

Exploring the Relationship of Crime and Section 8 Properties

Project Safe Neighborhood Research Partner
Department of Geography and Earth
Sciences

UNC Charlotte

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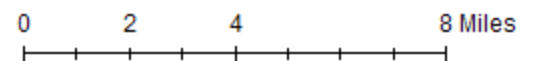
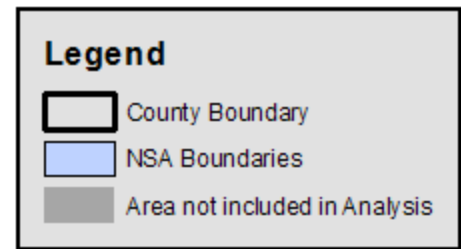
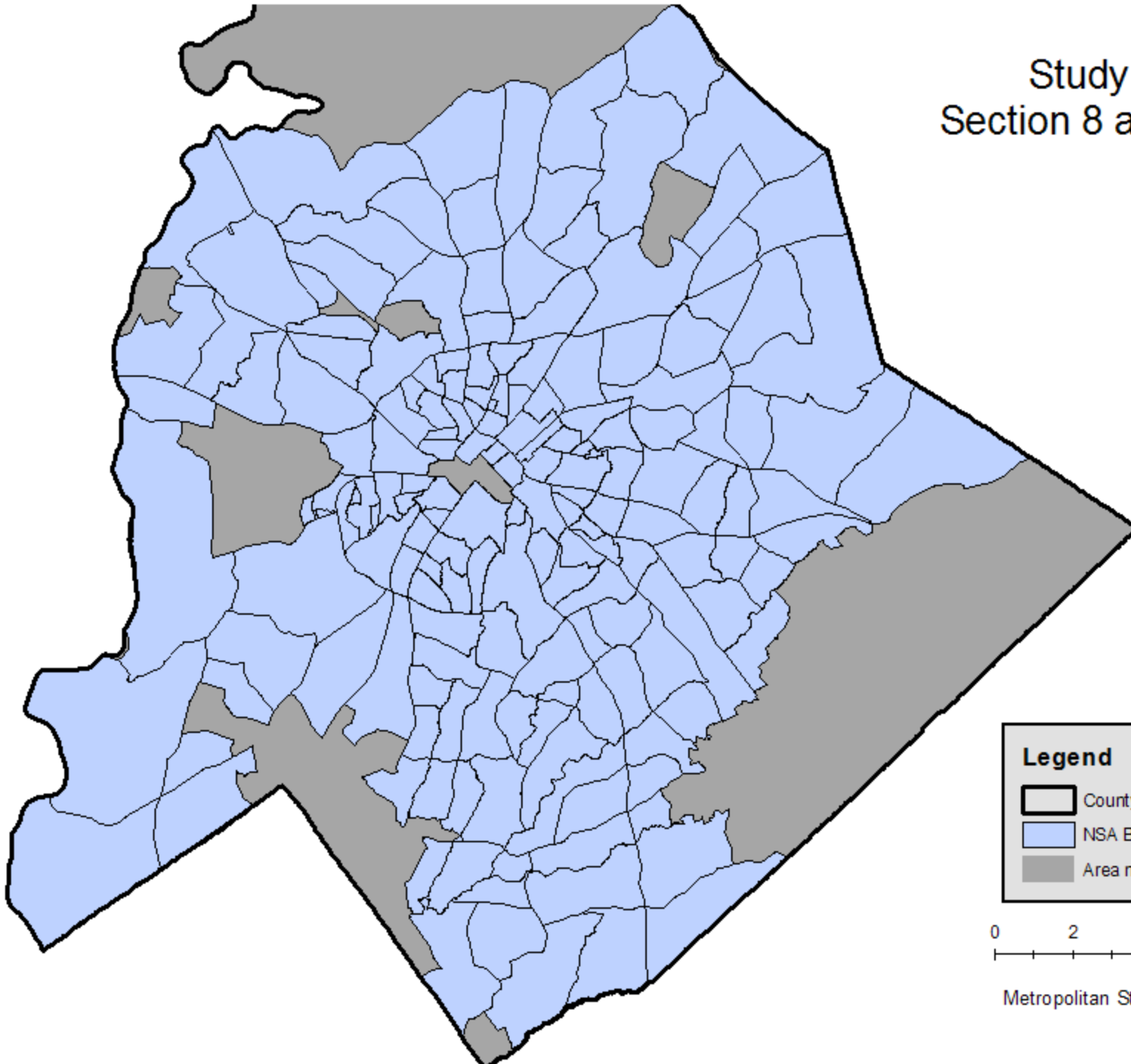
Background

