

COVID-19

Response for Housing and Homelessness in Florida

Race at the Intersection of COVID-19, Housing, and
Homelessness

July 2, 2020



The Florida Housing Coalition

- Statewide nonprofit provider of training and technical assistance
- From ending homelessness to first time homeownership
- See www.flhousing.org



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Webinar Logistics

- Participants are muted
- Enter your questions in the box in your webinar panel
- This PPT is included as a handout
- This webinar is being recorded and will be available on our [COVID-19 Resource Page](#) along with the attached handouts
- A survey will immediately follow the webinar; ***please*** complete it! Thanks!



Agenda

- **C4 Innovations**

- Understanding Race Equity
- Applying a Race Equity Lens and Identifying Opportunities to Advance Race Equity in Homelessness Response System

- **Community Solutions**

- Hartford Inflow Project
- Using Data-Driven Equitable Decision Making

- **Florida Housing Coalition**

- Legislative Tools to Address Racial Equity in Housing
- New Opportunities





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Community & Behavioral Health | Recovery | Social Change



C4 Innovations: Race Equity

Race at The Intersection of COVID 19, Housing, and Homelessness

July 2020



Centering Race Equity

- I. Understanding Race Equity: Anti-Racism Language and Concepts
- II. Historical Context of Housing and Homelessness
- III. Race Equity Response to COVID 19: Understanding the Impact of Structural Racism on Black and Brown People Experiencing Homelessness
- IV. Centering Race Equity: Applying a Race Equity Lens and Identifying Opportunities to Advance Race Equity in the Homelessness Response System

Understanding Race Equity

Anti-Racism Language and Concepts





Racial Equity

Racial Equity
Lens

White
Privilege

Race Equity: Terms and Concepts

- **Race Equity:** The condition where one's racial identity does not predict their social health or economic outcomes.
- **Race Equity Lens:** A way of viewing the world in an integrated and holistic manner, taking into account past and present racial injustices and seeking to address them through more equitable practices and structures.
- **White Privilege:** Unearned assets, immunities, permissions, advantages, benefits, and choices available to people based on their belonging to a dominant group (in this case, White people). Those who experience such privilege are often unaware of it.

How Did We Get Here?

