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

New Partners for Smart Growth Conference
January 30, 2015

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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

- 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)

- 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

- 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

Source: Montana Department of Commerce
Source: City of Madison Community Development Authority
Low-Income Housing Tax Credit

- 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

- 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

- 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

Source: City of Cincinnati, OH

Source: Town of Beaverton, OR
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