- Residents have perceptions that Section 8 Housing Residents are the cause for increase levels of crime in neighborhoods
- Deputy Chief Graham requested further analysis to research this perception

Research Hypothesis #1

- The level of crime increases as the number and proportion of Section 8 housing units increase in a neighborhood
- The proportion of crime in a neighborhood is related to the proportion of section 8 residents in a neighborhood

Study Area Section 8 and Crime



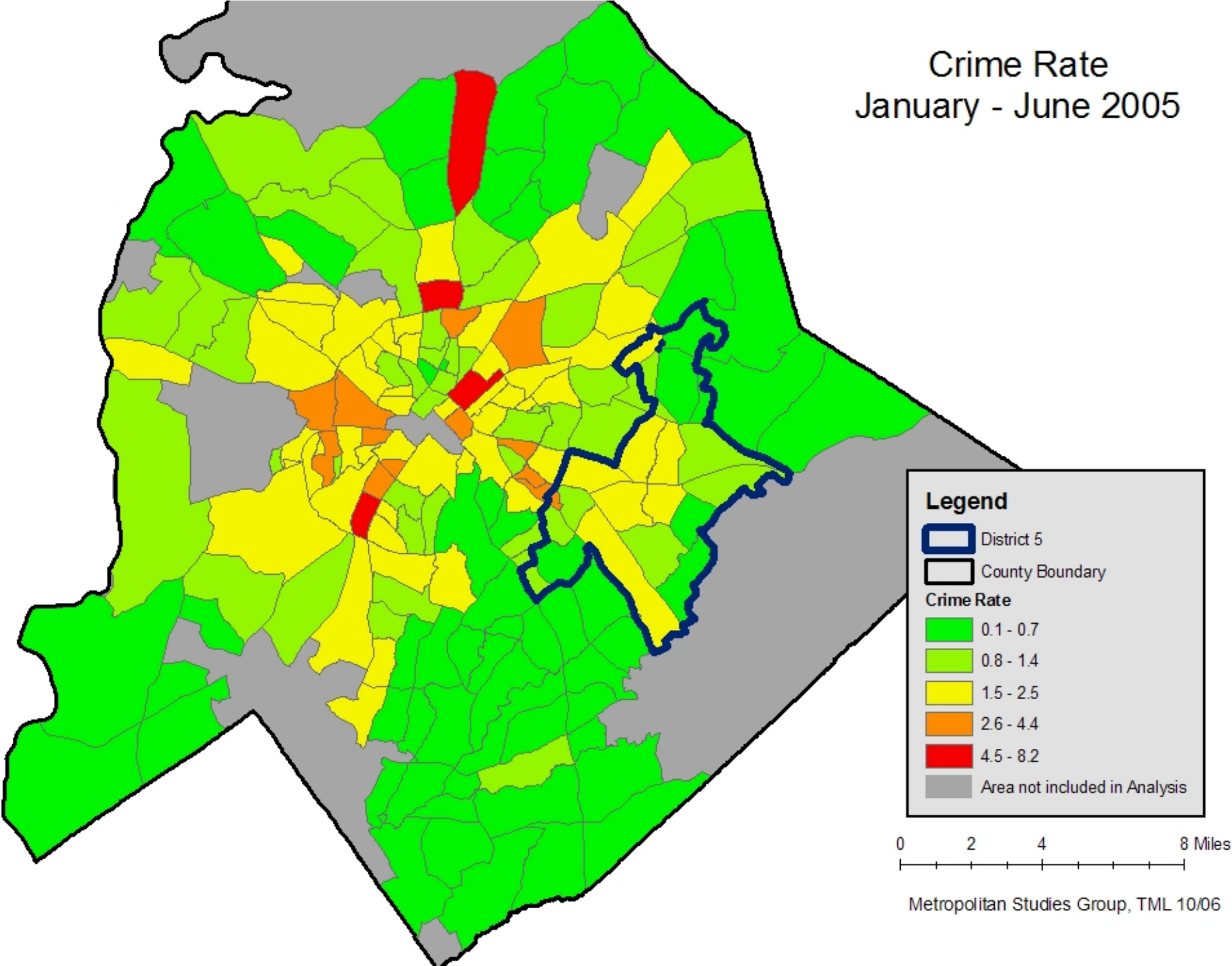
Data

- Violent and Property Crimes for a 6 month period in 2005 and 2006
- Number of Section 8 Residents for each neighborhood

