Advancing Opportunity Through Affordable Housing
Meet Our Speakers

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Transforming Federally Subsidized & Public Housing

Programmatic and financial innovation for HUD-subsidized residents and properties will help maximize the efficacy of HUD programs, improve resident outcomes, and ensure the long-term viability of subsidized properties. We recommend the following elements for consideration for multiple policy options:

**Increasing Housing Choice Voucher Utilization**

- 70% of PHAs report underutilization of vouchers

**Expanding Portability of Housing Assistance and Mobility Residents**

- 40% of voucher-holding families with children live in areas deemed to be low opportunity
- Despite the availability of voucher-affordable units in neighborhoods in the top 20% of tracts (high opportunity)

**Eliminating the Cap on Rental Assistance Demonstration Conversions for Public Housing**

- HUD projects demand for units will exceed the current 455,000-unit cap by mid-2020.

**Identifying Additional Sourcing of Capital Finance Public Housing Renovations**

For years, the Capital Fund has been underfunded, resulting in an estimated $26 billion backlog of repairs nationwide as of 2010, and growing at $3.4 billion per year.
Transforming Federally Subsidized & Public Housing

To invest in people and places, Federal programs should:

• Eliminate the cap on Rental Assistance Demonstration conversions and identify additional sources of capital to finance renovations

• Make it easier for voucher holders to successfully use them to rent a home

• Make it easier for voucher holders to keep their vouchers when moving to new places with greater opportunity
Supporting Neighborhoods Left Behind

With the right mix of policies, communities can spur reinvestment in their neighborhoods and stop the deterioration. To improve housing markets in distressed communities, we recommend:

**Improving Access to Mortgage Debt for Sustainable Home Ownership**

In 2015, there were 643,000 sales of homes that cost less than $70k in the United States, and 27% of those homes had a mortgage.

**Enacting Tax Incentives for Homeownership in Distressed Neighborhoods**

**Encouraging Nonprofits to Enter the Single-Family Rental Market**

**Assisting Localities with Demolition Needs**

The need for demolition is often grounded in population loss. Detroit, St. Louis, and Cleveland are 3 examples of major cities who suffer from major population loss:

- **Detroit, MI**
  - 1950: 1.8M
  - 2010: 700K

- **Cleveland, OH**
  - 1950: 935K
  - 2010: >400K

- **St. Louis, MO**
  - 1950: >1.65M
  - 2010: 310K

5.8M In 2016, the number of vacant properties was 5.8 million. Vacant properties are the most visible symptom in neighborhoods left behind.
Supporting Neighborhoods Left Behind

Neighborhoods struggling with vacancy and blight need help with:

- Filling the valuation gap
  - [https://neighborhoodhomesinvestmentact.org/](https://neighborhoodhomesinvestmentact.org/)
- Access to mortgages
- Quality single family rental housing
- Funding for the demolition of obsolete properties
The Employment Landscape for Subsidized Households

Labor market conditions can vary significantly within and across different regions, creating vastly different opportunities and barriers for subsidized households to find stable, quality employment. More evaluations of work-focused housing programs are needed to understand what works where and for whom. An analysis of census-tract level data on employment, demographics and subsidized households in the United States finds:

- More than half of public housing units are located in counties with higher-than-average unemployment rates.
- HUD subsidized households are more likely to be located in areas with higher than average unemployment rates.
- ROUGHLY ONE IN FOUR HOUSEHOLDS IN THE U.S. LIVE IN A HIGH POVERTY NEIGHBORHOOD.
- That number more than doubles for subsidized households.
- 77% of public housing residents are located in high-poverty neighborhoods.

The average subsidized household is located in a neighborhood where most adults work but have lower levels of education and lower wages.
The Employment Landscape for Subsidized Households

To increase self-sufficiency and economic mobility for work-capable subsidized households, federal programs should:

- Build on work-focused models and strategies that evidence shows to be effective
- Invest in the infrastructure and capacity that make successful programs work
- Recognize the variability of local labor and housing market conditions and level set accordingly
Ask The Experts!

Submit your questions using the chat feature
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Supporting Neighborhoods Left Behind
by Kristin Siglin, Housing Partnership Network
With the right mix of policies, communities can spur reinvestment in their neighborhoods and stop the deterioration.

Transforming Federally Subsidized & Public Housing
by Andrew Jakubowics & Rachel Bogardus Drew, Enterprise Community Partners
HUD has an opportunity to both improve the reach and quality of housing assistance nationwide by helping to facilitate the greatest degree of mobility for voucher holders.

The Employment Landscape for Subsidized Households
by Elizabeth Kneebone, Terner Center for Housing Innovation, UC Berkeley
An analysis of employment conditions, options and potential barriers in the different kinds of neighborhoods and communities in which people with subsidized housing live.