 2007 Section 8 population follow.

**Table 9: 2007 Section 8 Tenants -
Area of Residence**

	#	%
City of Rochester	10,533	60%
Region outside City of Rochester	6,842	39%
Outside NYS	195	1%
Missing	3	0%
Total	17,573	

Source: RHA

**Table 10: 2007 Section 8 Tenants -
Area of Residence in the 5-County Region**

	#	%
Brighton	181	1%
Brockport	20	0%
Caledonia	7	0%
Canandaigua	1	0%
Chili/North Chili	102	1%
Churchville	128	1%
Clifton Springs	3	0%
East Rochester	20	0%
Fairport	27	0%
Geneva	13	0%
Greece	11	0%
Hamlin	3	0%
Henrietta/West Henrietta	231	1%
Hilton	1	0%
Honeoye/Honeoye Falls	9	0%
Irondequoit	74	0%
Kendall	92	1%
Le Roy	7	0%
Livonia	2	0%
Lima	1	0%
Macedon	111	1%
Marion	5	0%
Mumford	16	0%
Ontario	245	1%
Penfield	59	0%
Pittsford	2	0%
Rochester *	10,533	61%
Rush	27	0%
Rushville	998	6%
Scottsville	976	6%
Sodus	2,491	14%
Spencerport	123	1%
Victor	143	1%
Webster	711	4%
Williamson	2	0%
Total	17,375	

Source: RHA

* Includes Rochester/Brighton 14610 zip code

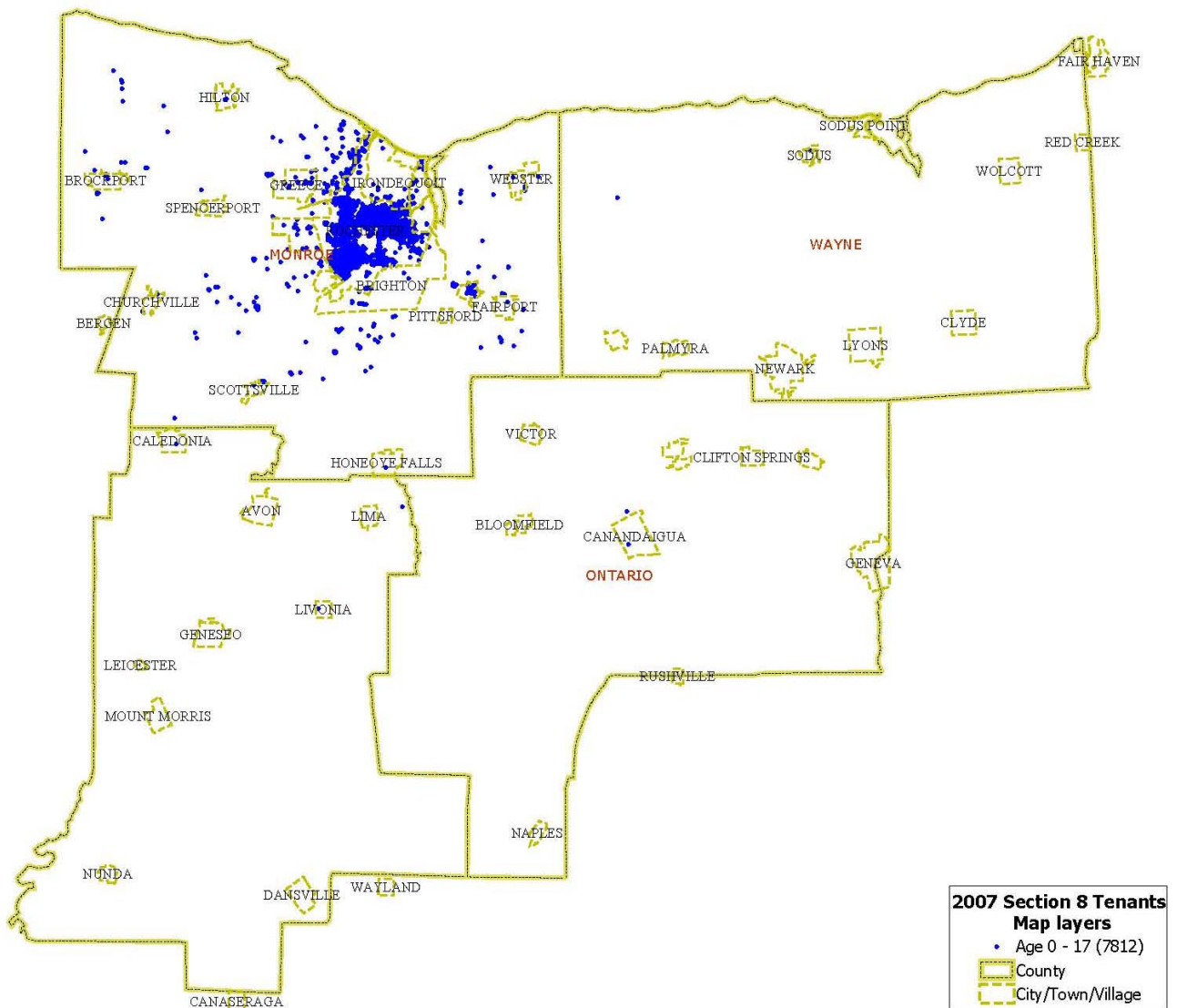
**Table 11: 2007 Section 8 Tenants -
Area of Residence in the 5-County
Region by Zip Code**

