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

Key Findings & Recommendations
Public Engagement
February 24-26, 2020

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
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
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
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.

What We Learned
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

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

- From 12.2% in 2010 to 13.4% in 2017
- Statewide, highest rates among Blacks (24%) and Hispanics (28.9%)
- Also higher rates in Pawtucket, Providence, and Woonsocket among the Black and Hispanic populations

By 2017 homeownership had fallen to 60% Statewide

- Lower rates are found in the larger cities and coastal areas
- Higher rates in rural and suburban areas
Aging housing stock found in the urban areas

Higher quality units in the rural and suburban communities

Renters are more likely to be cost burdened than homeowners
Opportunity Index

- Areas in which new affordable housing developments may be more financially feasible in the long-term

- Factors include proximity to:
  - Employment
  - Transit
  - Poverty
  - Quality education
  - Healthy environment

Recommendations
### 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

### 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
## 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

## 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
### 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

### 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
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?

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
For more information:

**Project webpage:**

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

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