

Analysis of Impediments to Fair Housing Choice
Five-year Consolidated Plan for 2020-2024

Key Findings & Recommendations

Public Engagement

February 24-26, 2020



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Agenda

- Background – How We Got Here
- What We Heard – Public Engagement
- What We Learned – Key Findings
- Recommendations
- Did We Get It Right?
- Next Steps
- Contact for More Information

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Background

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Background

- A collaborative process begun in July 2019 to engage Rhode Islanders in identifying affordable housing, fair housing and community development needs
- To determine how \$16.8 million in HUD and other funds will be invested in 2020 and annually for five years
- Research and analysis revealed key findings related to housing affordability throughout the State



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Background

- Process involved three key planning documents:
 - **Housing Plan** – to identify housing needs among various income levels
 - **Analysis of Impediments to Fair Housing Choice** – to identify barriers to housing choice among members of the protected classes and a plan to eliminate the barriers
 - **Consolidated Plan for 2020-2024** – to identify affordable housing and community development needs for the next five years



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What We Heard

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What We Heard

- There is a lack of housing supply
- Housing affordability is an issue for many
- Homelessness remains a key concern
- There is a lack of transportation options to link people to jobs and amenities
- There is a lack of accessibility for people with disabilities in housing, transit, walkability, etc.



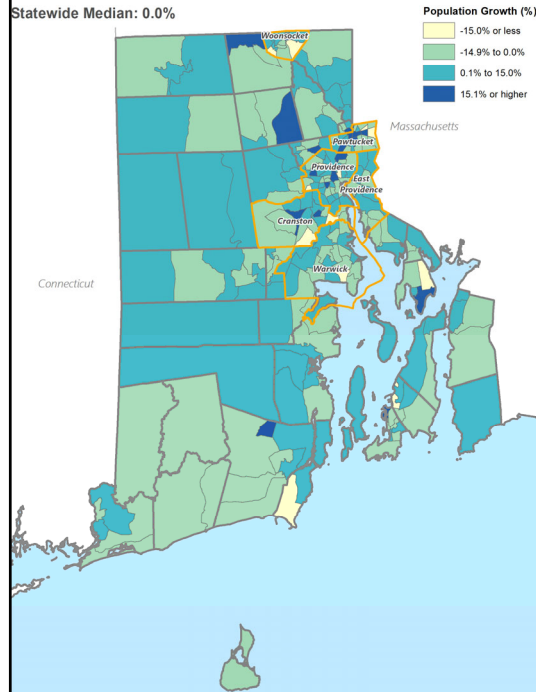
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What We Learned

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Population Growth, 2010-2017

Statewide Median: 0.0%



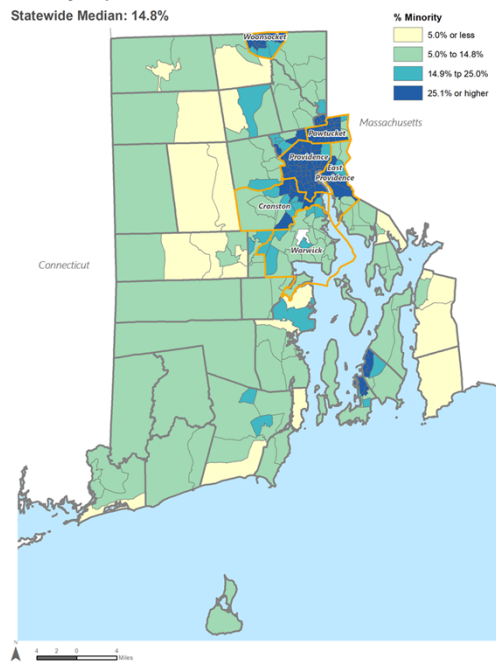
Overall, population did not change significantly between 2010 and 2017

- Population growth and loss occurred across the State
- Highest growth in central urbanized cities
- Moderate growth in rural and suburban areas
- 78% of projected household growth through 2024 expected to occur in Providence County

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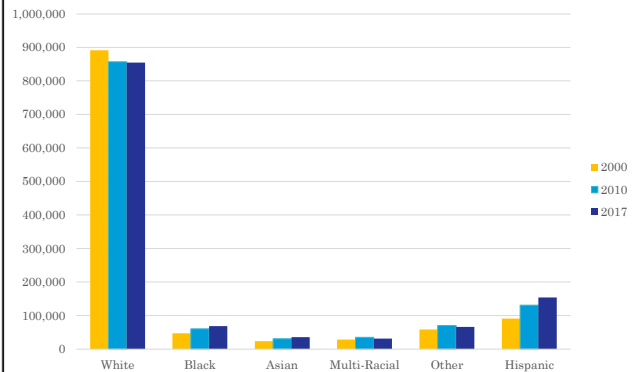
2019 Rhode Island Analysis of Impediments to Fair Housing Choice Minority Population, 2017