Historical Context of Housing and Homelessness



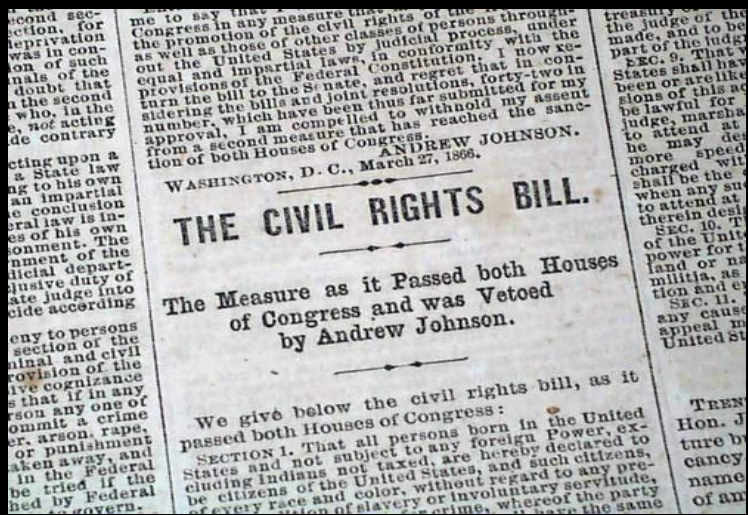
1600s

1863



1865-1866



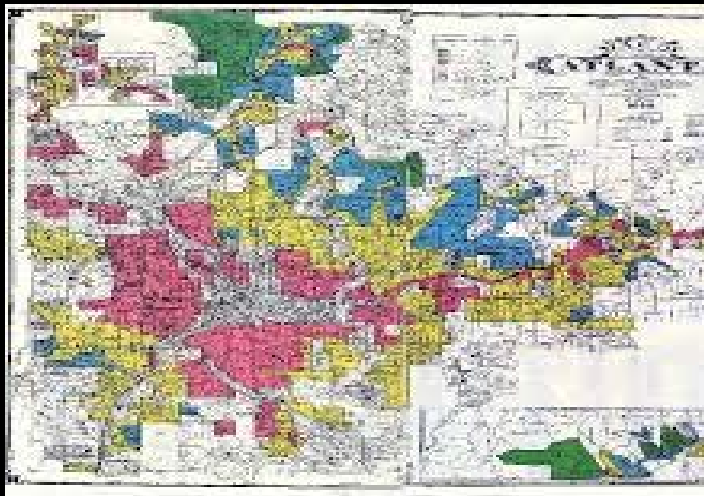


1880s-1970s

1866-1877



1918s-1968s





2000's – Present



1960s-Present

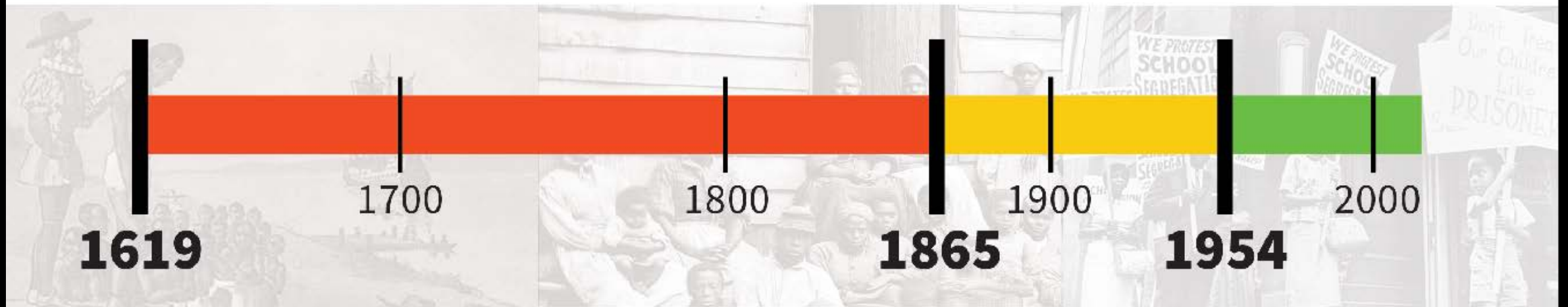


American Slavery

246 YEARS

Segregation

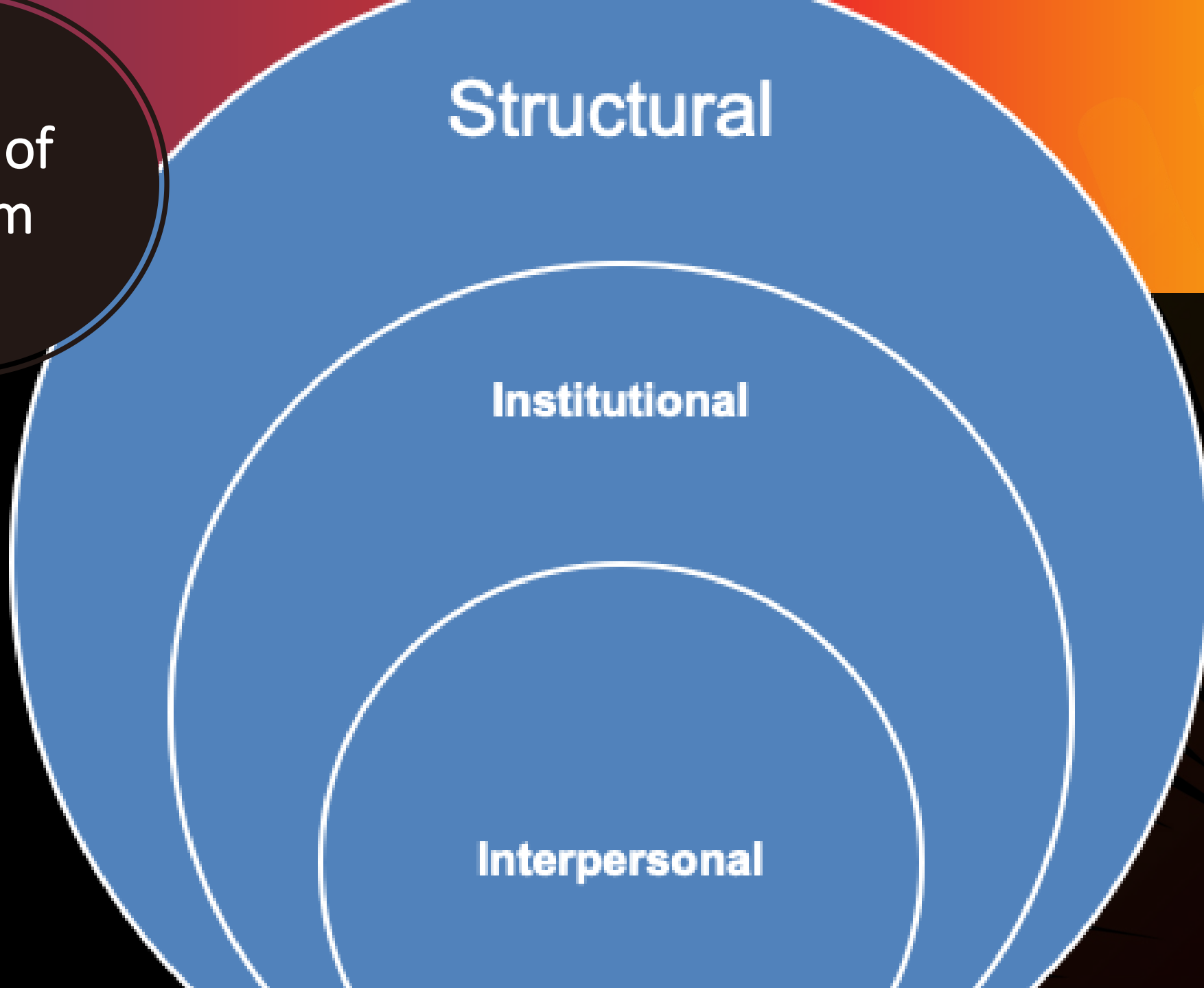
89 YEARS

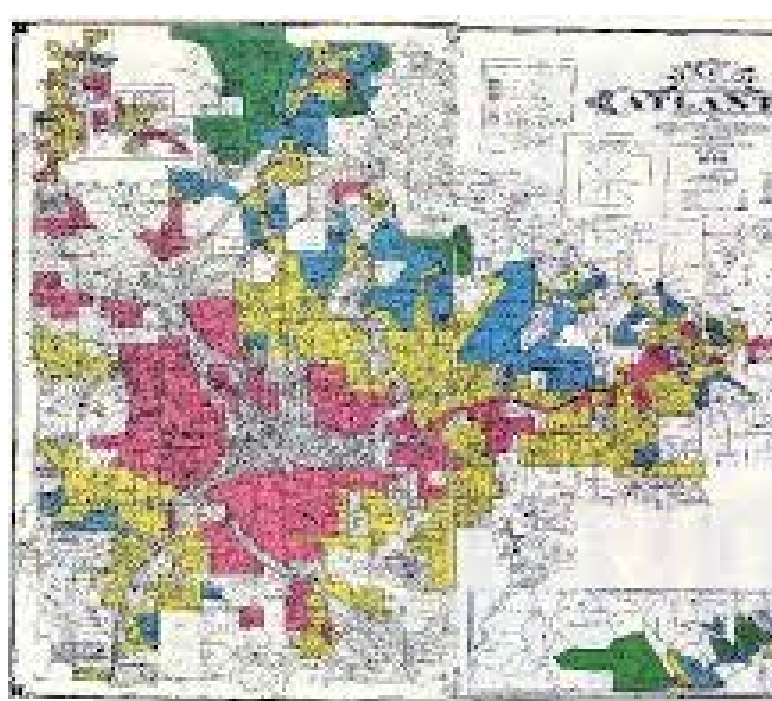


