#HousingMobility2018

The 7th National Conference on Housing Mobility

October 16 – 17, 2018

Washington, DC

PRRAC
Poverty & Race Research Action Council

Mobility Works

CLPHA
Community Housing Initiative
Housing Mobility in Context
The Need for Rental Assistance

Three Out of Four Low-Income At-Risk Renters Do Not Receive Federal Rental Assistance

- Families with children: 78%
- Elderly without children: 66%
- Disabled without children: 56%
- Other households: 92%

All low-income renters with housing needs: 23% assisted
Unassisted: 77%

Note: Low-income renters are considered “at-risk” if they pay more than 30 percent of their monthly income for housing and/or live in overcrowded or substandard housing. Households are considered low-income if they earn 80 percent or less of the local median income.

Source: Department of Housing and Urban Development (HUD) custom tabulations of the 2015 American Housing Survey; 2016 HUD administrative data; FY2016 McKinney-Vento Permanent Supportive Housing bed counts; 2015-2016 Housing Opportunities for Persons with AIDS grantee performance profiles; and the USDA FY2016 Multi-Family Fair Housing Occupancy Report.
Major Federal Rental Assistance Programs

Number of households assisted

- Housing Choice Vouchers: 2,217,000
- Public housing: 1,020,000
- Section 8 project-based: 1,175,000
- Elderly and disabled: 154,000
- USDA: 265,000
### Major Rental Assistance Programs

#### Neighborhood Poverty

<table>
<thead>
<tr>
<th>Program</th>
<th>Total Households</th>
<th>Less than 10%</th>
<th>10%-19.9%</th>
<th>20%-29.9%</th>
<th>30%-39.9%</th>
<th>40% or higher</th>
<th>Median Poverty Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Choice Vouchers</td>
<td>958,200</td>
<td>13.6%</td>
<td>27.7%</td>
<td>25.1%</td>
<td>18.8%</td>
<td>13.8%</td>
<td>23.2%</td>
</tr>
<tr>
<td>Public Housing</td>
<td>344,900</td>
<td>3.9%</td>
<td>15.5%</td>
<td>20.9%</td>
<td>23.1%</td>
<td>36.6%</td>
<td>34.4%</td>
</tr>
<tr>
<td>Project-Based Section 8</td>
<td>325,000</td>
<td>6.4%</td>
<td>22.7%</td>
<td>25.0%</td>
<td>20.7%</td>
<td>25.3%</td>
<td>28.6%</td>
</tr>
<tr>
<td>Total</td>
<td>1,638,700</td>
<td>10.1%</td>
<td>24.1%</td>
<td>24.7%</td>
<td>20.1%</td>
<td>21.0%</td>
<td>25.3%</td>
</tr>
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</table>

Note: Table excludes roughly 18,000 assisted households with missing neighborhood data and assisted households in U.S. territories. Total includes additional households in several small HUD programs.

Source: CBPP analysis of 2017 HUD administrative data and 2012-2016 American Community Survey.
Major Rental Assistance Programs
Neighborhood Poverty

<table>
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<tr>
<th>TABLE A-2</th>
<th>Where Assisted Children Live, by Neighborhood Poverty Rate</th>
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<tbody>
<tr>
<td><strong>Program</strong></td>
<td><strong>Total Children</strong></td>
</tr>
<tr>
<td>Housing Choice Vouchers</td>
<td>2,141,400</td>
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<tr>
<td>Public Housing</td>
<td>725,000</td>
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<tr>
<td>Project-Based Section 8</td>
<td>637,500</td>
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<tr>
<td>Total</td>
<td>3,522,400</td>
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Note: Table excludes roughly 41,000 assisted children with missing neighborhood data and assisted children in U.S. territories. Total includes additional children in several small HUD programs.