ZIP	#	Area
14420	181	Brockport
14423	3	Caledonia
14424	5	Canandaigua
14428	15	Churchville
14430	7	Brockport
14432	1	Clifton Springs
14445	99	East Rochester
14450	128	Fairport
14456	3	Geneva
14464	20	Hamlin
14467	27	Henrietta
14468	13	Hilton
14471	1	Honeoye
14472	9	Honeoye Falls
14482	1	Le Roy
14485	3	Lima
14487	2	Livonia
14502	14	Macedon
14505	1	Marion
14508	3	Kendall
14511	6	Mumford
14514	72	North Chili
14519	2	Ontario
14526	92	Penfield
14534	7	Pittsford
14543	1	Rush
14544	2	Rushville
14546	111	Scottsville
14551	5	Sodus
14559	16	Spencerport
14564	3	Victor
14580	245	Webster
14586	59	W. Henrietta
14589	2	Williamson
14604	51	Rochester
14605	972	Rochester
14606	1,045	Rochester
14607	349	Rochester
14608	805	Rochester
14609	2,226	Rochester
14610	237	Brighton/Rochester
14611	1,510	Rochester
14612	378	Greece
14613	901	Rochester

14614	5	Rochester
14615	586	Rochester
14616	1,286	Greece
14617	179	Irondequoit
14618	27	Brighton
14619	998	Rochester
14620	976	Rochester
14621	2,491	Rochester
14622	123	Irondequoit
14623	143	Henrietta
14624	215	Chili
14625	19	Rochester
14626	692	Greece
14680	2	Webster
Total	17,375	

Source: RHA

Map 2: Where Section 8 Youth Under 18 Reside in 2007



Note: CGR mapped all Section 8 children under 18 by address and found 7,812 reside in the 5-county region (primarily in the City of Rochester), 98 live outside NYS and 2 residences could not be determined. Thus the total active Section 8 population under 18 is 7,912. There are an additional 1,496 children under 18 living in RHA Public Housing, bringing the total RHA active tenant population of this age group to 9,408.

