We create opportunities for independence for people with disabilities through research, education, and consultation.
How CILs Can Transform the Housing Landscape

Urban and Rural Housing Programs & Community Housing Planning Process

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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/](https://www.hudexchange.info/programs/coc/)

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

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CIL-NET Attribution

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