

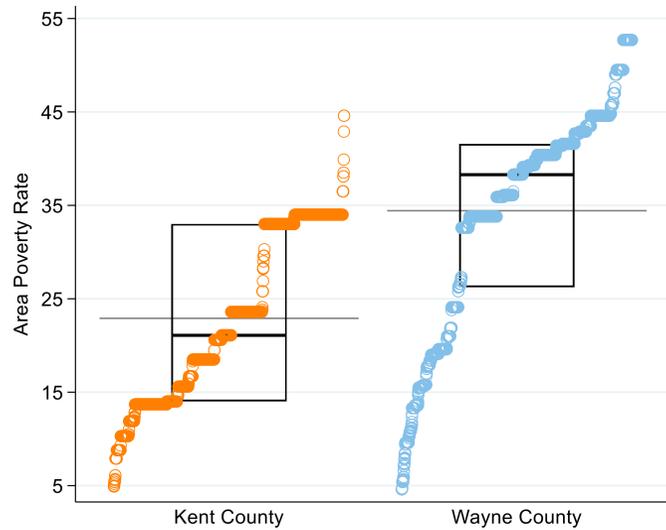
How Household Demographics Impact Housing Choices: Evaluating Housing Subsidies in Michigan

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The Problem: Finding Housing Stability

41 percent of Housing Choice Voucher households admitted to Wayne County since 2006 are in zip codes with concentrated poverty, compared to less than 1 percent of households admitted to Kent County.

Negative neighborhood effects of poverty begin to appear when neighborhood poverty rates rise above 20 percent.



32%

Of HCV households have children

Frequent moving, housing instability, and high poverty neighborhoods are all associated with negative outcomes later in life

Housing Choice Vouchers

- Federal program that provides rent subsidies for low income people who find housing in the private market
- The Michigan State Housing Development Authority (MSHDA) administers over 28,000 vouchers
- Kent and Wayne Counties admit large portion of new program participants

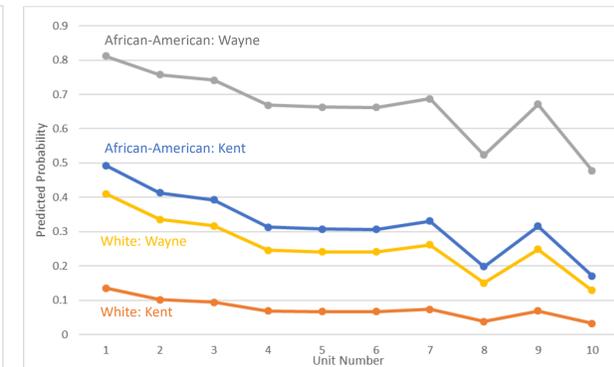
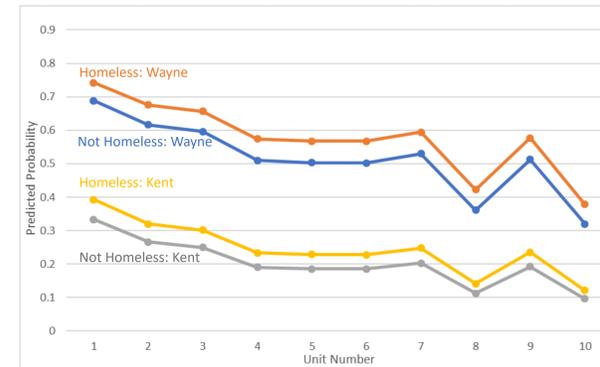
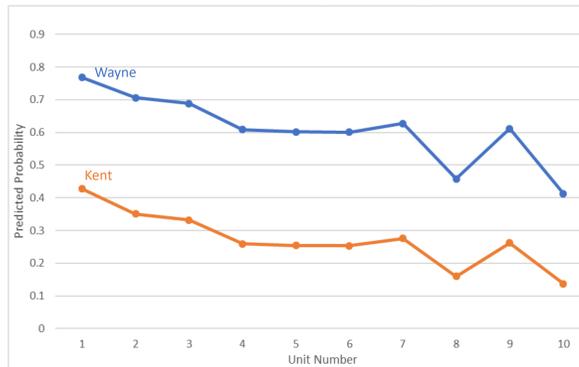


Data at a Glance

- 54%** Of new admissions were homeless
- 86%** Of new admissions were African American
- 76%** Of new admissions were women
- 89%** Of new admissions were extremely low income
- 67%** Of units failed a housing quality inspection
- 11%** Of units went into abatement

Finding Housing in High Poverty Areas More Likely for Some Households

After the first time using a housing choice voucher, the probability of choosing a unit in a high poverty area declines, but differences exist between some demographics.



Making Vouchers More Effective

- Explore opportunities for targeted counseling with the most vulnerable participants
- Strengthen landlord outreach efforts to ensure quality units in low poverty areas are available
- Increase transparency by making data publicly available
- Increase collaboration between all low-income housing programs



Different Factors Contribute to Housing Instability