Statewide Median: 14.8%

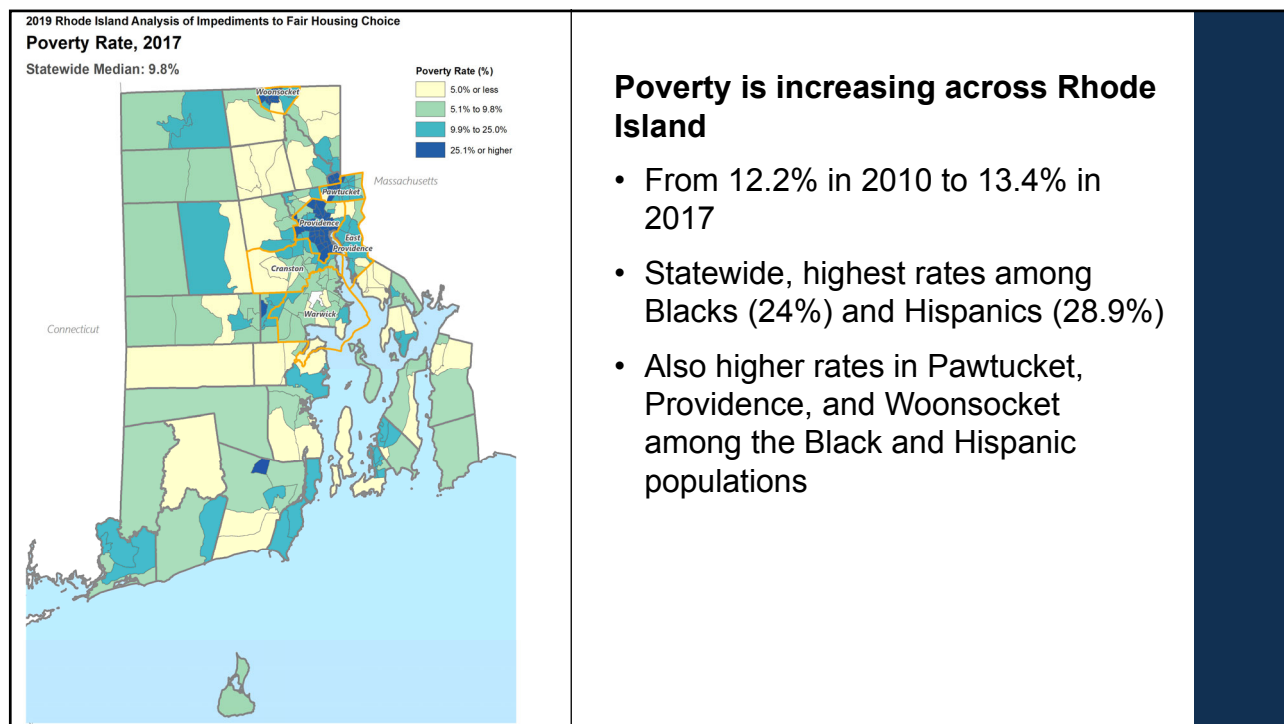


Rhode Island is diversifying with geographic variation. More non-White residents live in the urbanized cities, primarily.

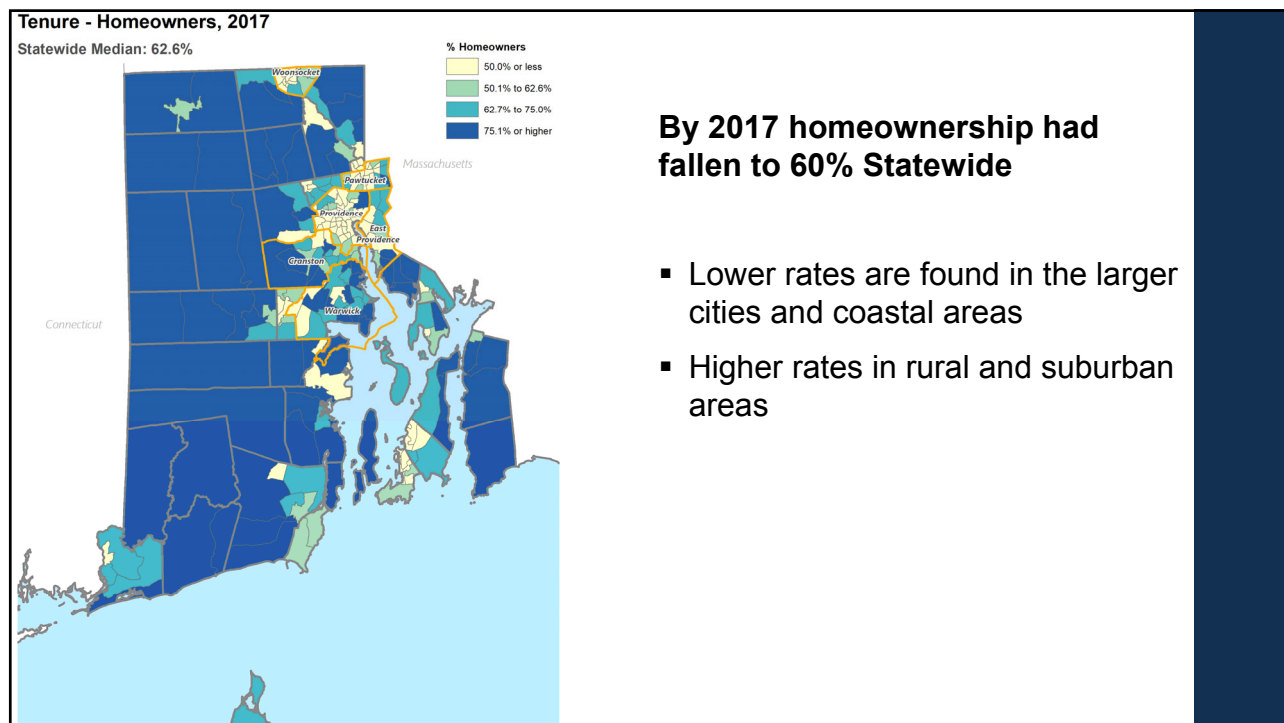
Race and Ethnicity - Rhode Island, 2000 - 2017



