

# “Balancing” place based interventions and fair housing

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# “We have to do both”

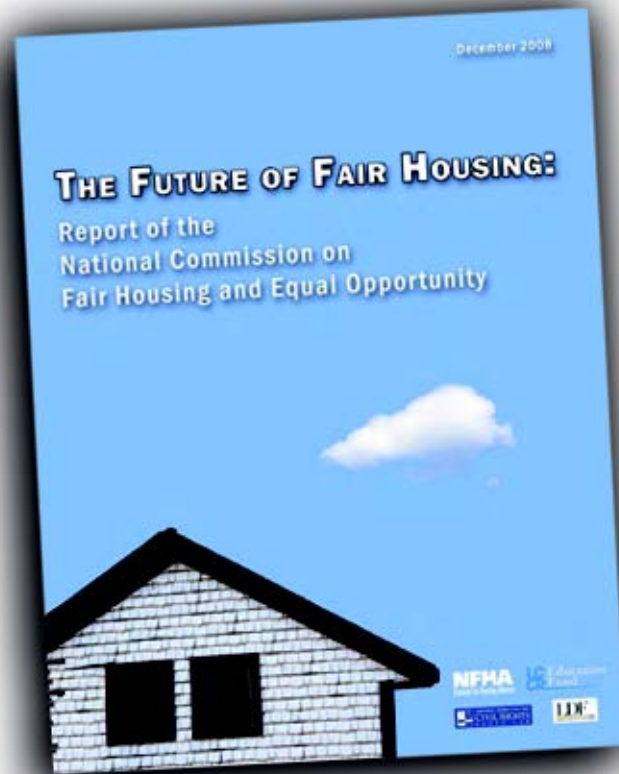
- Secretary Shaun Donovan



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# The National Commission on Fair Housing and Equal Opportunity (2008)

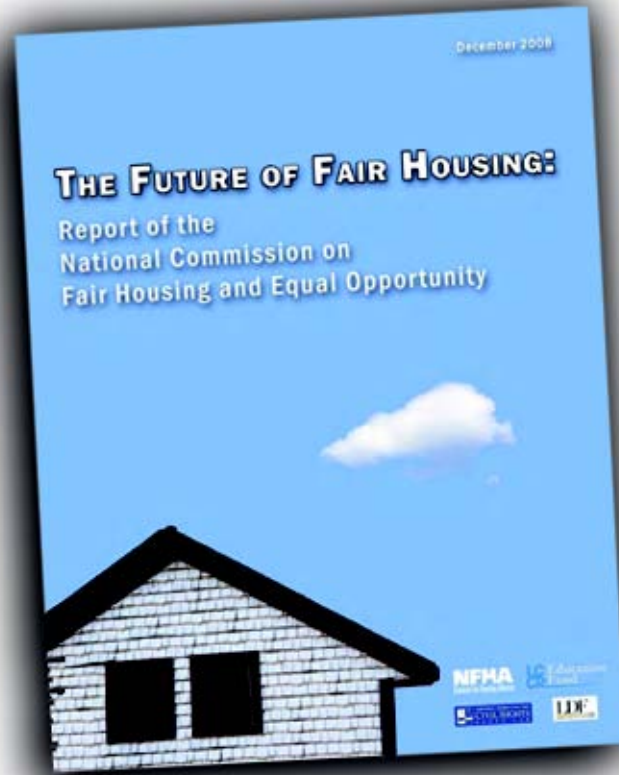


- Stresses the role of government policy in promoting segregation
- Delegation of land use/education/taxation power to non-democratic local majorities; voluntary approach to fair share housing
  - Infrastructure spending and land use policies promoting sprawl
  - Government housing programs and policies perpetuating segregation
  - Failure to combat private discrimination

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# Segregated housing and segregated schools: Harms of racial and economic isolation