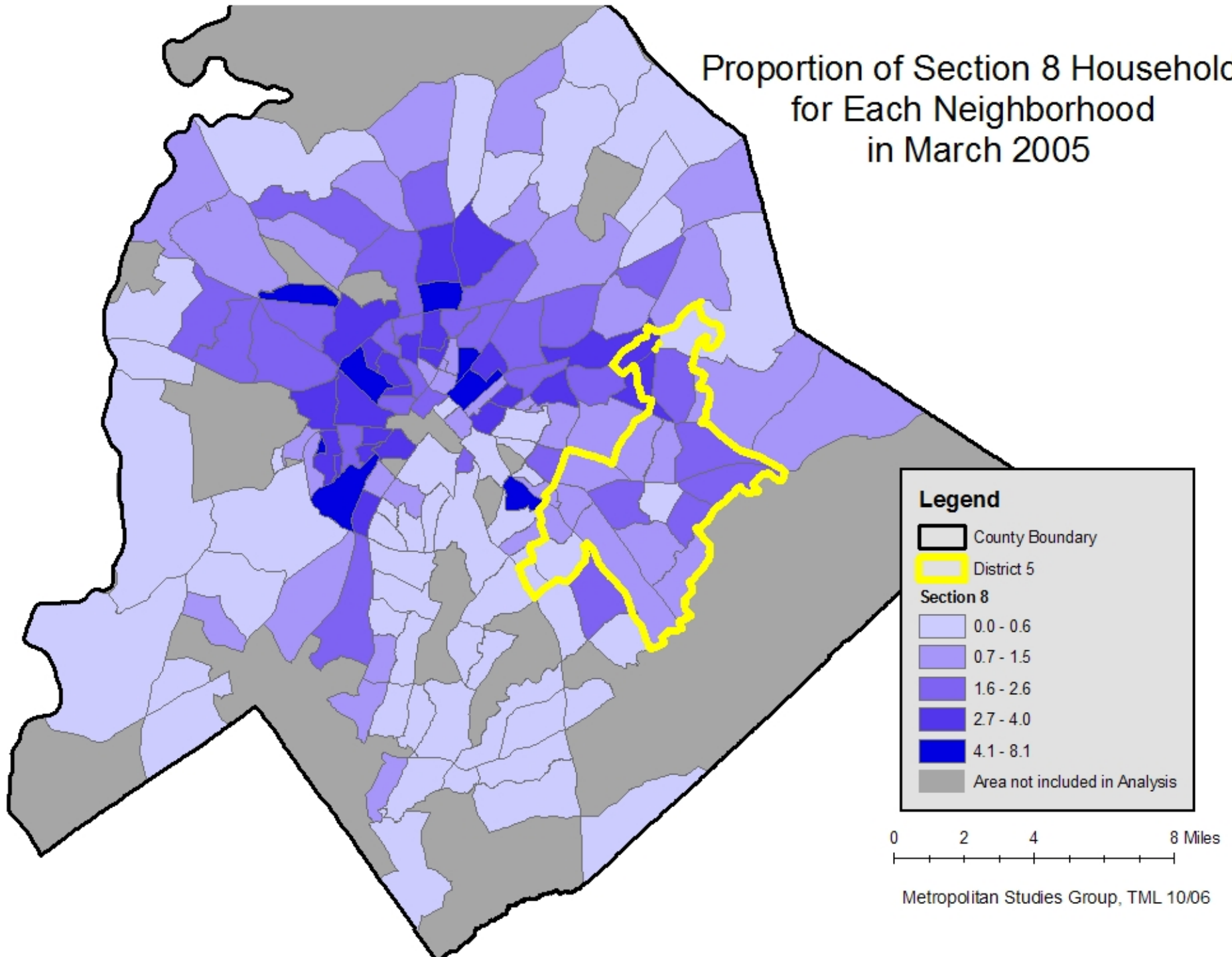
Methods

- Calculated the proportion of crime and Section 8 Housing Residents using a Location Quotient
- If the Crime Rate is 2.0, this means the crime rate in this neighborhood is twice the city rate. If the Crime Rate is 0.5, this means the crime rate is half the city rate