Race Equity Response to COVID 19

Understanding the Impact of Structural Racism on Black and Brown People Experiencing Homelessness

Levels of Racism





Understanding the Impact of Structural Racism on Black and Brown People

History of Racist Systems



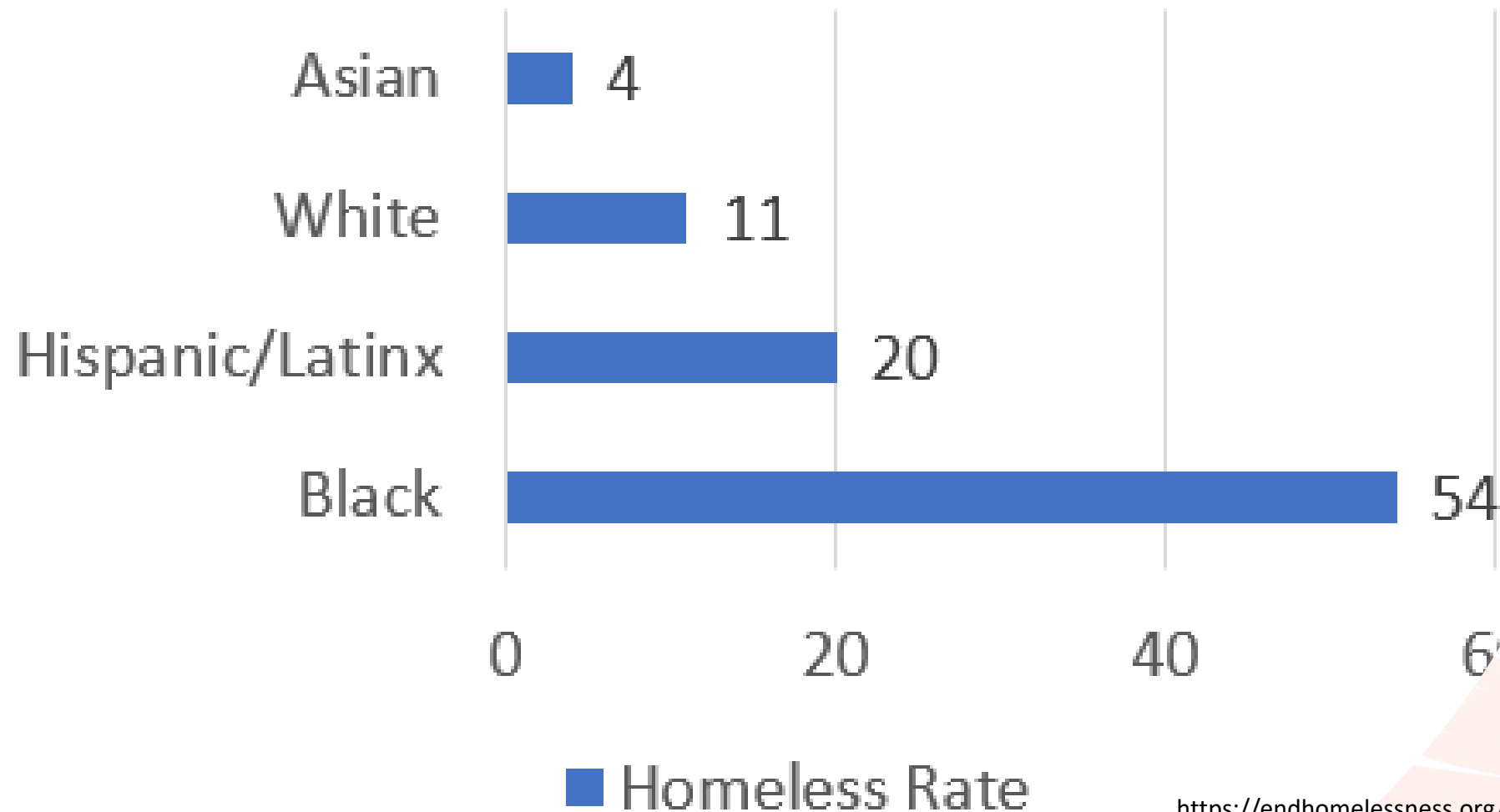
Understanding the Impact of Structural Racism on Black and Brown People: System Inequities