Source: CBPP analysis of 2017 HUD administrative data and 2012-2016 American Community Survey.
Neighborhoods Influence Children’s Well-Being and Long-Term Success

• Where families live largely determines
  • Quality of children’s schools
  • Safety of streets and playgrounds
  • Access to jobs
  • Transportation costs to work
  • Access to fresh and reasonably priced food, goods and services

• A compelling, and growing, body of research shows that growing up in low-poverty neighborhood with good schools improves children’s academic achievement and long-term chances for success
The “Chetty Research”

• Opportunityinsights.org
  • The Opportunity Atlas: Mapping the Childhood Roots of Social Mobility


• Chetty and Hendren, “The Effects of Neighborhoods on Intergenerational Mobility I: Childhood Exposure Effects and II: County-Level Estimates”

• “Race and Economic Opportunity in the United States: An Intergenerational Perspective”
Moving With Voucher to Lower-Poverty Neighborhoods While Young Children Improves Key Adult Outcomes

<table>
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<tr>
<th></th>
<th>Did not move</th>
<th>Moved</th>
</tr>
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<tbody>
<tr>
<td>Adult earnings (average annual)</td>
<td>$11,270</td>
<td>$14,747</td>
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<tr>
<td>College attendance</td>
<td>16.5%</td>
<td>21.7%</td>
</tr>
<tr>
<td>Single parenthood</td>
<td>33%</td>
<td>23%</td>
</tr>
</tbody>
</table>

Note: Outcomes are for children up to age 13 at the time of random assignment under the Moving to Opportunity (MTO) demonstration. “Moved” refers to families that used MTO vouchers to relocate to neighborhoods where fewer than 10 percent of residents were poor. “Did not move” refers to control group families that did not receive MTO vouchers.

The Geography of Upward Mobility in the United States
Mean Child Percentile Rank for Parents at 25th Percentile ($Y_{25}$)

Note: Lighter Color = More Absolute Upward Mobility
Expected adult household income for poor children who were raised in these places

Poorest indicates families making about $27,000 a year (in 2015 dollars), at the 25th percentile of the national income distribution. Adult incomes were measured when children were in their mid-30s.

Source: The Opportunity Atlas
Why Housing Mobility?

- HCV program intended as an alternative to place-based programs, provide choice to families
- Research supports housing mobility initiatives
- Families want opportunities to use their voucher to move
- Successful programs running to serve as models
- Housing choice voucher program works, but needs to do more to successfully help families move
  - Pre-and post-move services
  - Financial coaching and removing barriers
  - Landlord outreach
  - Market rents
  - Efficient program administration
  - Remove jurisdictional barriers – housing markets are regional

- Increase housing options overall for low-income families
Housing Mobility Resources

https://cbpp.org/housing-mobility
Brief Housekeeping

• If you need anything today or tomorrow, please see Heidi or me

• Tomorrow is at a different location!
  • Today we are at 20 F Street NORTHWEST
  • Tomorrow we are at 700 Second Street NORTHEAST
Mobility Assistance Program
Inclusive Communities Project works for the:

- Creation and maintenance of thriving racially and economically inclusive communities
- Expansion of fair and affordable housing opportunities for low income families
- Redress for policies and practices that perpetuate the harmful effects of discrimination and segregation
Walker v. HUD

1985 Public housing discrimination case against HUD, DHA and City of Dallas brought by 8 African American female plaintiffs

- A class was certified of African American DHA participants and persons on the waiting list

Several remedies grew out of the case including:
- The building of public housing outside segregated areas
- 3,205 Walker Settlement Vouchers (WSV) in lieu of some of the replacement housing to be built
- Court defined Walker Targeted Areas as census tracts with:
  - Black population less than that of City of Dallas
  - Poverty less than that of City of Dallas
  - No subsidized housing
  - Move-related financial assistance from DHA for initial WSV moves

ICP began working with WSV families on their subsequent moves in 2005
Connecting with Clients at PHA Briefings

- In-Person Presentations to HCV Relocating Voucher Holders
- Visuals/Maps: Communities by County, Crime information, Opportunity Moves, Sign-up form, Payment Standards, Transportation Info.,
- Regional Info and Resources for Additional Data (including school info)
- Flyers about New Construction in Higher Opportunity Areas
Provide clients the opportunity to sign up with our program.

Clients are assigned to a Mobility Assistance Program Counselor.

MAP Counselors contact the client to assess their moving needs:
- What area are they interested in moving to?
- What unit size is the voucher?
- House or Apartment?
- What are the priorities? Transportation, School, Medical, etc.
Expanding Access to Low-Poverty, Higher Opportunity Area Housing

Provide housing search resources and mobility counseling based on needs assessment.