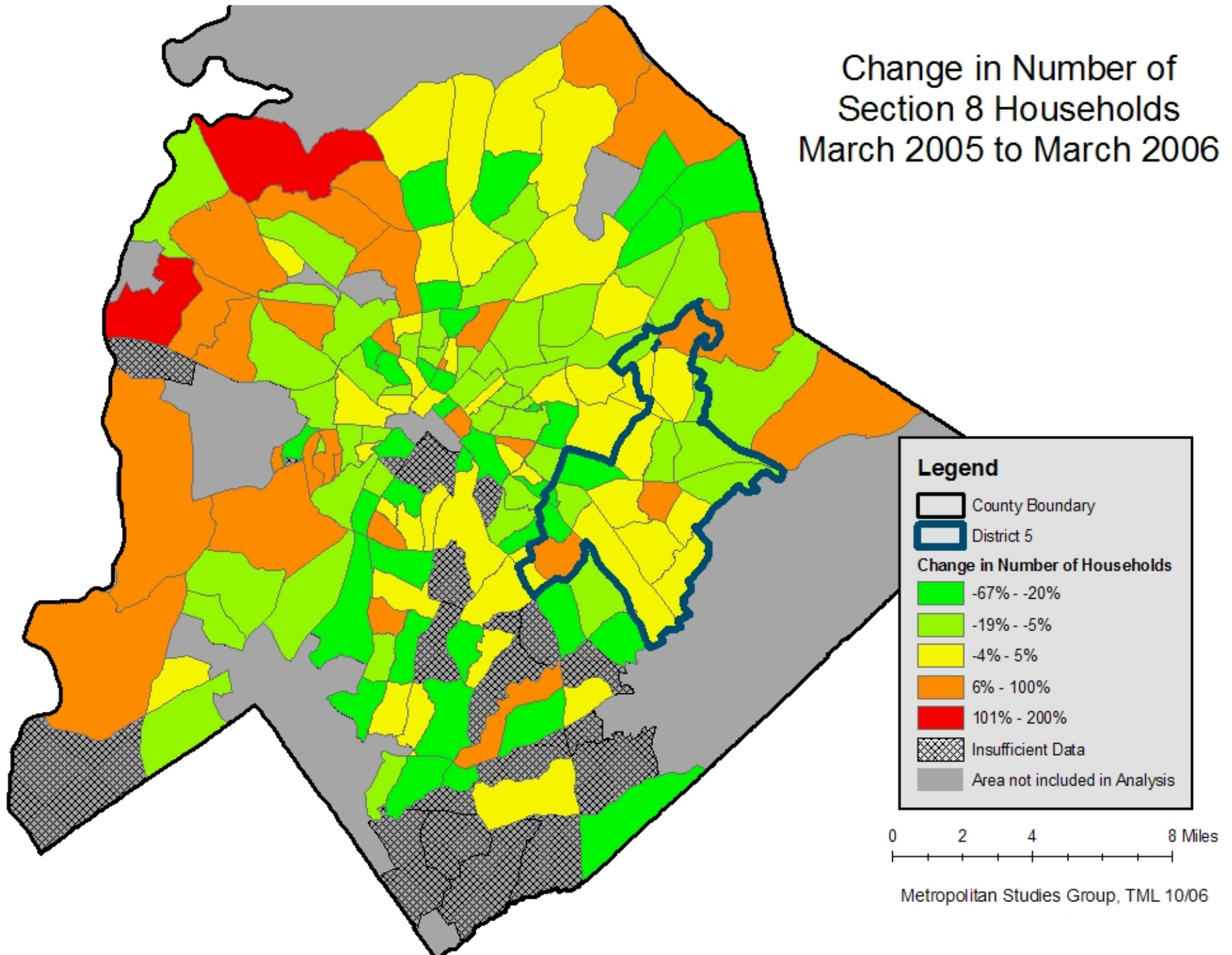
Crime Rate January - June 2005