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Housing Condition

- Lowest Quality
- Lower Quality
- Higher Quality
- Highest Quality

Urban Services Boundary

Connecticut

New York

New York

Higher quality units in the rural and suburban communities

Renters are more likely to be cost burdened than homeowners



Goal 1: DEVELOP AND PRESERVE AFFORDABLE HOUSING

Priorities:

- Increase housing opportunities for low- and moderate-income households
- Preserve existing affordable housing
- Remove barriers to housing development

Strategies:

- Prioritize housing development in higher opportunity areas that lack affordable housing and in lower opportunity areas when development is part of a broader community revitalization plan
- Identify and engage with assisted housing developments whose period of affordability expires within five years with priority to developments in growth and high opportunity areas
- Seek improvements to the Low- and Moderate-Income Housing Act to strengthen enforcement of the 10% affordable housing goal and provide incentives to help communities achieve it
- Reduce zoning barriers to affordable housing production
- Incentivize new multi-family rental production in transit-oriented developments (TODs)
- Create an educational campaign on affordable housing as an economic incentive
- Create a dedicated source of statewide funding for affordable housing production and preservation
- Expand homeownership opportunities

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Goal 2: PREVENT AND END HOMELESSNESS

Priorities:

- End homelessness
- Develop permanent supportive housing

Strategies:

- Reach out to homeless persons (especially unsheltered persons) and assess their individual needs
- Address the emergency and transitional housing needs of homeless persons
- Help homeless persons make the transition from permanent supportive housing to independent living, including facilitating access to affordable housing units
- Help low-income individuals and families, especially high-risk groups, avoid becoming homeless

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Goal 3: IMPROVE HEALTH, SAFETY AND EFFICIENCY OF ALL HOMES

Priorities:

- Adapt aged housing to fit residents' needs
- Eliminate lead hazards

Strategies:

- Implement new lead grants in Pawtucket/Central Falls and Woonsocket and the ongoing grant in Providence
- Enforce conformance with the lead hazard mitigation law
- Build capacity of lead inspectors and contractors
- Connect homeowners to resources available for energy efficiency improvements
- Continue to fund home repair programs for low income homeowners
- Continue to provide funding for accessibility improvements in the homes of seniors and people with disabilities

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Goal 4: ADDRESS NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Priorities:

- Make infrastructure improvements
- Make investments in public services and facilities

Strategies:

- Invest in key infrastructure such as streets, sidewalks and open space (recreation) in distressed areas
- Invest in water/sewer projects essential to achieving community development and housing objectives
- Invest in essential services and facilities, particularly for special needs populations such as the homeless and elderly/disabled
- Invest in providing job training/employment opportunities for low- and moderate-income persons
- Invest in improving neighborhoods by addressing the myriad of community development needs essential to their revitalization

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Goal 5: PROVIDE TENANT-BASED RENTAL ASSISTANCE

Priorities:

- Expand rental assistance to lower income households

Strategies:

- Expand the Housing Choice Voucher Program to growth/opportunity areas
- Encourage shared jurisdiction of housing vouchers between Public Housing Authorities to:
 - provide greater housing opportunities for voucher recipients and
 - reduce delays in leasing-up vouchers upon turnover

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Goal 6: AFFIRMATIVELY FURTHER FAIR HOUSING

Priorities:

- Remove barriers to fair and affordable housing

Strategies:

- Support passage of legislation to end Source of Income discrimination in housing
- Continue to collaborate on statewide fair housing education, outreach and legislative efforts
- Create an educational campaign on affordable housing as an economic incentive
- Provide state incentives to address concerns about affordable housing development
- Enforce HUD's AFFH certification with sub-recipient units of government

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Small Group Discussion

- Did we get it right?
- What elements of the recommendations will help improve the current environment?
- What is missing?
- What's most important and should be prioritized?



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Next Steps

- **March 23:** Draft Consolidated Plan and Analysis of Impediments placed on 30-day public display and comment period
- **April 8:** Public hearing scheduled for 5 pm in Room 2A, Department of Administration, One Capitol Hill, Providence
- **April 21:** 30-day public display period ends
 - **Deadline for receiving all written comments**
- **May 15:** Both documents submitted to HUD
- **July 1:** 2020 Program Year begins



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For more information:

Project webpage:

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

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