COMMUNITY SOLUTIONS TO AFFORDABLE HOUSING
Wednesday Study Circles 2018 Resource Materials

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Availability of Income-qualified Housing in MHK

Interview with Leah Lobban, Manhattan Housing Authority
Date: 07/10/18
Source: Interview notes taken by Briana Carrillo, Solutions for Affordable Housing
SC2W-1

Manhattan Housing Authority Communities
Creator: Manhattan Housing Authority
Date: N.D.
Publisher: Manhattan Housing Authority
URL: http://www.mhaks.com/Communities.html
Date Accessed: 07/23/18
SC2W-2

Location of other low-rent (tax-incentivized) units
Creator: Donna Schenck-Hamlin, Community Solutions for Affordable Housing
Date: 07/18/18
Sources: Manhattan Housing Authority and additional online housing search sites
SC2W-3

Location of Affordable Housing Specifically for Seniors in MHK
Creator: Donna Schenck-Hamlin, Community Solutions for Affordable Housing
Date: 07/18/18
Sources: ncfhaaa.com, lowincomehousing.us, affordablehousingonline.com, agingcare.com
SC2W-4

What is the Section 8 Housing Choice Voucher (HCV) Program?
Creator: Affordable Housing Online
Date: N.D.
Publisher: Affordable Housing Online
URL: https://affordablehousingonline.com/guide/section-8-vouchers
Date accessed: 07/23/18
SC2W-5

What is the Project-Based Section 8 Rental Assistance Program?
Creator: Affordable Housing Online
Date: N.D.
What Happens After Applying to a Public Waiting List?
Creator: Affordable Housing Online
Date: N.D.
Publisher: Affordable Housing Online
URL: https://affordablehousingonline.com/guide/public-housing/what-happens-when-I-apply
Date accessed: 07/23/18

Quick Guide for Applying to Section 8 Waiting Lists
Creator: Affordable Housing Online
Date: N.D.
Publisher: Affordable Housing Online (website)
URL: https://affordablehousingonline.com/open-section-8-waiting-lists
Date accessed: 07/23/18

Public Housing Information & Pre-Application
Creator: Manhattan Housing Authority
Date: 04/14/15
Publisher: Manhattan Housing Authority
Date accessed: 07/23/18

Section 8 Housing Choice Voucher Program
Creator: Manhattan Housing Authority
Date: 04/14/15
Publisher: Manhattan Housing Authority (website
Date accessed: 07/23/18

The Use of Discretionary Authority in the Housing Choice Voucher Program: a CRS Study [R42481]
Creator: Congressional Research Service
Date: April 11, 2012
Source: Congressional Research Service
URL: https://www.everycrsreport.com/reports/R42481.html
Date accessed 8/9/2018

Summary Excerpt: “Almost all PHAs (96%) use local preferences (i.e., specified categories of families) to rank families on waiting lists for assistance... When opening their waiting lists, the majority of PHAs (77%) determine who is added based on the date and time the application was submitted. About 18% of PHAs use a random selection method...It appears that many PHAs have purchased their administrative plans from private companies. Based on CRS interviews with PHA officials, it seems that some PHAs perceive their discretionary authority as being limited to the options provided in the purchased plans, or they are unaware of the full discretionary authority that they have.”
[Explanation of two distinct types of Section 8 housing assistance]
Creator: Seher Khawaja, Legal Momentum
Date: 8/7/2018
Source: Personal correspondence [email] between Katie Kingery-Page, Community Solutions to Affordable Housing, and Seher Khawaja, legalmomentum.org

Summary: This explanation compares how Section 8 is administered, depending on whether it is project-based or tenant based.

Tenants to Homeowners Inc. Annual Report 2013
Creator: Tenants to Homeowners
Date: 2013
Source: tenants-to-homeowners.org
Date accessed 8/8/2018

Summary: Although this annual report was published in 2013, the description of how this CHDO (community housing development organization) works is useful, including how a community housing trust operates to make the house itself more affordable by not including the value of the land that it sits on (see pg. 2 “Organization in brief”)

Rent Reform: Fair and Simple Solutions
Creator: Armstrong, James P.
Date: 2005
Publisher: Public Housing Authorities Directors Association (PHADA)
URL: https://www.phada.org/pdf/rentreform.pdf
Date accessed: 8/8/2018