PART 5: DATA TABLES

This section contains the following:

- Appendix A: data tables for Section 8 – 1999 and 2007
- Appendix B: data tables for Public Housing – 1999 and 2007

APPENDIX A: SECTION 8

Section 8: 1999 Tenant Master File

Section 8 1999: Race	#	%
Undefined Code	4	0.0%
White	2,524	26.1%
Black	7,040	72.8%
Native American	6	0.1%
Asian	2	0.0%
Other	90	0.9%
Missing	1	0.0%
Total	9,667	

Source: RHA

Section 8 1999: Gender	#	%
Male	3,493	36.1%
Female	6,172	63.8%
Missing	2	0.0%
Total	9,667	

Source: RHA

Section 8 1999: Hispanic		
	#	%
Hispanic	1,070	11.1%
Non-Hispanic	8,589	88.8%
Undefined Codes	7	0.0%
Missing	1	0.0%
Total	9,667	

Source: RHA

Section 8 1999: Age		
	#	%
Under 5 years	764	7.9%
5 to 9 years	1,609	16.6%
10 to 14 years	1,777	18.4%
15 to 17 years	768	7.9%
18 and 19 years	379	3.9%
20 years	98	1.0%
21 years	68	0.7%
22 to 24 years	170	1.8%
25 to 29 years	448	4.6%
30 to 34 years	628	6.5%
35 to 39 years	687	7.1%
40 to 44 years	501	5.2%
45 to 49 years	392	4.1%
50 to 54 years	297	3.1%
55 to 59 years	189	2.0%
60 and 61 years	81	0.8%
62 to 64 years	124	1.3%
65 and 66 years	68	0.7%
67 to 69 years	114	1.2%
70 to 74 years	161	1.7%
75 to 79 years	162	1.7%
80 to 84 years	86	0.9%
85 years and over	96	1.0%
Total	9,667	

Source: RHA

Section 8 1999: Special Status	#	%
Elderly	237	2.5%
Elderly/Fulltime Student	1	0.0%
Fulltime Student	2,258	23.4%
Handicapped	861	8.9%
Handicapped/Fulltime Student	23	0.2%
Handicapped/Elderly	531	5.5%
Undefined Codes	51	0.5%
Blank	5,705	59.0%
Total	9,667	

Source: RHA

Section 8 1999: Asset Value	#	%
\$0	8,598	88.9%
\$1-\$99	347	3.6%
\$100-\$498	325	3.4%
\$500-\$998	161	1.7%
\$1006-\$3922	155	1.6%
\$4032-\$9988	43	0.4%
\$10500-\$13172	6	0.1%
\$15411-\$19655	6	0.1%
\$20000-\$29427	7	0.1%
\$32041-\$38457	5	0.1%
\$42973-\$49671	7	0.1%
\$52338-\$58498	5	0.1%
\$77563-\$88059	2	0.0%
Total	9,667	

Source: RHA

Section 8 1999: Employment Status	#	%
Blank	5,234	54.1%
Blue Collar	646	6.7%
Clerical	308	3.2%
Employed	4	0.0%
Government Employee	1	0.0%
Professional	285	2.9%
Unemployed	3,175	32.8%
Undefined Codes	14	0.0%
Total	9,667	

Source: RHA

**Section 8 1999:
Head of Household by Gender**

	#	% by gender
Female	3,193	86.7%
Male	487	13.2%
Blank	1	0.0%
Total	3,681	

Source: RHA

**Section 8 1999:
Head of Household - Unemployed ***

	#	% by gender
Female	1,948	61.0%
Male	434	89.1%
Blank	1	NA
Total	2,383	

Source: RHA

* \$0 wages = unemployed

**Section 8 1999:
Not a Primary Head of Household**

	#	%
Child	5,127	85.6%
Undefined Code	1	0.0%
Foster Child	64	1.1%
Other family member under 18yrs	406	6.8%
No Relation	21	0.4%
Other family member 18yrs +	103	1.7%
Spouse	263	4.4%
Blank	1	0.0%
Total	5,986	

Source: RHA

Section 8 1999: Marital Status	#	%
Common Law Spouse	8	0.1%
Divorced	257	2.7%
Legally Separated	5	0.1%
Married	424	4.4%
Other	3	0.0%
Separated	233	2.4%
Single	3,036	31.4%
Widowed	155	1.6%
Undefined Codes	17	0.0%
Blank	5,529	57.2%
Total	9,667	

