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How CILs Can Transform the Housing Landscape

***Urban and Rural Housing Programs &
Community Housing Planning Process***

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St. Louis, Missouri

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**Group Discussion –
Common Rural and Urban Barriers
to Housing**

Defining the Problem

Most housing problems can be boiled down into two broad areas:

1. We don't have enough housing.
 - Market rate housing in most communities is too expensive for low-income households
 - The number of accessible units rarely exceeds the federal minimums.

Defining the Problem, cont'd.

Most housing problems can be boiled down into two broad areas:

2. We can't get people into the housing we have.
 - Barriers to accessing existing housing include landlord requirements for income, good credit, good housing history, and clean criminal records.
 - Rents are too high without financial assistance; many types of assistance seem out of reach.

Defining the Problem, cont'd. 2

Special problems in urban areas might include:

- Lots of competition for available resources.
- Requirement to participate in community systems like the homelessness assistance Coordinated Entry systems.
- Lots to do – many committees, many political avenues, many local departments, lots of allies/rivals.

Defining the Problem, cont'd. 3

Special problems in rural areas might include:

- Relatively few available resources.
- Fewer housing and service providers.
- Scant infrastructure – There is often a service coordination committee, but rural communities might lack affordable housing committees, homelessness assistance, etc.
- Small community mentality – often everyone knows everyone! Note: this is also a plus!

Barriers

- Let's discuss!

Karen Michalski-Karney

**Community Housing Processes &
Scattered Site Housing Model**

Consolidated Plan (ConPlan)

- A 5-year comprehensive housing strategy
 - ConPlan Resources or ConPlan Funds are interchangeable terms to apply to HUD programs.
 - ConPlans govern the following programs:
 - Community Development Block Grant (CDBG)
 - Emergency Shelter Grant (ESG)
 - HOME Program
 - HOPWA (Housing Opportunities for People with HIV/AIDS)
 - National Housing Trust Fund

Importance of the ConPlan

- Controls how federal funds will be used to increase affordable housing.
- Determine who will benefit from these activities.
- Links other HUD housing programs together.
- Community's ConPlan is available through city or county offices that are often called "community development" or "neighborhood housing."
- Areas that do not receive direct HUD funding will fall under State ConPlans.

Continuum of Care

A planning process that governs homeless assistance funds from HUD.

- Local planning process offers an opportunity for advocacy.
- HUD dollars are targeted to “low income” households.
- HUD’s definition of “low income” is significantly greater than the poverty line.
- It is possible for HUD to target assistance to households in the extremely-low income category (i.e., 30% and less of median family income for your community).

Continuum of Care, cont'd.

- The CoC is responsible for conducting a planning process culminating in an annual request for funding.
 - CoC programs are most often used for:
 - Supportive Housing—a flexible program that can be used to provide both housing assistance and services.
 - Shelter Plus Care—voucher program must be matched with services.

Public Housing Agencies (or Authorities)

- Locally controlled PHAs receive funds directly from HUD. They are also required to create plans that are used to govern resource management.
 - Control largest share of affordable housing resources.
 - Unlike the ConPlan resources, most PHA assistance is more closely targeted to households that are at or below the poverty line.
 - There are just under 3,000 PHAs nationwide.

And, as Ann would say, “They have more flexibility than you think!”

What can PHAs do for you?



PHAs—

- Can establish local preferences, usually for target populations.
- Can make exceptions to their own rules and processes through a case-by-case reasonable accommodation method.
- Can operate separate waiting lists for preferences and rules can be waived or modified for separate waiting list.
- Can apply for special programs (such as Non-Elderly Disabled (NED) vouchers released in 2011). They often administer Shelter Plus Care vouchers on behalf of communities, for example.

Your Community's Resource Map



A community-specific resource map is useful for your city and/or state. Information about HUD resources is available at the following locations:

- ConPlan: Local government websites should have the ConPlan. If not, look for the office that administers the Community Development Block Grant (CDBG) program. Many states also have them.
- Continuum of Care: Information about your local community is available through <https://www.hudexchange.info/programs/coc/>
- Public Housing Plans: Available at http://portal.hud.gov/hudportal/HUD?src=program_offices/public_indian_housing/pha

Darrel Christenson

**Community Affordable Housing Programs &
Strategies to Meet Consumer Needs**

Get Involved in Local Housing Programs



- State Department of Housing
- Public Housing Authorities
- City Consolidated Plans
- State Attorney General's Office or Fair Housing Enforcement Agencies
- Management Companies of Apartments
- Get on Boards and Committees
- Reach out to Homebuilders/ Developers
- Build Relationships, get to know staff 1:1

Get Involved in Local Housing Programs, cont'd.



- Attend trainings and provide/ sponsor trainings – become visible in the community.
- Educate the community/ educate yourself.
- Deliver qualified consumers to help them fill accessible units with PWDs.
- Help housing industry to see profit potential for accessible, affordable housing.
- We are NOT a “niche population.”

Connect to your Housing Community

- Do your research on local housing scene and housing planning process.
- Understand community's housing programs and strategies
- Attend & participate in your local Consolidated Housing Plan meetings.
- CIL staff and/ or consumers get on local housing boards or committees – get involved.
- “Nothing about us without us”

Connect to your Housing Community, cont'd.



- Relationship building is a HUGE part of success.
- Regardless if you are in a small rural community or a large metropolitan city – it is the same.
- Create a Consumer Advisory Council for input.
Bring together PHA, Management Companies, Public Health, Human Services, Disability organizations etc.
- Start brown bag lunches on housing at your CIL.
Invite the same group – it's another option to be a community leader in housing.

Connect to your Housing Community,



cont'd. 2

- Feel your power and influence as a player in the game.
- Reach out to builders, developers, management companies, Public Housing Authorities, architects etc.
- You have what they want: paying tenants to fill their accessible, affordable units.
- They have what you want: housing units, including accessible, affordable ones.
- Build relationships for a win – win result: Paying tenants to fill their accessible, affordable units.
- You need to deliver when they call you.
- Your consumers get housing, they get filled units.

Know your Value in the Community

- Talk to the media, use your Social Media, your web site etc.
- Present the facts on the need and cost benefits in your community.
- Put a face on the issues.
- Build your reputation in the community as housing experts and be the “go to place” for housing questions for people with disabilities.

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Day 1 Wrap Up

**Facilitator:
Tim Fuchs**

**June 11, 2019
St. Louis, Missouri**

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