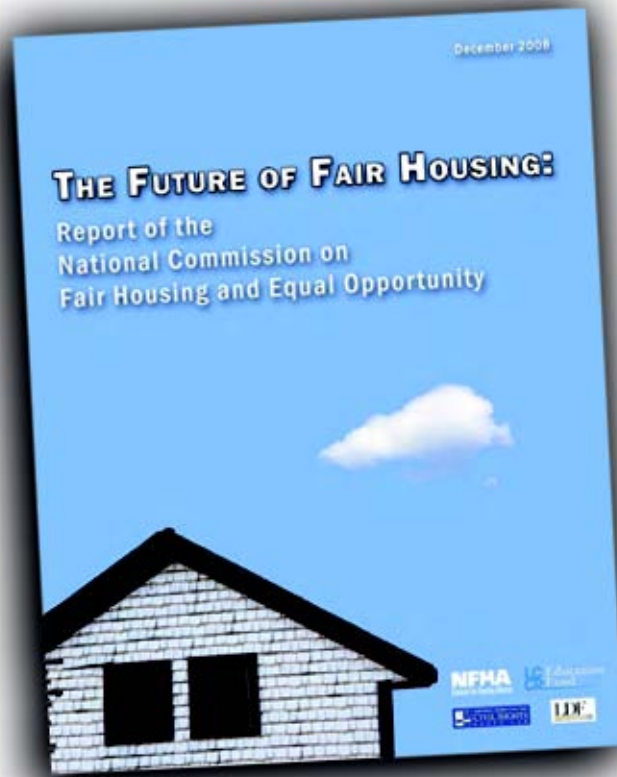


- Separate and unequal schools
- High dropout rates, low achievement
- Crime victimization
- Unhealthy environments
- Mental and physical health impacts
- Chronic unemployment
- Downward economic mobility (Pew Report)

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# Key elements of federal fair housing policy



1. Site Selection
2. Affirmative marketing/mobility assistance
3. Tenant selection
4. Fair housing testing and enforcement
5. Data collection and analyzing impediments to racial integration

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“You can’t have a truly sustainable community if you promote segregated development patterns and concentrated poverty”



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# “We have to do both”

- Secretary Shaun Donovan



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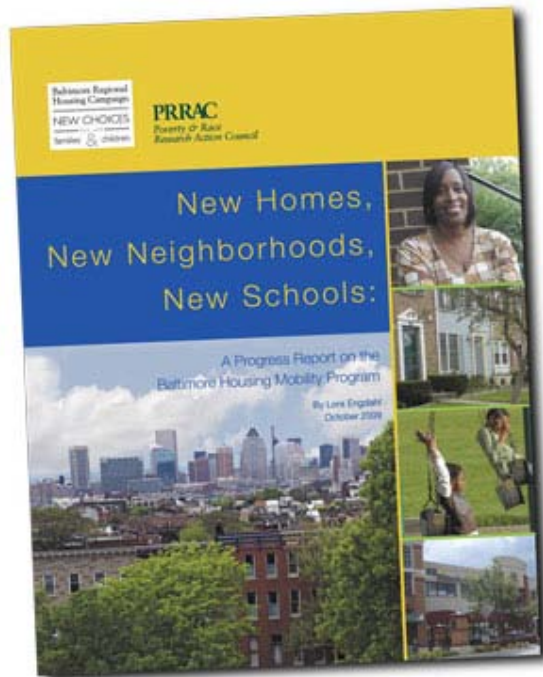
## Difficulties in pursuing “both” urban revitalization and regional housing opportunity

- HUD as a legacy agency with limited tools for true revitalization
- The impact of HOPE VI on the fair housing discussion
- Townships, community, and social networks
- Harnessing gentrification

# Challenges and opportunity in HUD's 2011 budget

- Transforming Rental Assistance program (\$350M)
  - Sustainable Communities Initiative (\$250M)
  - Choice Neighborhoods Initiative (\$250M)
- Section 8 voucher reform
- Affirmatively Furthering Fair Housing

Housing mobility is an effective intervention for many low income families....