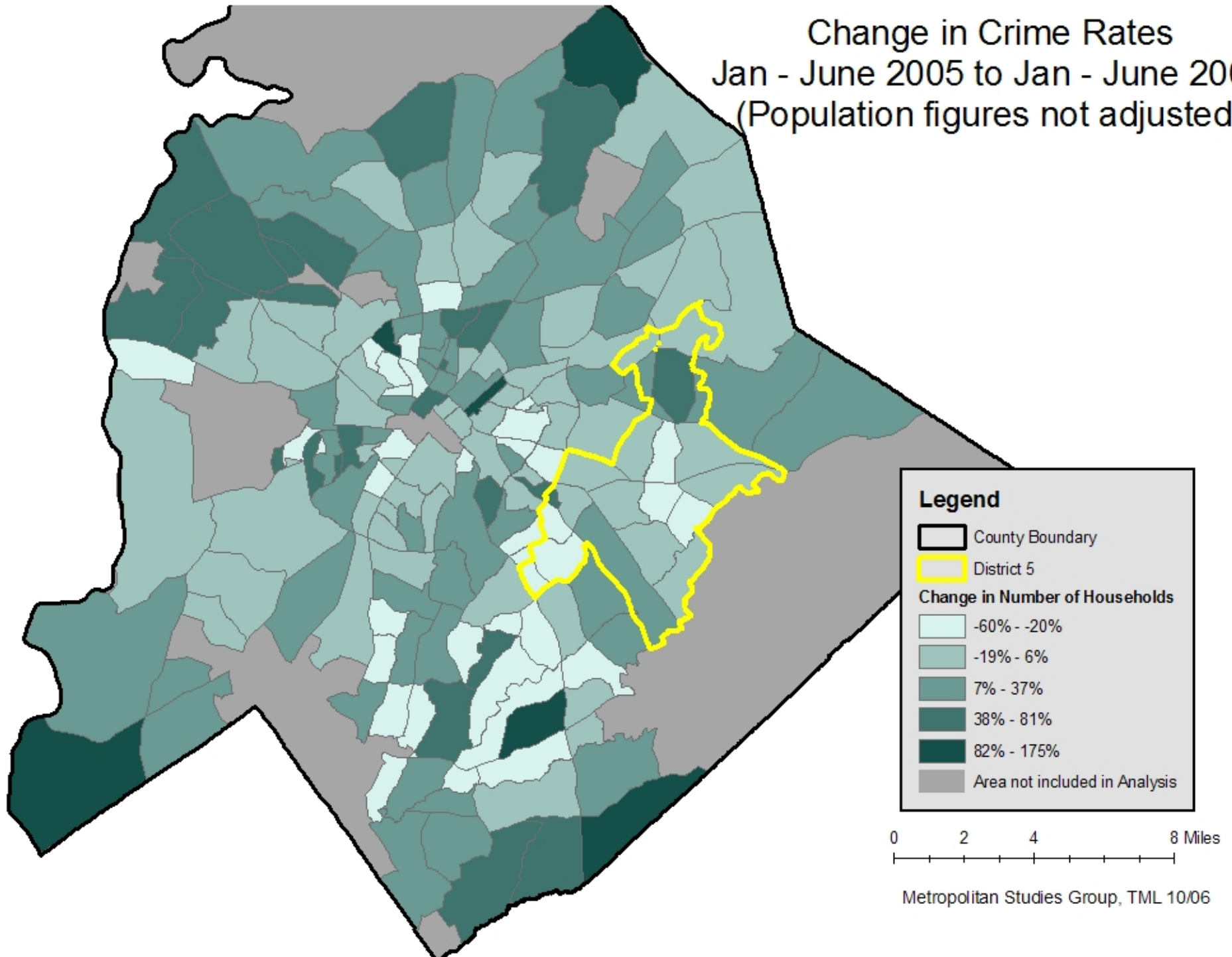
Proportion of Section 8 Households for Each Neighborhood in March 2005