Source: RHA

Section 8: 1999 Household Master File

Section 8 1999:		
Rent	#	%
\$138-\$399	443	12.0%
\$400-\$699	3,102	83.9%
\$700-\$970	152	4.1%
Total	3,697	

Source: RHA

Section 8 1999:		
HAP Amount	#	%
\$0	23	0.6%
\$2-\$99	80	2.2%
\$100-\$399	2,130	57.6%
\$400-\$699	1,444	39.1%
\$700-\$785	20	0.5%
Total	3,697	

Source: RHA

Section 8 1999:		
Utilities Allowance	#	%
\$0	628	17.0%
\$3-\$99	1,298	35.1%
\$100-\$234	1,771	47.9%
Total	3,697	

Source: RHA

Section 8: 2007 Tenant Master File

Section 8 2007:		
Race	#	%
White	6,083	34.6%
Black	11,407	64.9%
Native American	52	0.3%
Asian	84	0.5%
Pacific Islander	29	0.2%
Total	17,655	

Source: RHA

Note: Tenant can be more than 1 race

Section 8 2007:		
Gender	#	%
Female	11,256	64.1%
Male	6,317	35.9%
Total	17,573	

Source: RHA

Section 8 2007:		
Hispanic	#	%
Hispanic	2,851	16.2%
Non-Hispanic	14,722	83.8%
Total	17,573	

Source: RHA

Section 8 2007:

Age	#	%
Under 5 years	1,325	7.5%
5 to 9 years	2,402	13.7%
10 to 14 years	2,470	14.1%
15 to 17 years	1,715	9.8%
18 and 19 years	953	5.4%
20 years	280	1.6%
21 years	199	1.1%
22 to 24 years	412	2.3%
25 to 29 years	962	5.5%
30 to 34 years	977	5.6%
35 to 39 years	974	5.5%
40 to 44 years	1,002	5.7%
45 to 49 years	877	5.0%
50 to 54 years	694	3.9%
55 to 59 years	549	3.1%
60 and 61 years	173	1.0%
62 to 64 years	243	1.4%
65 and 66 years	157	0.9%
67 to 69 years	220	1.3%
70 to 74 years	296	1.7%
75 to 79 years	236	1.3%
80 to 84 years	222	1.3%
85 years and over	235	1.3%
Total	17,573	

Source: RHA

Section 8 2007:		
Asset Value	#	%
\$0	14,000	79.7%
\$1-\$499	2,510	14.3%
\$500-\$996	367	2.1%
\$1,000-\$4,976	436	2.5%
\$5,044-\$9,861	74	0.4%
\$10,000-\$14,987	41	0.2%
\$15,355-\$19,694	27	0.2%
\$20,331-\$29,301	35	0.2%
\$30,894-\$39,497	21	0.1%
\$41,171-\$49,060	18	0.1%
\$50,371-\$57,982	10	0.1%
\$61,439-\$69,278	6	0.0%
\$71,168-\$78,114	8	0.0%
\$80,669-\$83,823	3	0.0%
\$90,598-\$92,354	3	0.0%
\$106,866-\$179,300	10	0.1%
\$200,777-\$258,684	2	0.0%
\$329,078	1	0.0%
\$1,000,000	1	0.0%
Total	17,573	

Source: RHA

**Section 8 2007:
Head of Household by Gender**

	#	%
Female	6,121	85.3%
Male	1,054	14.7%
Total	7,175	

Source: RHA

**Section 8 2007:
Head of Household –Unemployed ***

	#	% by gender
Female	3,903	63.8%
Male	874	82.9%
Total	4,777	

Source: RHA

* \$0 wages = unemployed

**Section 8 2007:
Not a Primary Head of Household**

	#	%
Disabled 18+ years of age	154	1.5%
Foster Child	22	0.2%
Co-Head of Household	71	0.7%
Other family member under 18yrs	8,307	79.9%
No Relation	2	0.0%
Other family member 18yrs +	928	8.9%
Spouse	467	4.5%
Fulltime student 18+ years of age	447	4.3%
Total	10,398	