Successful programs are now operating in Baltimore, Dallas, Yonkers

PRRAC 2009 report on the Baltimore program

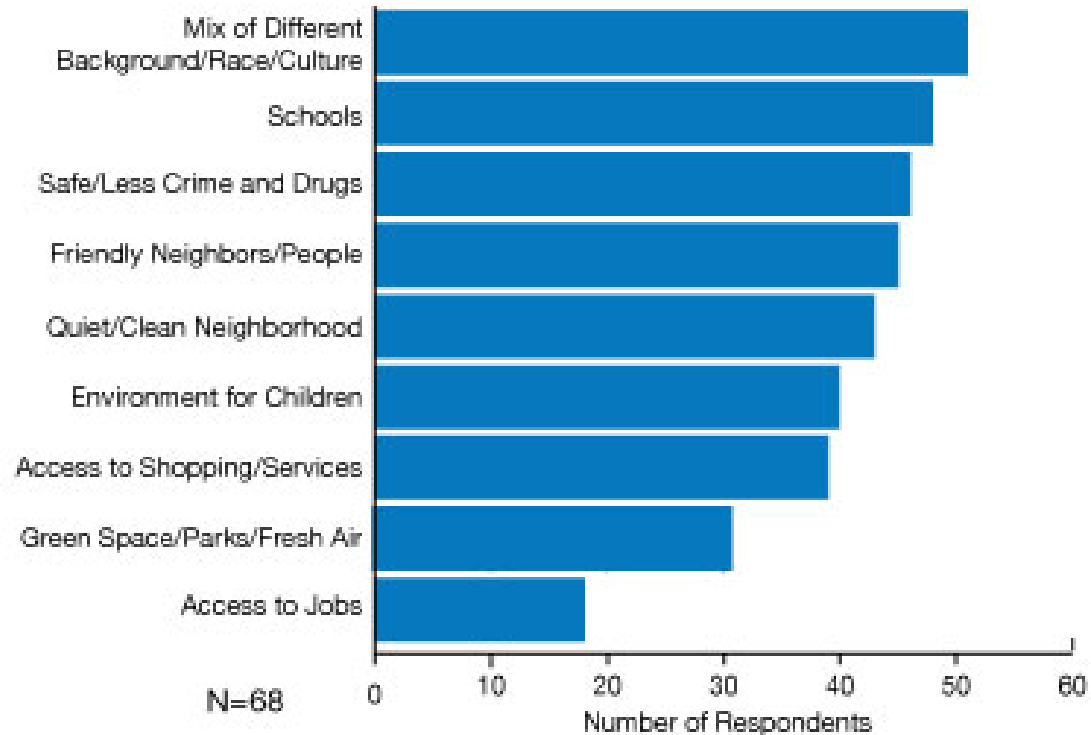


# Best Practices of the Baltimore Housing Mobility Program: Implications for Policy

- Race- and poverty-based geographic targeting of Neighborhoods
  - <10% poverty
  - <30% minority
  - <5% public housing (or proj-based Sec. 8)
- Regional voucher administration
- Financial literacy, credit repair and life counseling to create competitive rental applicants and successful tenants
- Housing search assistance and motivational support
- Outreach to both owners of individual rental residences and apartment mgmt companies
- Monitored placements to avoid over-concentration
- Two-plus years of post-move counseling
- Second-move counseling
- Employment and transportation assistance

# What do families like best about their new neighborhoods?

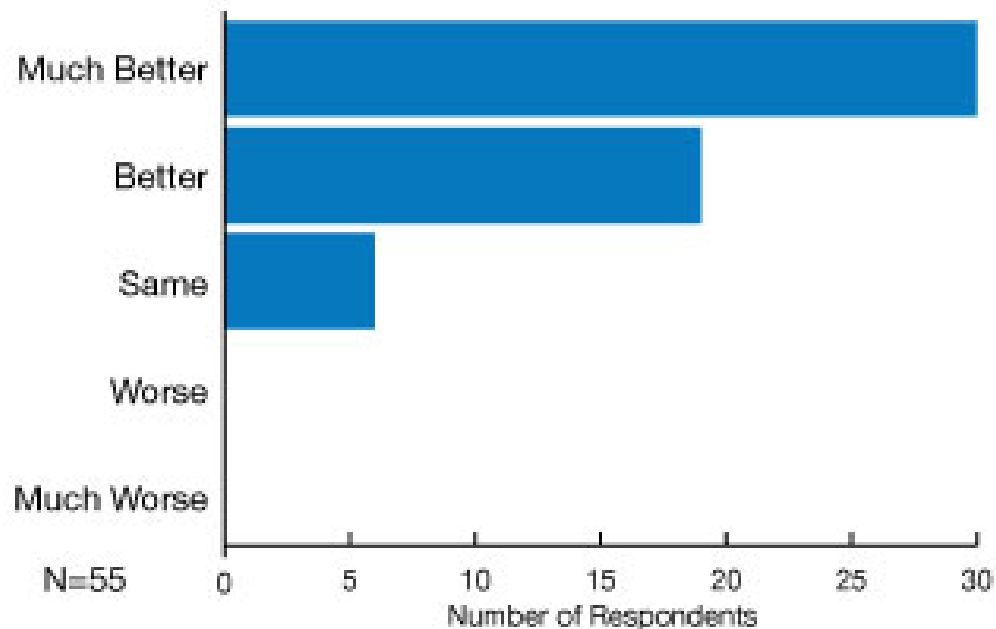
(2007 post-placement survey, 1-4 years in first move unit)