Change in Number of Section 8 Households March 2005 to March 2006



Change in Crime Rates
Jan - June 2005 to Jan - June 2006
(Population figures not adjusted)



Analysis

- Calculated the correlation between crime rate and section 8 housing residents at the neighborhood level
- Calculated the correlation of the change in crime rate and the change in section 8 housing residents

Results

- There was a moderate correlation between the crime rate and the proportion of Section 8 Households at the Neighborhood Level
- This relationship can only be applied to a neighborhood geography and cannot be applied to each individual Section 8 Household
- There is no relationship between the change in Section 8 Households and the change in Crime at the neighborhood level

Questions raised by preliminary analysis

- Is there any pattern to crimes committed in proximity of Section 8 crime?
- What is the relationship of other rental housing?

Another Approach

- Examine the relationship of crime committed in proximity of single-family Section 8 properties, single family rental properties and all single family properties.
- Multi-family properties were excluded

Specific Questions Explored

- Is there a relationship between the level of crime in rental single family properties?
- Are the levels of crime greater in section 8 single family homes than all rental single family homes?

Data

- Locations of violent and property crimes from January through March 2005
- Locations of Section 8 residents by property type in March 2005
- Parcel data for the study area including ownership and housing type
 - Parcel centroids used as location points

Methods

- Summarized the number of violent and property crimes that fell within 100 feet the following property types:
 - Single Family
 - Single Family: Rental
 - Single Family: Section 8

Violent and Property Crimes for all Properties

- Approximately 14,167 offenses occurred in the study area regardless of property type
- 4,058 (33%) of offenses occurred within 100 feet of a single-family location
- 2056 (15%) of offenses occurred within 100 feet of a rental single-family location
- 443 (3%) of offenses occurred within 100 feet of a Section 8 single-family location

Single Family Properties

- 141,936 single family properties
- 35,366 (25%) rental single family properties
- 3,006 (2%) Section 8 single family properties

Crimes for Single Family Properties

- 50% (2,056) of the crimes committed within a 100 feet of Single Family Properties were rentals
- 10% (443) of the Crime committed within 100 feet of Single Family Properties were Section 8

Summaries

- Rental single family properties were twice as likely to experience violent or property crimes within a 100 feet than single family properties regardless of ownership
- Section 8 single family properties were 5 times as likely to experience violent or property crimes within a 100 feet than single family properties regardless of ownership
- Section 8 single family properties experience higher rates of violent and property crimes than all rental single family properties

Further Research

- Additional analysis is required to examine the actual crimes committed and their relationship to Section 8 Residents
- Is this a problem of victimization?
- What were the pre-existing rental and crime conditions of the neighborhood prior to those Section 8 residents moving in?

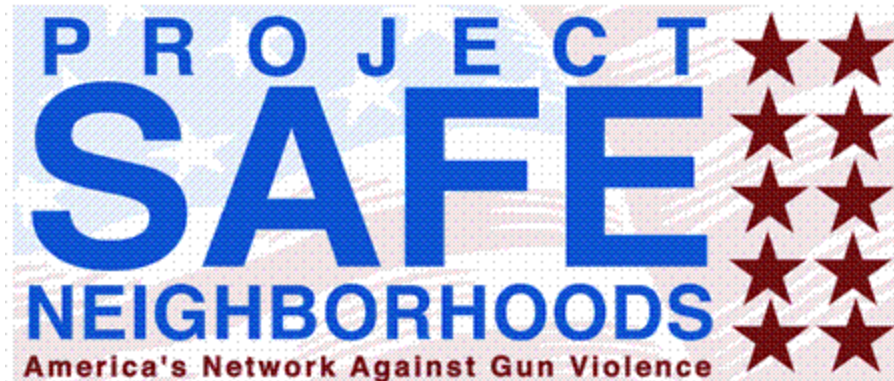
Response of Results

- Presented preliminary results to representatives from the Charlotte Housing Authority
- Requested additional analysis of Section 8 households who have been terminated from program
- Indicated that Section 8 only provides funding for housing and rental relationships with landlords may continue after the households are no longer receiving Section 8 funding.

Response to Results

- Look at the evictions and foreclosures as another indicator of changing neighborhood conditions

Funding for this Research



Disclaimer:

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