Summary: PHADA is a good place to start gathering comparison information about housing authorities across the country. Although some of the information on this association website requires a membership login, this report (dated 2005) exposed some significant problems in regulation of income-based rental agreements. The checklist of problems and their proposed solutions could be useful for asking Manhattan Housing Authorities and other cities’ Housing Authorities how they currently regulate Section 8 housing. See the list of other Housing Authorities: https://www.phada.org/ha_list.php

Rate My Landlord (Gainesville Housing Authority)
Creator: Gainesville Housing Authority
Date: N.D.
Publisher: Gainesville Housing Authority
URL: http://gainesvillehousingauthority.org/hcv-program/rate-my-landlord/
Date accessed: 8/8/018

Summary: This anonymous survey is one tool that the Gainesville Housing Authority uses to monitor landlord-tenant issues. Comparing GHA’s entire website http://gainesvillehousingauthority.org/ with that of other housing authorities listed in the PHADA directory (see above) may reveal differences in how different authorities support the renters in their system.

Statutory Protection for Renters: Classification of State Landlord–Tenant Policy Approaches
Summary: This research article does not compare housing authorities, but it does look at differences between states on policies toward landlord-tenant issues. Using statistical methods, the author has named 3 types of approaches that states take in regulating landlord-tenant issues: protectionist (pro-renter), probusiness, and contradictory (mixture of pro-renter and pro-business). Kansas is listed as contradictory. The researcher finds that renters in protectionist and in contradictory states move more often than renters in probusiness states.

Housing affordability and family well-being: Results from the housing voucher evaluation

Authors’ Summary: “Household-based rental vouchers were provided to participants under the Welfare to Work Voucher program sponsored by the U.S. Department of Housing and Urban Development from 2000 through 2004. Vouchers were randomly assigned to eligible program participants in six sites across the country, sample members were tracked over about five years, and the effects of vouchers on homelessness and crowding, household composition, housing mobility, neighborhood quality, employment and earnings, and other aspects of family well-being were measured. Vouchers significantly reduced homelessness, crowding, household size, and the incidence of living with relatives or friends, but had no effect on marriage or cohabitation. Vouchers increased housing mobility, while reducing the number of subsequent moves, and resulted in small improvements in neighborhood quality.”

Tax-incentive programs

Affordable Housing pg. 34-35 and Barriers to Affordable Housing pg. 39-40. In: Community Development Block Grant (CDBG) Program Year 2018 Annual Action Plan

Community Improvement District (CID) Policy (City Commission Agenda Memo)
**Tax Increment Finance (TIF) Overview and Next Steps**
Creator: Jason Hilgers, Deputy City Manager
Date: 04/17/2018
Publisher: City of Manhattan Kansas
URL: [https://cityofmhk.com/DocumentCenter/View/50085/Item-5B-TIF-Discussion?bidId=](https://cityofmhk.com/DocumentCenter/View/50085/Item-5B-TIF-Discussion?bidId=)
Date accessed: 07/23/18

**Tax Increment Finance District [map]**
Creator: City of Manhattan Kansas
Date: N.D.
Publisher: City of Manhattan Kansas
Date accessed: 07/23/18

**Nonconforming Use Alternatives (City Commission Agenda Memo)**
Creator: Karen Davis, Director of Community Development; Eric Cattell, Assistant Director for Planning; Katie, Jackson, Interim City Attorney
Date: 01/12/2016
Publisher: City of Manhattan Kansas
Date accessed: 07/24/2018

**Community Development Block Grant (CDBG) in 3 minutes (video)**
Creator: Community Economic Development Association of Michigan (CEDAM)
Date: 2/18/2014
Source: cedamichigan.org
URL: [https://www.youtube.com/watch?v=AvQe6YzbCXk](https://www.youtube.com/watch?v=AvQe6YzbCXk)
Date Accessed: 8/8/2018

Excerpt: “A simple story that explains how CDBG funding works. What are Big City and Small Town going to do about crumbling infrastructure and joblessness?”

**CDBG Formula and Appropriation Process (video)**
Creator: HUD Exchange
Date: 1/6/2016
Source:
URL: [https://www.youtube.com/watch?v=CW3GwKSOuTM&t=35s](https://www.youtube.com/watch?v=CW3GwKSOuTM&t=35s)

Excerpt: “This white board presentation explains the federal process for making CDBG funds available to grantees. By the end, you will understand the formula and data used to determine specific grantee allocations, and what variables affect the amount each grantee receives.”

