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

Housing for the Homeless & Special 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:

<table>
<thead>
<tr>
<th>Program</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Community Development Block Grant</td>
<td>$5,414,189</td>
</tr>
<tr>
<td>HOME Investment Partnerships</td>
<td>$3,475,044</td>
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<tr>
<td>Emergency Solutions Grant</td>
<td>$699,115</td>
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<tr>
<td>National Housing Trust Fund</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Low Income Housing Tax Credit</td>
<td>$3,136,050</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$15,724,398</strong></td>
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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
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

• LGBTQ 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, 1st 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 (LQBTQ, 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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