MAP/GoSection8.com/Social Media

Maintain contact throughout the housing search to provide new resources.
Voucher Holders & “Informed” Choice

Define Higher Opportunity Areas (HOA)

Provide pertinent information about the census tract in which unit is located in.
Defining Higher Opportunity Areas

HIGH OPPORTUNITY AREAS ARE CENSUS TRACTS WHERE:

- Income falls at or above 80% of the area median income
- Poverty rate is no more than 10%; and
- Public schools are high performing
Opportunity Moves

• What are the neighborhoods like/demographic information
  • School District information
  • HUD Opportunity Index
  • CDFI Distress Index
  • Poverty
  • Income
  • Unemployment
  • Race
  • Map of the area (includes nearest grocery stores)

Helping voucher holders find opportunity neighborhoods in the Dallas Metroplex...

Introducing... opportunityMoves.org!
Referrals/Resources

• Fair Housing
• Landlord
• Social Services
• School Resources
Financial Assistance

Client/Landlord turns in RFTA to the Dallas Housing Authority

Passed Inspection Report/Executed HAP contract by Dallas Housing Authority

Client and Landlord complete ICP Financial Assistance Requests Forms

ICP pays:
- Application fees
- Security deposits
- Landlord Bonus (if applicable)
Post Move

Client Events and Outreach

Monthly E-Blast.

Advocacy (landlords and schools)

Ongoing referrals of resources
<table>
<thead>
<tr>
<th>Service Area</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Education</strong></td>
<td>• Educating clients about the demographics and resources of an area</td>
</tr>
<tr>
<td></td>
<td>• Ensuring that clients know their rights</td>
</tr>
<tr>
<td><strong>Pre-Move Counseling and</strong></td>
<td>• Working with client, landlords, and the HA to ensure that clients are</td>
</tr>
<tr>
<td><strong>Advocacy</strong></td>
<td>treated fairly and given access to Higher Opportunity Areas.</td>
</tr>
<tr>
<td><strong>Financial Assistance</strong></td>
<td>• Paying deposits and application fees to help alleviate the cost burden of</td>
</tr>
<tr>
<td></td>
<td>moving to HOA's</td>
</tr>
<tr>
<td></td>
<td>• Negotiating with &amp; incentivizing new landlords to rent to voucher holders</td>
</tr>
<tr>
<td><strong>Post-Move Counseling and</strong></td>
<td>• Advocacy training with Voices for Opportunity</td>
</tr>
<tr>
<td><strong>Advocacy</strong></td>
<td>• Healing Circles and Client Engagement Events</td>
</tr>
</tbody>
</table>
Advocacy Training

WHO
• Those interested in seeing more affordable housing in higher opportunity areas
  • Renters
  • Social Workers & Social Service Agencies
  • Other Interested Community Partner

WHAT
• Advocacy Training
• Communications about advocacy opportunities
• Common Ground Sounding Post

HOW
• Branding(stickers; t-shirts)
• Opening the Door Video
“We refuse to believe there are insufficient funds in the great vaults of opportunity of this nation.”

Dr. Martin Luther King, Jr.

Shamira Lawrence
MAP Counselor
slawrence@inclusivecommunities.net
Basics of Mobility

Catherine Johnson
Senior Program Manager
HCP History

- Founded in 1995 to address patterns of extreme HCV segregation in south suburban Cook County
- Created to promote racial and economic diversity in Cook County voucher program
- HACC Mobility Program administered by HCP for eight years (now in-house)
  - 800 families moved to opportunity
- Today HCP administers the CHA Mobility Program (voluntary program) + state and County-funded programs
  - Over 350 families move to opportunity per year
Program Goals

• Encourage families to make informed and expanded housing choices
• Deconcentrate areas of high poverty and racially segregated housing
• Break the cycle of intergenerational cycle
• Assist families to move to better quality housing in opportunity areas
• Promote Regional Mobility
How We Define Opportunity

• CHA definition changed March 1, 2018
• “Opportunity” Areas ➔ “Mobility” Areas
• Census tracts ➔ Chicago Community Areas
• 20% or less poverty
• Areas less than median reported violent crimes
• Areas with improving poverty and violent crimes along with job growth
HCP’s Core Program Elements