**An Introduction to Zoning (video)**
Creator: City Beautiful
Date: 1/16/2017
Source: City Beautiful – videos about city planning and urban design
URL: https://www.youtube.com/watch?v=9kVWDWMC8LT4
Date accessed: 8/8/2018

SC3W-9
Excerpt: “Zoning may seem boring, but it dictates what can and can't be built in your city. I go through
the basics of the zoning code (zoning ordinance), describe the pros and cons, and tell you how you can
influence changes to your community's zoning code.”

How TIF works (video)
Creator: Hill, Kip
Date: 4/26/2012
Source: Columbia Missourian
URL: https://www.youtube.com/watch?v=LoS2excxVuY
Date accessed: 8/8/2018

SC3W-10
Excerpt: “Reporter Kip Hill explains how tax increment financing works in Columbia, Missouri.”

TIF 101 (video)
Creator: Tresser, Tom
Date: 1/8/2015
Source: CivicLab.us
URL: https://www.youtube.com/watch?v=9Ftoyy7s3ms&t=689s
Date accessed: 8/8/2018

SC3W-11
Summary: Explains what a TIF district is and how it works, why it matters. Two Chicago experts
featured: Prof. Rachel Weber, University of Illinois at Chicago and David Orr, Cook County Clerk.

Prairie Glen Brochure
Creator: Prairie Glen Townhouses, Inc.
Date: N.D.
Source: prairieglentownhouses.com
Date accessed: 8/8/2018

SC3W-12
Summary: Brochure details and terms and conditions of ownership in the cooperative

Wells Fargo offering down payment grants to boost homeownership in Kansas City area
Creator: Lane, Ben
Date: 7/9/2018
Source: housingwire.com
URL: https://www.housingwire.com/articles/46013-wells-fargo-offering-down-payment-grants-to-
boost-homeownership-in-kansas-city-area
Date accessed: 8/8/2018

SC3W-13
Excerpt: “Wells Fargo, along with NeighborWorks America and its network member, Westside Housing
Organization, said Monday that the bank is committing $5.7 million to boost homeownership in the
counties of Cass, Clay, and Jackson.”

NeighborhoodLIFT Program Information
Creator: Westside Housing Organization
SC3W-14
Excerpt: “Provides eligible homebuyers with $15,000 in down payment assistance on qualified properties...Provides homebuyer education...Assistance is not limited to first-time buyers...Properties qualified for the program must be...in Clay, Jackson, or Cass counties”

Land Bank Takes Cue from $1 Homes, Sells $100 Homes to Kansas City Public Employees
Creator: Tudhope, Andrea
Date: 4/23/2018
Source: kcur.org
Date accessed: 8/8/2018
SC3W-15
Excerpt: “Remember when Kansas City, Missouri, sold houses for $1 each? City leaders recently celebrated the success of that program, touting major improvements to the urban core. The Land Bank of Kansas City is starting a new program to sell 25 houses to public employees for only $100.”

TIF Housing
Creator: Economic Development Corporation of Kansas City, Missouri (EDCKC)
Date: N.D.
Source: edckc.com
URL: https://www.edckc.com/agencies/tax-increment-financing-commission-tif/tif-housing/
Date accessed 8/18/2018
SC3W-16
Excerpt: “Some Tax Increment Financing (TIF) plans include housing rehabilitation components designed to sustain home ownership, which is instrumental in stabilizing neighborhoods and preserving existing housing stock. TIF housing programs provide financial assistance through self-amortizing loans/grants to qualified single-family homeowners for exterior improvements to residential property. The homeowner is required to maintain residency for a five-year period. Loan/grant funds are written off at a rate of 20 percent per year for the five-year period. Repayment is required for the prorated period if residency requirement is not achieved. Loans/grants may require matching funds, dependent on the applicant’s income.”

Other Cities’ Programs, Zoning & Neighborhood Revitalization

More Background on the Shortage of Affordable Housing in Lawrence
Creator: Justice Matters
Date: N.D.
Publisher: justicemattersinkansas.org
URL: http://www.justicemattersinkansas.org/more_info
Date accessed: 07/23/18
SC2W-15, SC2S-16

The Landlord Incentive Program (Colorado Housing Connects)
Creator: Corporation for Supportive Housing (CSH)
Section 8 Landlord Incentive Program
Creator: Department of Workforce Services, Government of Utah
Date: N.D.
Publisher: Utah.gov
URL: https://jobs.utah.gov/housing/affordable/section8/index.html
Date accessed: 07/24/18

Landlord Incentive Programs [San Mateo, CA]
Creator: County of San Mateo Department of Housing
Date: N.D.
Publisher: County of San Mateo Department of Housing
URL: https://housing.smcgov.org/document/landlord-incentive-programs
Date accessed: 07/24/18

