

Housing Plan  
Analysis of Impediments to Fair Housing Choice  
Five-year Consolidated Plan

# Housing for the Homeless & Specials Needs Populations

Stakeholder Workshop

September 3

4:00 – 6:00 PM



# A Collaborative Process

- **Housing Plan:** identify current and future housing needs for a variety of household types and income levels
- **Analysis of Impediments to Fair Housing Choice:** identify barriers that restrict housing choice for members of protected classes and recommendations to resolve the barriers
- **Consolidated Plan:** describe community development priorities and goals based on assessment of affordable housing and community development needs, market conditions and available resources



# A Collaborative Process

These documents enable the State agencies to continue receiving annual allocations from the following sources:

Program	
Community Development Block Grant	\$5,414,189
HOME Investment Partnerships	\$ 3,475,044
Emergency Solutions Grant	\$ 699,115
National Housing Trust Fund	\$3,000,000
Low Income Housing Tax Credit	\$ 3,136,050
<b>Total</b>	<b>\$ 15,724,398</b>



# Public Outreach

- RIHousing and OHCD recognize that successful plans require input from a broad array of stakeholders
- The planning processes for these documents require a qualitative analysis in which extensive public outreach is conducted to identify affordable housing, fair housing and community development needs
- The qualitative analysis (the public outreach) will be used to enhance the quantitative profile (the hard data) with the opinions, experiences, perspectives and ideas of Rhode Island stakeholders and residents



# Methods of Public Outreach

- Early Stakeholder Interviews to identify key topics
- Stakeholder Workshops – seven this week and three later in the process to vet recommendations
- Public Meetings – three during the week of Sep 23 and three later in the process to vet recommendations
- Municipal Meetings
- Pop-up Events
- Project webpage



# Methods of Public Outreach (cont'd)

- Meeting-in-a-Box
- Online Surveys for all Rhode Islanders and Municipal Officials
- FAQ Sheets explaining the projects, how to get involved, whom to contact for more info
- Draft documents to be made available for public review and comment in early 2020



# The Value of Stakeholder Input

- You are practitioners in your areas of expertise
- You encounter the challenges to housing and community development on a regular basis
- You are familiar with State regulations, policies and laws that impact the work you do – whether these help you in your work or create difficulties
- You are the individuals and organizations that we need to hear from to expand affordable housing, fair housing choice and improve the quality of life for Rhode Islanders



# Small Group Activity: 1-2-4-ALL





# Q: What is the biggest challenge to addressing housing for homeless and special need populations in Rhode Island today?

- Causes of homelessness
- Economic empowerment
- Housing the homeless
- Special needs populations – people with disabilities, the elderly, domestic violence survivors, large families of 5+
- Housing needed – accessible, 4+ bedrooms, aging-in-place
- Discrimination against the homeless
- Discrimination against persons with disabilities



# Responses

- Lack of wraparound services and support for mental health
- Stigma associated with getting help and admitting there is a mental health issue, especially in regard to veterans
- Affordability – wages are not rising to meet housing costs
- State investment in affordable housing, especially for the homeless, just isn't there compared to other states.
- Systemic failures, such as lack of support network for homeless elderly dying relatively early before being able to receive benefits, correctional facilities, foster care, etc.
- Racial disparity in homelessness than in poverty
- Perception of those with disabilities is changing dramatically (e.g. group homes moving to other settings). More housing options are needed, such as shared living
- Young adults who are socially isolated or mentally ill unable to find natural support, at risk for becoming homeless
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# Responses

- Registered sex offenders are at higher risk for homelessness due to state regulations
- Lack of available and appropriate affordable housing options for people with vouchers, lack of subsidies to address it, and lack of people willing to accept vouchers
- Connection between transportation and housing – people need to be able to get to jobs, health providers, family, etc.
- There is a distinction between accessibility and affordability
- Universal design is often cut from the budget because it can be costly (often as a result of square footage)
- Single adults, such as those aging out of the foster care system, LGBTQ, formerly incarcerated etc. are more susceptible to homelessness
- Lack of dedicated budget line-item for affordable housing
- LGTBQ face a lack of support system, such as shelters discriminating and preventing access to resources



# Responses

- Accessible AND affordable housing options are limited
- Lack of accountability for landlords
- Not tracking LGBTQ data
- It's an incredibly complicated system going through the bureaucratic system without support