• Client Outreach
• Orientation & Workshops
• Counseling & Community Tours
• Landlord Outreach
• Post-Move Support
Client Enrollment

- Clients referred during PHA move briefing
- Clients register to attend orientation
- Must have at least 45 days of search time
- Individual Counselor assigned
- Mobility Action Plan completed
- Client Assessment
- Welcome Letter
Tenant Education/Counseling

Topics Covered
• Landlord/tenant rights and responsibilities
• Financial management
• Navigating school districts
• Home maintenance
• Civic engagement

One-on-one counseling
• Address fears/concerns about moving into a new community
• Referrals for social service needs and problem-solving assistance
• Unit search assistance
• Incentive of $500 for security deposit or move in fee assistance
• Community tours are provided to explore new neighborhoods
Landlord Outreach

“Sell” the program to landlords and provide good customer service

- Provide program materials
- Build on existing relationships
- Reach out, make personal contact
- Regular contact

- Advisory committee
- Appreciation
- Owner Tax Abatements
Support Services/Follow-Up

Throughout the process, provide referrals for social service needs and problem-solving to facilitate lease-up and the move

Follow-up services:

- Home Visits – 30 day & 90 day
- Transition into the new community
- Referrals for services
- Assist with any Landlord issues
- Retention in the community after one-year lease
Current Program Highlights

- Smaller and shorter orientations
- Evening and weekend workshops
- Two-part Credit Counseling Workshops
- Increased mobility participation
- Six workshops in August with 196 attendees
- Creative ways to better serve clients after their move
HCP Mobility Program: Moves to Opportunity Areas

CHAPA Mobility Program

CHAPA Opportunity Areas 2000
CHAPA Opportunity Areas 2012
Low Poverty Areas
Traditional Areas
Original Addresses
987 Addresses mapped
155 moves from outside Chicago

CHAPA Opportunity Definitions:
2000-2012 Opportunity Areas defined as:
<16% Poverty and <30% African American
2012-2015 Opportunity Areas defined as:
<20% Poverty and <5% CHA Saturation
Low Poverty Tracts Defined as:
<16% Poverty

CHAPA Mobility Program

CHAPA Opportunity Areas 2000
CHAPA Opportunity Areas 2012
Low Poverty Areas
Traditional Areas
Relocated Addresses
1,142 Addresses Mapped

CHAPA Opportunity Definitions:
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2012-2015 Opportunity Areas defined as:
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Low Poverty Tracts Defined as:
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Creating Opportunity in Chicagoland

Catherine Johnson, Senior Program Manager
cjohnson@hcp-chicago.org
Overview of *Thompson v. HUD*, the Baltimore Housing Mobility Program, and BRHP
Thompson v. HUD

History
The reason for *Thompson v. HUD*

- Filed by the ACLU of Maryland in 1995 on behalf of African American families residing in public housing in Baltimore City.
- Combat segregation that left thousands of low-income families perpetually locked in neighborhoods of concentrated poverty.
- A partial consent decree was executed in 1996 as a replacement for demolished high rise projects.
- The partial consent decree resulted in the creation of the Baltimore Housing Mobility Program (BHMP) and over 1,700 mobility vouchers.
- Began leasing in 2002.
The Remedial Phase

• In January 2005 US District Court Judge Garbis found HUD liable for violating the federal Fair Housing Act
• Obama Administration Court ordered negotiating period
• Consensus that Partial Consent Decree’s regional mobility programs are working and should continue to expand
The Final Settlement - BRHP/BHMP, 2012

• Final court settlement for BHMP
  – Provides funding for up to 400 additional families each year, 2012 through 2018;
  – Program will increase to 4,388 vouchers by the end of 2018 and continue through at least 2027

• Created the Baltimore Regional Housing Partnership (BRHP) to oversee administration of the BHMP

• Key program features outlined in the Settlement include
  – Regional administration of vouchers
  – Exception Payment Standards
  – HCV Administrative capacity
  – Availability of partial funding for security deposits
  – Post-placement supports
BRHP/BHMP Operating Area

- Comprised of 5 counties and Baltimore City
- Has a varied housing market and is diverse economically and racially