Source: RHA

**Section 8 2007:
Eligible Citizen**

	#	%
Eligible Citizen	17,327	98.6%
Eligible Non Citizen	242	1.4%
Undefined Code	4	0.0%
Total	17,573	

Source: RHA

Section 8: 2007 Household Master File

**Section 8 2007:
Number of Move-Ins**

	#	%
1978-79	6	0.1%
1980-1989	113	1.6%
1990-1999	1,777	24.8%
2000	382	5.3%
2001	581	8.1%
2002	599	8.3%
2003	835	11.6%
2004	764	10.6%
2005	814	11.3%
2006	1,092	15.2%
2007	213	3.0%
Total	7,176	

Source: RHA

Section 8 2007:

Rent	#	%
\$0	15	0.2%
\$188-\$399	126	1.8%
\$400-\$699	5,611	78.2%
\$700-\$992	1,403	19.6%
\$1,000-\$1,300	21	0.3%
Total	7,176	

Source: RHA

Section 8 2007:

HAP Amount	#	%
\$0	89	1.2%
\$5-\$99	197	2.7%
\$100-\$399	4,249	59.2%
\$400-\$697	2,470	34.4%
\$700-\$992	164	2.3%
\$1,024-\$1,300	7	0.1%
Total	7,176	

Source: RHA

Section 8 2007:

Utilities Allowance	#	%
\$0	822	11.5%
\$3-99	2,114	29.5%
\$100-366	4,239	59.1%
\$788	1	0.0%
Total	7,176	

Source: RHA

APPENDIX B: PUBLIC HOUSING

Public Housing: 1999 Tenant Master File

Public Housing 1999:		
Gender	#	%
Undefined Code	1	0.0%
Female	3,003	62.2%
Male	1,826	37.8%
Total	4,830	

Source: RHA

Public Housing 1999:		
Race	#	%
White	1,385	28.7%
Black	3,400	70.4%
Native American	4	0.1%
Asian	38	0.8%
Other	1	0.0%
Blank	2	0.0%
Total	4,830	

Source: RHA

Public Housing 1999:		
Hispanic	#	%
Hispanic	911	18.9%
Non-Hispanic	3,917	81.1%
Blank	2	0.0%
Total	4,830	

Source: RHA

Public Housing 1999: Age	#	%
Under 5 years	357	7.4%
5 to 9 years	648	13.4%
10 to 14 years	571	11.8%
15 to 17 years	280	5.8%
18 and 19 years	154	3.2%
20 years	54	1.1%
21 years	39	0.8%
22 to 24 years	109	2.3%
25 to 29 years	237	4.9%
30 to 34 years	228	4.7%
35 to 39 years	230	4.8%
40 to 44 years	219	4.5%
45 to 49 years	199	4.1%
50 to 54 years	212	4.4%
55 to 59 years	226	4.7%
60 and 61 years	97	2.0%
62 to 64 years	138	2.9%
65 and 66 years	95	2.0%
67 to 69 years	128	2.7%
70 to 74 years	232	4.8%
75 to 79 years	150	3.1%
80 to 84 years	115	2.4%
85 years and over	112	2.3%
Total	4,830	

Source: RHA

Public Housing 1999: Special Status	#	%
Elderly	433	9.0%
Fulltime Student	108	2.2%
Handicapped	631	13.1%
Handicapped/Fulltime Student	1	0.0%
Handicapped/Elderly	489	10.1%
Undefined Codes	9	0.0%
Blank	3,159	65.4%
Total	4,830	

Source: RHA

**Public Housing 1999:
Asset Value**

	#	%
\$0	4,481	92.8%
\$1-\$486	152	3.1%
\$500-\$988	54	1.1%
\$1,012-\$4,944	61	1.3%
\$5,000-\$9,873	29	0.6%
\$10,709-\$19,664	27	0.6%
\$21,422-\$29,822	10	0.2%
\$30,365-\$39,452	10	0.2%
\$41,553-\$48,898	2	0.0%
\$51,540-\$59,252	2	0.0%
\$64,377-\$70,000	2	0.0%
Total	4,830	