# Small Group Activity: 20-to-4



# Q: What is the best solution to address this challenge?

- Causes of homelessness
- Economic empowerment
- Housing the homeless
- Special needs populations – people with disabilities, the elderly, domestic violence survivors, large families of 5+
- Housing needed – accessible, 4+ bedrooms, aging-in-place
- Discrimination against the homeless
- Discrimination against persons with disabilities



# Responses

- Dedicated budget line-item for partnerships between developers and service agencies to develop housing
- Holding homeowners and developers accountable for providing affordable and accessible housing, through legislation or tax incentives
- Increasing funding specifically to landlords for renters for home modifications for persons with disabilities or to age-in-place
- Advocate for more loan and or grant opportunities for landlords to fund access projects.
- Fund a program that certifies homes that are accessible (one no-step entrance, 1<sup>st</sup> floor bedroom/bath, universal design) AND affordable. Advertise to the general pop advantage of such a home.
- Free heavy advertising for accessible and affordable homes for the general population along with the benefits these features provide
- Use of vacant school buildings or mills for reuse using state or federal funding
- Require developers make at least 25% new or rehab units affordable, accessible and adaptable to ADA standards and provide funds for home modifications



# Responses

- Mandatory universal design standards for affordable housing and providing 20 extra points for developers providing UD standards.
- Promoting and using the concept of housing first to not require negative drug tests to get housing
- Housing options – cohousing, e.g. intentional community, planned by future residents. In addition to private units are built-in areas for interaction such as cooking and eating together, community garden, etc.
- Young adults – creating a housing environment with private units and common services and utilities within an affordable range
- Incentivize UD for affordable homes, accessory dwelling units, and home modifications
- Increase payment standards to compete with landlords – fair market rent
- A co-op or rehab building using accessible design. Each resident has their own bedroom but living areas are shared including kitchens and bathrooms.
- Incentivize development of homes that incorporate universal design, including modification of older homes and construction of new accessory (e.g. in-law apartment in garage) dwelling units on those properties.





# Responses

- More resources dedicated to overcome the stigma of mental health and homelessness
- Lack of wraparound services – start with clients’ biggest challenges and identify and expand support systems
- Shared living arrangements not accessible – incentivize homeowners for home modifications, e.g. tax credits, deductions, forgivable loan.
- Approach universities and institutions (schools, hospitals, religious groups) to acquire their land/property to identify locations and develop affordable and accessible units and offer supportive services to keep residents in the units. State, local, federal, private funds to develop the units. Non-profits to provide supportive services.
- No housing for vulnerable single adults who are homeless- develop SRO(single-resident only) building for mixed populations (LGBTQ, aging out of foster care system, formerly incarcerated, etc.) with services through social service agency partnerships.
- More state funding to support building affordable housing and housing rental subsidies for individuals and families with limited incomes.
- Lack of affordable/accessible housing for homeless with special needs-at a local, state and federal level, the government should provide incentives (in a form of a tax break/credit) to landlords and homeowners willing to: modify or develop housing for people with special needs and rent/lease to populations with special needs.
- Increased funding from state in rental vouchers & development of AH.



# Responses

- Lack of services-expand Medicaid to cover housing search services & case management related to housing stabilization for those who are/were experiencing homelessness and at risk.
- Discrimination against the homeless-provide training and workshops to home owners educating them on the population so that they have a better understanding and can empathize and understand the population they will be serving if and when they rent to homeless individuals.
- Discrimination against children, people with disabilities due to race, LGBTQ, sex, language, etc. leads to inequitable distribution of housing resources-more integration of fair housing into affordable housing activities: more focus and support of fair housing, challenge barriers to fair housing.
- Create a state wide design project to design and build homes that cost \$500/mo., state gov., town gov., schools & colleges, non-profits, etc.



# Responses

- Focus on low-hanging fruit
- More emphasis on mixed housing (e.g. cohousing mixing those who need support and those who can provide support)
- Age-in-place – subsidies for those who need it, such as housekeeping (e.g. Warwick). May include Medicaid, Money Follows the Person.
- Benefits cliff – raise in income can result in loss of benefits, perpetuating poverty. Successful model related to childcare
- Shared living where you can recruit someone to move in (in MA, not RI) – reverse shared living
- Identify sources of revenue to support programs and the process to receive funding
- Informing the funding committee
- Data from HMIS where people lived before being homeless – haven't been able to do for 5 years
- Access and trainings for home owners to allow opportunities for housing in the LGBTQ community with a focus on trans, woman of color. Survey to find the need.



# For more information:

Project webpage:

<https://www.rihousing.com/statewide-housing-plan/>

Online survey:

<https://www.surveymonkey.com/r/RhodeIslandHousing2019>

Contact:

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