

Housing Plan

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

Extreme Weather & Climate Change Resilience

Stakeholder Workshop

September 4

1:00 – 3:00 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
Total	\$ 15,724,398



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 threat related to housing in Rhode Island communities as it relates to extreme weather and climate change?

- Flooding potential
- Natural disaster prevention
- Energy efficiency of homes
- Renewable energy sources
- Disproportionate impact on low-income households



Responses

- Mold, especial for low-income and elderly individuals
 - Health hazard derived from storms
- Information for shelters and emergency resources is not clear for where they are and how to receive them
- Language barrier—more than English and Spanish
- Landlords not cooperating with code enforcement and not making modifications for tenants. Renters have little say
 - This is a current issue given old housing stock and potential for creating new vulnerability
- Who and where gets flooded? Coastal and riverine communities need to think more about how to plan and where to go when it happens. LMI communities most vulnerable with few resources to evacuate.
- Outdated flood maps
- What is the long-term housing plan when housing isn't available after an extreme event/ natural disaster, particularly for LMI households?



Responses

- Lack of energy efficiency, especially as it relates to old housing stock
- **Disproportionate impact** on low-income households/individuals and homeless and difficulties rebounding from disaster events
- Lack of supportive housing for vulnerable populations, such as homeless
- Need to disseminate information clearly and provide resources to use that information
- Investment challenges based on perception of value (what a community values as important)
- Unprecedented flooding, especially in riverine areas
- Need for preventative solutions to be implemented to create more resilient and sustainable communities – these solutions can be costly to LMI households
- Legacy of segregation based on race, disabilities, income, age – decreases ability for these communities to be resilient in times of disasters
- Half of RI does not have water and sewer service; if coastal communities need to be relocated, where will they go to have water and sewer service?



Small Group Activity: 15-to-3



Q: What is the best solution to overcome this threat?

- Flooding potential
- Natural disasters
- Lack of energy efficient homes
- Lack of use of renewable energy sources
- Disproportionate impact on low-income households



Responses

- Disproportionate impact – institute carbon tax and pricing and use the revenue to fund affordable resilient housing, energy efficiency and renovations, and renewable energy program
- Natural disaster mitigation – create a taskforce including community partners, Red Cross, and community members to discuss preparedness and mitigation.
- Disproportionate impact – bring old housing stock up to code through hiring more code inspectors and attorneys for pursuing code violators
- Energy efficiency/ renewable energy – every house in RI should be energy efficient and produce more energy than it uses
- Impact of flooding in riverine communities – use green infrastructure as a resilience tool (riparian buffers, rain gardens, habitat restoration, etc.)



Responses

- Renewable energy – carbon-free dividend, a progressive policy meant to give higher return to LMI households
- Substandard, inefficient housing – policy for municipalities to address housing resiliency and create goals for addressing vulnerable neighborhoods
- Landlord accountability – legislation that holds landlords accountable for providing heating/AC through renewable energy sources and addressing mold issues
- Natural disasters – fortifying working waterfronts through mitigation, buffers, etc.



Responses

- Inadequate response to emergencies – location-based emergency info resource where residents can access info related to potential emergencies in real time (smart phone app, website, hotline)
- Prepare for long-term place to move to—start the retreat now
- Flooding potential – long-term, implementable housing plan needs to be established for population to live during long-term community recovery
- Renewable energy sources – carbon fee and dividend (HR 763), not a tax; require fee for increase in carbon emission with dividend paid to residents based on carbon footprint



Responses

- Flooding – coordinated buyouts in flood plains and coastal flood zones combined with restoration natural habitats—all for removing future risks
- Housing – require sellers to disclose information about the resiliency/flooding risks of the property for private housing transactions
- Ensuring new construction/ rehabilitation for resilient, affordable housing by holding agencies accountable for collecting risk info such as flood risk/maps, erosion risks, access roads.
- Add cooling assistance to the LIHEAP program
- Ensure LMI households have housing with zero carbon impact



For more information:

Project webpage:

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

Online survey:

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

Contact:

Laura Sullivan at Laura.Sullivan@doa.ri.gov

Alison Neirinckx at aneirinckx@rihousing.com

