

**Future of Public Housing: First
Webinar/Teleconference for Public
Housing Residents**

NATIONAL HOUSING LAW PROJECT
(NHLP)
DECEMBER 16, 2009


HOUSING JUSTICE

National Housing Law Project www.nhlp.org

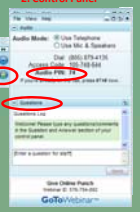
GoToWebinar Interface

2

1. Viewer Window



2. Control Panel



Schedule

3

- Today – one hour plus presentation, 15 minutes of questions from residents
- December 18 – 90 minute conference call, 3 pm EST
 - Follow up discussion and questions from residents
 - Submit questions ahead of time
 - Fax to (510) 451-2300
 - Email cmckee@nhlp.org or
 - For **residents only**, call toll free 888-884-6457 ext. 3109 and leave a message for Catherine McKee.
- Four presenters for this webinar

Outline for Today

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- **Brief description of who is participating**
- **How did we get here?**
 - What has HUD asked NHLP to do?
- **Expectations**
 - What is the purpose of the meeting with HUD?
 - Responsibilities of residents who are involved in this effort
 - Opportunity presented and challenges
- **Consequences for public housing of recent policies of Congress, HUD and PHAs**
 - Not enough money spent on public housing
 - Hope VI
 - Demolition and disposition of public housing
 - MTW
- **What have residents learned from these policies?**
 - Common criteria for an effective public housing program
- **Next steps**

How Did We Get Here?

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- **HUD asked NHLP to identify public housing residents for discussions regarding the future of public housing**
- **NHLP and partners identified residents who**
 - Are active in local resident organizations
 - Are connected with other residents at the local level
 - Have a network to obtain information and disburse information
 - Are interested in speaking to the HUD Secretary and senior HUD staff about public housing policies and influencing such policies

How Did We Get Here?

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- **NHLP reached out to national and local partners, including legal services attorneys, and formed a Steering Committee**
 - Five public housing residents
 - Three partners
- **We created the questionnaire**
- **We are in the process of selecting residents with the advise of the Steering Committee and local partners and residents**

How Did We Get Here?

7

- A lot of interest from residents
- Opportunities for ongoing interaction with Secretary of HUD
 - January meeting
 - March meeting
 - April meeting?
 - Regional meetings?

What is the purpose of the meetings?

8

- The Secretary wants feedback from public housing residents
 - On the future of public housing—how to preserve it
 - On ways to maintain public housing residents' voices on policy proposals move forward
 - On building a more engaged and informed group of residents with an ongoing, meaningful participatory role in HUD policies and programs

Responsibilities of residents who participate

9

- Participate fully
- Respect other participants
- Bring ideas from your community to HUD on how to preserve public housing
- Bring back to your community what you have learned

Partners

10

- **Partners**
 - National partners –National Low Income Housing Coalition (NLIHC), National Peoples Action (NPA), National Economic and Social Rights Initiative (NESRI), and the Advancement Project are involved
 - Local partners, including legal services and local resident groups, are involved and support the effort

Opportunity Presented and Challenges

11

- **Opportunity presented**
 - The HUD Secretary is asking for views of public housing residents
 - He wants it to be an on going process
 - Timing of the meeting
- **Challenges and assumptions**
 - Number of residents
 - Timing of the meeting

Recent Policies that affect the future of public housing

12

- **Lack of money for public housing**
- **HOPE VI**
- **Demolition and disposition of public housing**
- **Moving to Work (MTW)**

Under Funding of Public Housing

13

- **There are two types of funds that most public housing agencies receive**
 - Operating funds
 - Capital funds
- **In recent years**
 - There has not been enough operating funds
 - A back log of capital fund needs
 - \$4 billion awarded in 2009
 - Part of the stimulus package

Hope VI

14

- **What is Hope VI?**
- **Benefits of Hope VI**
 - New public housing, better design
 - Revitalized neighborhoods
 - Some tenants receive vouchers, move to neighborhood of their choice
- **What makes Hope VI successful in some areas?**
 - Kansas City, MO
 - Chicago, IL

Hope VI

15

- **Controversial aspects**
 - Loss of hard units affordable to the lowest income families
 - Loss overall of assisted units and tenant-based rental subsidies for the lowest income families
 - No required engagement with residents after grant award
 - Private management with different and stricter rules
 - Some affected public housing residents do not benefit from the redevelopment or are worse off after the redevelopment
 - Lack of supportive services for residents with needs
 - Problems with vouchers—for some residents

Demolition and Disposition

16

- **Benefits of demolition and disposition**
 - Removal of obsolete public housing and one-for-one replacement or additional new vouchers
- **Controversial aspects**
 - Between 2000 and 2008, no replacement of over 60 percent of all public housing units lost

Moving to Work

17

- **What is MTW?**
- **Benefits of MTW--Examples**
 - Combine funds for public housing and vouchers
 - May provide for more affordable housing in the community
 - Rent simplification
 - Flexibility to design programs that address needs of applicants and tenants
 - Often such benefits are achieved because of active engagement with residents and advocates

Moving to Work

18

- **Controversial aspects--Examples**
 - Rent not set at 30 percent of family income
 - PHA may require employment of adult residents
 - Time limits for families living in public housing
 - Loss of or lack of use of units or tenant-based rental subsidies
 - Waiver of rule that requires the recognition of public housing resident organizations
 - Local rules change too easily, not permanent

What have residents learned from these experiences?

19

- Housing should be affordable to the lowest income families at 30% of family income
- Residents should be engaged in any plan to preserve public housing
- Any plan should allow for the preservation of the current number of affordable units in the community and an increase
 - Hard units and tenant-based units
- Affordable housing should be a permanent resource in the community
 - Public ownership

What have residents learned from these experiences?

20

- A community should have a mix of hard units and tenant-based units
- Affordable units should be fully funded
 - Hard units and tenant-based
- Existing tenants should not be harmed by demolition or disposition or a change in the type of funding
- Management of the property should be competent
 - Hard units and tenant-based

What have residents learned from these experiences?

21

- There should be accountability and compliance
 - Local level
 - National level
 - By individual residents and applicants
- Supportive services should be available for tenants
- Federal policies should minimize displacement of residents and other adverse effects of gentrification

Solutions Proposed by HUD

22

- Choice Neighborhoods
- Project-based vouchers for public housing

Next Steps

23

- Friday, December 18 – 90 minute conference call, 3 pm EST
 - Discussion and questions from residents
 - Submit questions ahead of time
 - Fax to (510) 451-2300
 - Email cmckee@nhlp.org
 - For residents only, call toll free number 888-884-6457, ext. 3109
- January 8 – 90 minute webinar, 3 pm EST
- Additional calls in January
- January 19 premeeting
- January 20 meeting with HUD

Thank you for participating

24

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WWW.NHLP.ORG
510-251-9400
