

Aligning Affordable Housing Efforts with Actions to End Homelessness

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Presenters

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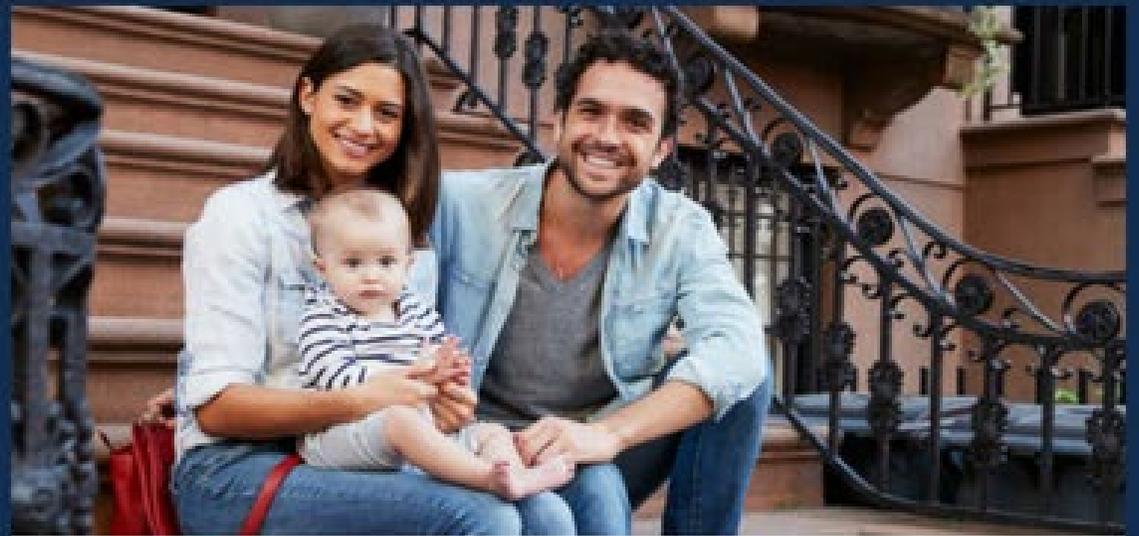
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Read the Plan.

www.usich.gov/home-together

#HomeTogether



Home, Together:

THE FEDERAL STRATEGIC PLAN TO
PREVENT AND END HOMELESSNESS



UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS



Areas of Increased Focus in The Plan

- **Increasing affordable housing opportunities**
- Strengthening prevention and diversion practices
- Creating solutions for unsheltered homelessness
- Tailoring strategies for rural communities
- Helping people who exit homelessness to find career success and economic mobility
- Learning from the expertise of people with lived experiences of homelessness



Strategies for Communities

1. Align Efforts
2. Set Goals
3. Message Effectively
4. Encourage Development
5. Engage Federal Programs
6. Target and Scale State and Local Funding
7. Align Funding
8. Link Health and Housing
9. Ensure Access

[Link: Aligning Affordable Housing Efforts with Actions to End Homelessness](#)



Aligning Affordable Housing Efforts
with Actions to End Homelessness





Housing Affordability

Housing is considered “**affordable**” if a household is paying $\leq 30\%$ of their income on housing costs.

Housing affordability may occur:

- (1) In the private market without any subsidy needed (sometimes referred to as “naturally affordable” units);
- (2) Through rental assistance connected with the tenant for rent to units in the private market (e.g., tenant based housing voucher); or
- (3) Through public and private financing invested in the development itself to create below market rate rental units (e.g., HUD-assisted multi-family housing, project-based rental subsidies, Low Income Housing Tax Credits).



Strategy 1: Align Efforts

Align Efforts → Develop and strengthen partnerships needed to align efforts.

Ensure that the conversations around the need for affordable housing and the work to end homelessness are connected.

Who are your key partners?

- State and Local Government Housing and Human Services Departments
- Public Housing Agencies
- State Housing Finance Agency
- Private Landlords
- Affordable Housing Developers, Owners, and Operators
- Service Providers & Continuums of Care
- Philanthropic Organizations
- Business Leaders
- Faith Community



Strategy 2: Set Goals

Set Goals → Analyze local data, project needs, and set ambitious goals.

- Develop realistic projections based on data
- Set housing goals at all income levels and subpopulations
- Track progress, ensuring accountability and transparency
- Make sure that affordable units are available to those that need them



Strategy 3: Message Effectively

Message Effectively → Develop effective public messaging to mobilize awareness and support.

Examples:

- Discuss the importance of affordable housing in terms of **fairness and equity** (as compared to “opportunity”)
- Talk about attainable goals and specific strategies
- Track progress and communicate early wins



Strategy 4: Encourage Development

Encourage Development → Implement housing policies that temper rising costs and allow for affordable housing development.

Examples:

- Align timing for funding
- Expedited permitting
- Density bonuses
- Inclusionary housing policies
- Zoning policies
- State and local housing trust funds
- Community Land Trusts
- Accessory Dwelling Units



Strategy 5: Engage Federal Programs

Engage Federal Programs → Involve a broad range of federally funded housing programs.

Examples:

- PHA and HUD-Assisted Multifamily homeless preferences for vouchers/units
- Project-basing Vouchers
- Move-On Strategies



Strategy 6: Target, Scale State & Local Funding

Target and Scale State and Local Funding → Ensure that state and local financing and incentives support adequate development activity, including those for ELI households.

Examples:

- Dedicated State or Local Funding
- Low-Income Housing Tax Credit (LIHTC)
- National Housing Trust Fund



Strategy 7: Align Funding

Align Funding → Synchronize financing by aligning capital, service, and operating funding.

Examples:

- Funders Collaboratives
- Aligning requirements, policies, and timelines



Strategy 8: Link Health and Housing

Link Health and Housing → Align health and housing strategies and resources.

Examples:

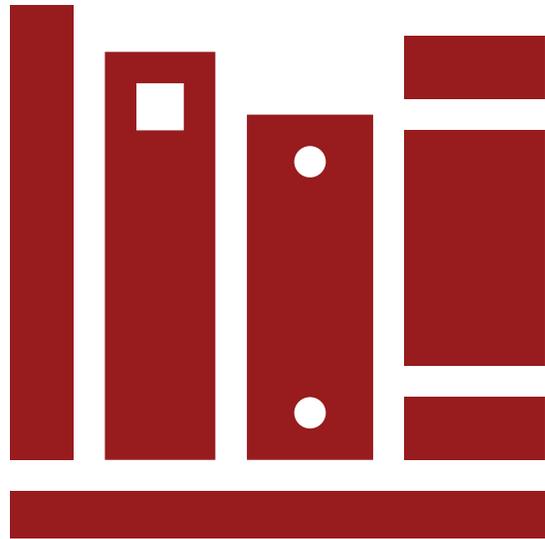
- Use of Medicaid for tenancy support and services coordination
- Targeted mental health & substance abuse funds
- Discharge planning and housing placement



Strategy 9: Ensure Access

Ensure Access → Ensure access for people with histories of homelessness, low incomes, and other housing barriers.

- **Issues:** Extremely low income, low/no credit history, eviction history, criminal records, racial discrimination, stigma
- **Responses:** Targeted funding and set-asides, Coordinated Entry Systems and prioritization, Housing First, landlord engagement programs, legal services, support services, tracking turnover of affordable units



Resources



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