Source: RHA

**Public Housing 1999:
Employment Income**

	#	%
\$0	4,063	84.1%
\$480-\$809	7	0.1%
\$1,569-\$4,862	48	1.0%
\$5,044-\$9,984	190	3.9%
\$10,000-\$14,976	233	4.8%
\$15,009-\$19,988	195	4.0%
\$20,010-\$29,877	93	1.9%
\$30,940	1	0.0%
Total	4,830	

Source: RHA

**Public Housing 1999:
Head of Household by
Gender**

	#	%
Female	1,837	76.0%
Male	580	24.0%
Total	2,417	

Source: RHA

**Public Housing 1999:
Head of Household-
Unemployed***

	#	% by gender
Female	1,216	66%
Male	519	89%
Total	1,735	

Source: RHA

* \$0 wages = unemployed

**Public Housing 1999:
Not a Primary Head of
Household**

	#	%
Child	2,021	83.8%
Foster Child	9	0.4%
Other family member < 18yrs	170	7.0%
No Relation	9	0.4%
Other family member 18yrs +	68	2.8%
Spouse	135	5.6%
Blank	1	0.0%
Total	2,413	

Source: RHA

**Public Housing 1999:
Marital Status**

	#	%
Common Law Spouse	13	0.3%
Divorced	250	5.2%
Legally Separated	6	0.1%
Married	372	7.7%
Other	107	2.2%
Separated	193	4.0%
Single	3,766	78.0%
Widowed	104	2.2%
Undefined Codes	2	0.0%
Blank	17	0.4%
Total	4,830	

Source: RHA

Public Housing: 1999 Household Master File

Public Housing 1999: Family Income	#	%
\$0-\$4,988	74	3.0%
\$5,016-\$5,916	37	1.5%
\$6,012-\$6,996	236	9.7%
\$7,008-\$7,990	573	23.6%
\$8004-8992	190	7.8%
\$9000-9984	173	7.1%
\$10020-14988	610	25.1%
\$15005-19994	329	13.6%
\$20004-29877	195	8.0%
\$30072-36320	10	0.4%
\$40,199	1	0.0%
Total	2,428	

Source: RHA

Public Housing 1999: Rent	#	%
\$0	17	0.7%
\$9-49	39	1.6%
\$51-99	169	7.0%
\$100-199	1,065	43.9%
\$200-299	716	29.5%
\$300-399	264	10.9%
\$400-498	111	4.6%
\$501-599	37	1.5%
\$625-644	3	0.1%
\$729-745	6	0.2%
\$876	1	0.0%
Total	2,428	

Source: RHA

Public Housing 1999: Utility Allowance	#	%
\$0	1,075	44.3%
\$20-\$99	820	33.8%
\$100-\$177	533	22.0%
Total	2,428	

Source: RHA

Public Housing 1999:

Number of Move-Ins	#	%
1960s	10	0.4%
1970s	86	3.5%
1980s	303	12.5%
1990-98	1,783	73.5%
1999	241	9.9%
Blank	3	0.1%
Total	2,426	

Source: RHA

Public Housing: 2007 Tenant Master File

Public Housing 2007:

Gender	#	%
Female	2,630	59.7%
Male	1,773	40.3%
Total	4,403	

Source: RHA

Public Housing 2007:

Race	#	%
White	1,445	32.8%
Black	2,939	66.7%
Native American	10	0.2%
Asian	27	0.6%
Pacific Islander	4	0.1%
Total	4,425	