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Anne Arundel County</th>
<th>Baltimore City</th>
<th>Baltimore County</th>
<th>Carroll County</th>
<th>Harford County</th>
<th>Howard County</th>
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<tbody>
<tr>
<td>Percent Below Poverty</td>
<td>6.9</td>
<td>21.9</td>
<td>9.0</td>
<td>4.5</td>
<td>7.2</td>
<td>5.1</td>
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<tr>
<td>Percent African American</td>
<td>15.7</td>
<td>63.0</td>
<td>26.8</td>
<td>3.2</td>
<td>13.2</td>
<td>18.1</td>
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<tr>
<td>Housing Choice Vouchers</td>
<td>2,129</td>
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<td>Public Housing</td>
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<td>0</td>
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<td>Median Gross Rent</td>
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<td>Rent Ratio</td>
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Percent in Poverty
- 0-5.0
- 5.1-10.0
- 10.1-20.0
- 20.1-30.0
- 30.1-40.0
- 40.1-91.0
Comprised of 5 counties and Baltimore City

Has a varied housing market and is diverse economically and racially

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- 5.1-10.0
- 10.1-20.0
- 20.1-30.0
- 30.1-40.0
- 40.1-91.0

HCV Households
Distribution of units in the Baltimore Region, by tract poverty level and unit type

- BRHP voucher holders are more than twice as likely as all voucher holders in the region to be in low poverty neighborhoods
- BRHP voucher holders even out-perform the rental market in accessing low-poverty neighborhoods

Source: HUD Picture of Subsidized Households (2014); US Census Bureau, American Community Survey, 5-year estimates, 2010-2014, Tables S2501 and S1701; BRHP Administrative Data
Baltimore Regional Housing Partnership
An Overview
BRHP – an overview

- 12,952 people housed
- 3.3 average family size
- 69% 3+ bedroom households
- 9% 1 bedroom households
- Program added 400-500 families each year since 2013
- 2.5% program turnover
- 10% subsequent movers annually

Baltimore Housing Mobility Program (BHMP)
- 3,700 families currently leased
  - 3,600 tenant-based
  - 120 project-based
  - 35 homeownership
- Extensive pre- and post-move counseling supports
Key features of the BHMP

- Regional operating area (6 county jurisdiction)
- Voucher administration
- Two year opportunity requirement
- Exception payment standards
- Extensive pre/post-move counseling
- Housing search assistance
- Generous voucher search time
- Landlord outreach
- Security deposit assistance
• $71,092 median income of tracts with BRHP families (or 80% of AMI)
• 70% of BRHP families in Opportunity Areas and 88% in suburban areas
• 19.1% median tract percent African American vs 89.5% in pre-move neighborhood
• 8.1% median tract poverty rate vs 30.3% in pre-move neighborhood
361 of the 667 tracts in the Baltimore Region are Opportunity Areas.

There are 159,838 rental units in Opportunity Areas, or 44% of the region’s rental units.

Only 22% of the region’s voucher holders live in a BRHP designated Opportunity Area.

70% of BHMP families live in Opportunity Areas.
BRHP Overview - Counseling
Pre-move counseling - workshops

Orientation
- Provide roadmap of services
- Explain benefits of opportunity moves
- Introduce our jurisdiction
- Explain program requirements

Workshop Series
- Going for your Goals
- Credit Education and Repair
- Banking and Budgeting
- Home Maintenance
- Landlord Relations
- Conducting a Successful Housing Search

Action Plan
- Identify leasing barriers
- Credit repair
- Bill payments
- Savings plan
- Identify family needs for new community
Pre-move counseling – housing search assistance

• Direct unit referrals
• Driving tours of opportunity areas and transportation to available units
• One-on-one search assistance
• Negotiations with landlords
• Public computer terminals in BRHP lobby
• “Expanding your housing search” workshop
• Tracking and enhanced outreach to voucher holders nearing expiration and “searchers without a unit”
Post-move counseling – ongoing support

- Structured support for two years for all families
  - Home visits and phone calls
- Additional support during first two years and beyond as needed
- Resource connections
- Landlord-tenant mediation
  - Individual and conference calls, in-person meetings
- Retention/second move counseling
  - Workshop, one-on-one sessions
  - Housing search assistance
The Baltimore Regional Housing Partnership