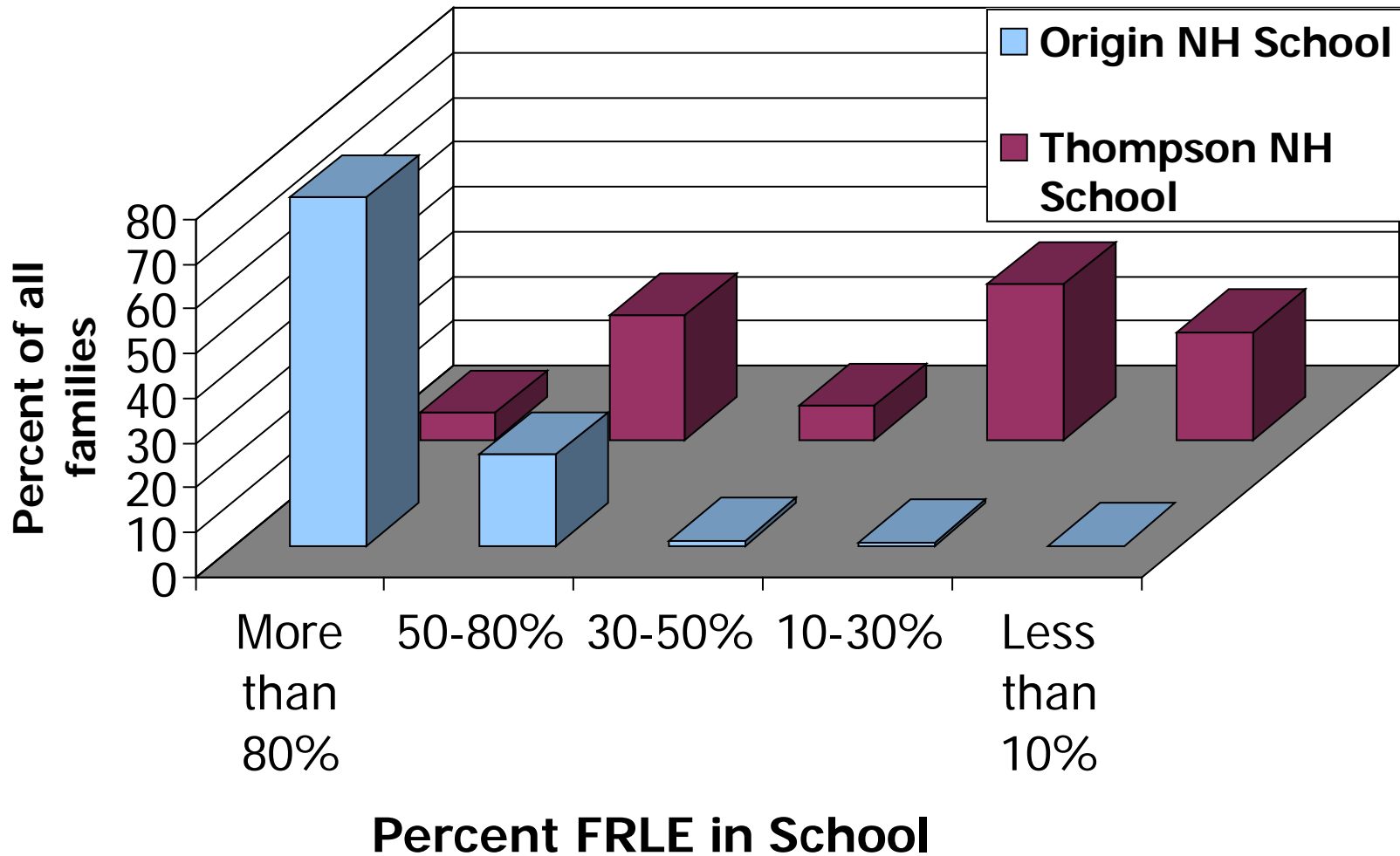
# How do parents rate their children's learning in their new school?

(2007 post-placement survey, 1-4 years in first move unit)



# Local Elementary School:

Percent of Student Body Eligible for Free or Reduced Lunch



# Housing mobility and public health: a prescription for a new neighborhood?

The growing public health documentation of the physical and psychological harms associated with high poverty, racially isolated neighborhoods, at least for some children, leads to an inescapable question: why can't we help at least some of these families move to safer and healthier locations - perhaps prioritizing families with children most vulnerable to specific health risks?

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# Promoting housing mobility as a public health policy...

- ▶ Establishing the link between place and health; documenting social and environmental determinants based on geography
- ▶ Demonstrate individual targeting is possible
- ▶ Establish health benefits of change in environment
- ▶ Document cost savings
- ▶ Demonstrate that program design is feasible
- ▶ Overcoming DC policy silos and resistance in professional public health community

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# *Connecting Families to Opportunity: a Resource Guide for Housing Choice Voucher Program Administrators (July 2009)*

- Extending housing counseling services past the first move to help families stay in low poverty, non-racially concentrated neighborhoods.
- Model programs to help families take advantage of improved neighborhood opportunities in education, health, and employment

