# *Housing 101: A Tutorial on Affordable Housing Programs and Opportunities for HIAs*

New Partners for Smart Growth Conference
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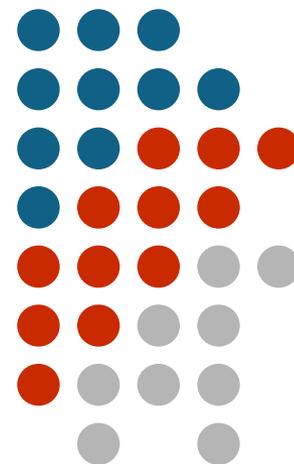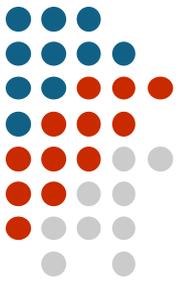
Purpose of the Tutorial

- To understand how housing policies work and how housing gets built,

- To improve awareness among the public health community of the critical decision-making points in housing policy, and

- To help better equip health professionals to recommend where and how an HIA might be conducted within housing programs
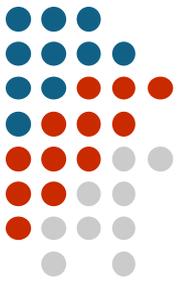
Housing Programs Reviewed

- Public Housing

- Housing Choice Vouchers

- Project-Based Rental Assistance

- Low-Income Housing Tax Credit

- Code Enforcement and Inspections

- Zoning and Land Use

Outline of Review
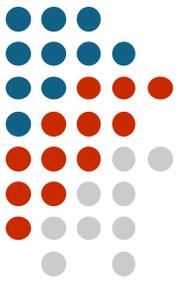
For each program:

> ➢ Overview

> ➢ Health Implications/Pathways

> ➢ Major Decision-Makers and Stakeholders

> ➢ Key Decision Points & Opportunities for HIAs
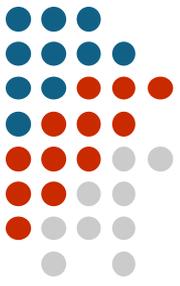
Public Housing

Source: Housing Authority of Cook County

Source: Housing Authority of Henderson County, NC

- Overview of the Public Housing program
- Health implications
  - Affordability, stability, participation (positives)
  - Quality, location, participation (negatives?)
- Key decision-makers
  - HUD, PHAs, residents
- Opportunities for HIAs
  - Redevelopment/renovations
 - RAD

Housing Choice Vouchers (Section 8)
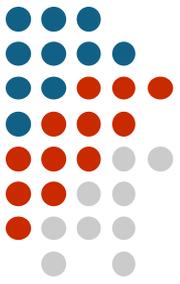
Source: Oakland Housing Authority

Source: Greensboro (NC) Housing Authority

- Overview of the Housing Choice Voucher program
- Health implications
  - Affordability, stability, location/resident integration, quality
- Key decision-makers
  - HUD, PHAs, property owners/landlords, local elected officials/staff
    - Opportunities for HIAs
      - Expansion of voucher mobility programs
      - MTW agencies' plans
      - PHAs annual & five-year plans
      - Management of waitlists
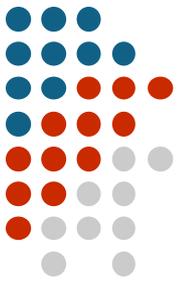
Project-Based Rental Assistance

Source: Montana Department of Commerce

Source: City of Madison Community Development Authority

- Overview of the PBRA program

- Health implications

  - Affordability, stability, location/resident integration, quality

- Key decision-makers

  - HUD, Dept of Ag, PHAs, property owners and developers, local elected officials/ staff

- Opportunities for HIAs

  - Development review process

  - Public housing conversion to PBRA

  - Supportive services policies & programs
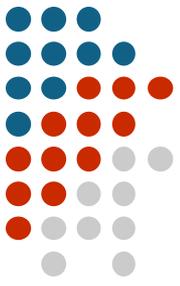
Low-Income Housing Tax Credit

Source: Illinois Volunteers of America

Source: West Virginia Housing Development Fund

- Overview of the LIHTC program
- Health implications
  - Affordability, location/residential integration

- Key decision-makers
  - Treasury Dept, state HFAs, for-profit & non-profit developers, local govts
- Opportunities for HIAs
  - Planning & development review process
  - State Qualified Action Plan (QAP) process
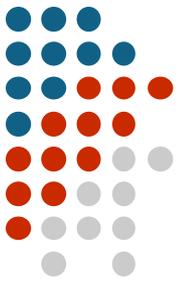
Code Enforcement & Inspections

Source: City of Tampa, FL

Source: City of Austin, TX

- Overview of Code Enforcement programs
- Health implications
  - Housing quality
- Key decision-makers
  - Local code enforcement officials, ICC, community groups/residents

- Opportunities for HIAs
  - Updates of code enforcement process
  - Changes to international building codes
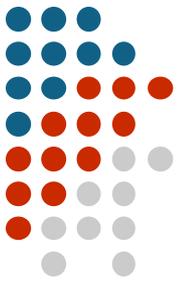
# Zoning & Land Use
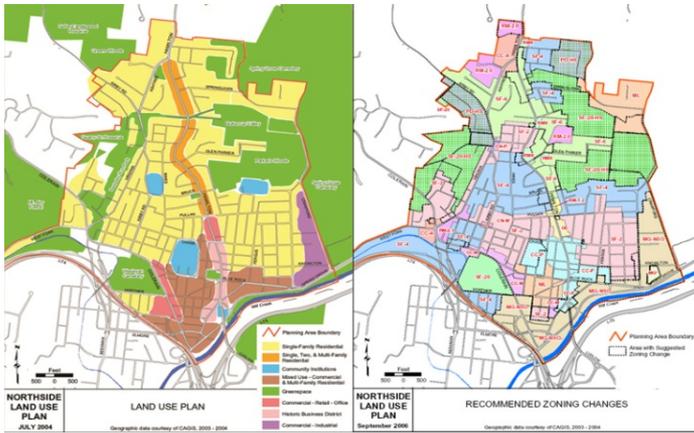
Source: City of Cincinnati, OH

Source: Town of Beaverton, OR

- Overview of local Zoning & Land Use policy

- Health implications
  - Location/residential integration, affordability

- Key decision-makers
  - Local elected officials, zoning staff, planning commissioners, local advocates/residents

- Opportunities for HIAs
  - Zoning code and land use plan updates

Promising Opportunities to Introduce HIAs into Affordable Housing Policymaking
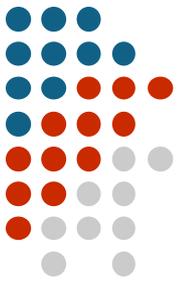
- LIHTC – QAP process
- Development review and approval process
- Zoning & land use re-writes
- Rental assistance demonstration (RAD)

- Code enforcement updates

- Voucher waitlist priorities