Tax break will increase number of affordable housing units in Minneapolis
Creator: Adam Beiz
Date: April 27, 2018
Publisher: Minneapolis Star Tribune
Date accessed: 7/25/2018

City of Ames will act as developer constructing affordable housing on State avenue
Creator: Chris Anderson
Date: March 7, 2018
Publisher: Iowa State Daily
Date accessed: 7/25/2018

City of Longmont Affordable Housing Incentive Program
Creator: City of Longmont, Colorado
Date: N.D.
Publisher: City of Longmont, Colorado
URL: https://www.longmontcolorado.gov/departments/departments-e-m/housing-and-community-investment/housing-programs/affordable-housing-incentives
Date accessed: 7/25/2018

Homeownership Programs
Neighborhood Revitalization Program
Creator: City of Pittsburg Kansas
Date: N.D.
Source: Community Development & Housing Dept., City of Pittsburg Kansas
URL: https://www.pittks.org/economic-development/community-development-and-housing/neighborhood-revitalization-program/
Date accessed: 8/8/2018
SC3W-17
Excerpt: “The Neighborhood Revitalization Program (NRP) is a partnership between the City of Pittsburg, Crawford County, and USD 250. The NRP is intended to promote revitalization and development by focusing rehabilitation, conservation, and redevelopment within the NRP area by offering property tax rebates to owners who complete certain improvements or renovations of property. However, there must be a minimum investment of $5,000 on residential properties and $10,000 on commercial/industrial properties to receive a tax rebate incentive.”

Neighborhood Revitalization Program 2013-2018
Creator: City of Emporia Kansas
Date: N.D.
Source: City of Emporia Kansas
URL: http://www.emporia-kansas.gov/index.php/housing-specialist/neighborhood-revitalization-program
Date accessed: 8/8/2018
SC3W-18
Excerpt: “The City of Emporia is offering a Tax Rebate Program to citizens who make improvements to their property! The Program gives property owners within a designated area the opportunity to receive a rebate for ten (10) years on additional property taxes assessed as a result of property improvements or new construction. Properties in the designated area eligible for the Revitalization Program include single-family, multi-family, commercial and Historic-Register properties.”

Housing Choice Voucher Homeownership Option
Creator: Central Iowa Regional Housing Authority (CIRHA)
Date: N.D.
Source: Central Iowa Regional Housing Authority (CIRHA)
URL: http://cirhahome.org/housing-choice-voucher-homeownership-option/
Date accessed: 8/8/2018
SC3W-19
Excerpt: “Central Iowa Regional Housing Authority (CIRHA) has designed a new program to help low income families who are eligible for the United States Department of Housing and Urban Development (HUD) Housing Choice Voucher Program (Section 8) to become homeowners. Under this program families may choose a house for purchase anywhere in the CIRHA service area, instead of using their voucher for rental assistance.

A History of Zoning [case study of Lowry Hill East Neighborhood Association in Minneapolis]
Summary: This blog and the responses to it highlight the multiple demands related to housing (transit, grocery access, historic preservation) that demand creative solutions. The focus on downzoning and single-family residence by LHENA is a useful topic for consideration in light of MHK’s changing rental markets.

Zoning Rules! The Economics of Zoning Regulation by William A. Fischel (Book Review)
Creator: Staley, Samuel R.
Date: 2017
Source: The Independent Review 21(3):
URL: http://www.independent.org/publications/tir/article.asp?id=1190
Date accessed: 8/8/2018
Summary: The actual book goes deeper and wider than our groups’ inquiry into the impacts of downzoning on affordable rental and homeownership. Fischel’s text is described as “an attempt to recognize the practical political economy of local land use regulation”, which uncovers tensions among stakeholders, such as “homeowners whose priority is to maximize home values to the exclusion of most other land uses (including multifamily, rental)”. The reviewer summarizes each segment of the book to highlight its historical and critical contributions, even as he argues with some of Fischel’s concluding recommendations.

Beware of Non-conforming Properties Due to Continuous Use Limitations [blog post]
Creator: Perk, Kevin
Date: 
Source: BiggerPockets.com
URL: https://www.biggerpockets.com/renewsblog/2012/07/11/non-conforming-use-zoning/
Date accessed: 8/8/2018
Summary: As a property investor, the author warns developers to be informed of the occupancy history of a property which is legally non-conforming to a given zone. Gaps in occupancy can cancel the grandfathered exception to the zoning rule.