Source: RHA

Note: Tenant can be more than 1 race

**Public Housing
2007:**

Hispanic	#	%
Hispanic	1,094	24.8%
Non-Hispanic	3,309	75.2%
Total	4,403	

Source: RHA

Public Housing 2007: Age	#	%
Under 5 years	362	8.2%
5 to 9 years	455	10.3%
10 to 14 years	412	9.4%
15 to 17 years	267	6.1%
18 and 19 years	163	3.7%
20 years	64	1.5%
21 years	55	1.2%
22 to 24 years	127	2.9%
25 to 29 years	206	4.7%
30 to 34 years	183	4.2%
35 to 39 years	180	4.1%
40 to 44 years	156	3.5%
45 to 49 years	182	4.1%
50 to 54 years	214	4.9%
55 to 59 years	315	7.2%
60 and 61 years	104	2.4%
62 to 64 years	182	4.1%
65 and 66 years	98	2.2%
67 to 69 years	149	3.4%
70 to 74 years	196	4.5%
75 to 79 years	155	3.5%
80 to 84 years	105	2.4%
85 years and over	73	1.7%
Total	4,403	

Source: RHA

Public Housing 2007: Employment Income	#	%
\$0	3,615	82.1%
\$14-\$480	4	0.1%
\$521-\$960	7	0.2%
\$1,104-\$4,884	58	1.3%
\$5,084-\$9,995	164	3.7%
\$10,063-\$14,976	162	3.7%
\$15,057-\$16,994	75	1.7%
\$17,056-\$19,988	102	2.3%
\$20,010-\$29,979	172	3.9%
\$30,576-\$39,943	34	0.8%
\$40,000-\$43,934	6	0.1%
\$52,400-\$58,232	3	0.1%
\$95,159	1	0.0%
Total	4,403	

Source: RHA

Public Housing 2007:

Head of Household by Gender	#	%
Female	1,662	70.0%
Male	711	30.0%
Total	2,373	

Source: RHA

Public Housing 2007:

Head of Household – Unemployed*	#	% by gender
Female	1,094	65.8%
Male	624	87.8%
Total	1,718	

Source: RHA

* \$0 wages = unemployed

Public Housing 2007:

Not a Primary Head of Household	#	%
Disabled 18+ years of age	39	1.9%
Foster Child	5	0.2%
Co-Head of Household	8	0.4%
Other family member < 18yrs	1,556	76.7%
No Relation	2	0.1%
Other family member 18yrs +	219	10.8%
Spouse	131	6.5%
Fulltime Student 18+ years of age	70	3.4%
Total	2,030	

Source: RHA

Public Housing: 2007 Household Master File

Public Housing 2007:		
Family Income	#	%
\$0	17	0.7%
\$300-\$663	4	0.2%
\$1,080-\$3,984	21	0.9%
\$4,044-\$9,998	1,068	44.9%
\$10,008-\$14,982	552	23.2%
\$15,000-\$19,988	322	13.5%
\$20,035-\$29,989	287	12.1%
\$30,101-\$39,768	71	3.0%
\$40,002-\$48,703	22	0.9%
\$50,646-\$59,058	7	0.3%
\$62,046-\$65,814	4	0.2%
\$71,337-\$78,133	2	0.1%
\$95,159	1	0.0%
Total	2,378	

Source: RHA

Public Housing 2007:		
Rent	#	%
\$0	40	1.7%
\$19-50	155	6.5%
\$51-99	140	5.9%
\$100-199	690	29.0%
\$200-299	760	32.0%
\$300-398	308	13.0%
\$400-495	177	7.4%
\$500-580	66	2.8%
\$600-690	36	1.5%
\$700-760	5	0.2%
\$800	1	0.0%
Total	2,378	

Source: RHA

**Public Housing 2007:
Utility Allowance**

	#	%
\$0	2,226	93.6%
\$5-\$50	28	1.2%
\$59-\$92	19	0.8%
\$101-\$195	105	4.4%
Total	2,378	

Source: RHA

**Public Housing 2007:
Number of Move-Ins**

	#	%
1960s	6	0.3%
1970s	32	1.3%
1980s	144	6.1%
1990s	737	31.0%
2000	95	4.0%
2001	136	5.7%
2002	97	4.1%
2003	208	8.7%
2004	268	11.3%
2005	269	11.3%
2006	335	14.1%
2007 *	51	2.1%
Total	2,378	

Source: RHA

* Jan. 2 to March 2, 2007