Due to historic and systematic factors our nations Black and Brown people experience higher rates of disparities compared to white people in the following areas:

- Criminal Justice System: Incarceration of BIPOC
- Employment: Unemployment, Under-Employment
- Health: Chronic Medical Conditions, Higher Mortality Rates (COVID 19)
- Housing: Redlining, Lack of access to safe and affordable housing
- Poverty: Over-representation of Black and Brown persons who experience homelessness



Homeless Rates (National-Level)



African-Americans and COVID-19 Death Rates

African-American percentage of  population  COVID-19 cases  COVID-19 deaths

Alabama

27% of residents
38% of cases
44% of deaths



Arkansas

16% of residents
33% of cases
34% of deaths



Colorado

4% of residents
7% of cases
7% of deaths



D.C.

46% of residents
47% of cases
79% of deaths



Florida

17% of residents
20% of cases
22% of deaths



Georgia

32% of residents
36% of cases
49% of deaths



Iowa

4% of residents
13% of cases
6% of deaths



Illinois

15% of residents
19% of cases
33% of deaths



Indiana

10% of residents
14% of cases
16% of deaths



Kansas

6% of residents
10% of cases
31% of deaths



Maryland

31% of residents
33% of cases
41% of deaths



Michigan

14% of residents
32% of cases
41% of deaths



Missouri

12% of residents
32% of cases
38% of deaths



Mississippi

38% of residents
52% of cases
54% of deaths



North Carolina

22% of residents
27% of cases
33% of deaths



Ohio

13% of residents
26% of cases
16% of deaths



Oklahoma

8% of residents
7% of cases
8% of deaths



South Carolina

27% of residents
45% of cases
53% of deaths



Tennessee

17% of residents
21% of cases
31% of deaths



Texas

13% of residents
16% of cases
14% of deaths



Virginia

20% of residents
24% of cases
26% of deaths



Wisconsin

7% of residents
21% of cases
30% of deaths



**Centering Race Equity:
Applying a Race Equity Lens and Identifying Opportunities to
Advance Race Equity in Homelessness Response Systems**

Applying a Race Equity Lens and Identifying Opportunities to Advance Race Equity in Homelessness Response System:

Increase inclusive decision-making and capacity for cultural awareness

- Invite people of color with lived experience for planning and decision making
- Expand opportunities for cultural humility and racial bias training

Apply race equity lens to data collection and interpretation

- Disaggregate data by race, ethnicity, zip code and housing status
- Examine the factors contributing to the overrepresentation of Black and Brown people experiencing homelessness
- Design tools, including screening tools, that promote equity for at risk and underserved populations

Applying a Race Equity Lens and Identifying Opportunities to Advance Race Equity in Homelessness Response System:

Develop race equitable health and housing focused interventions

- Identify opportunities to increase race equity within service provision
 - Partner with cross-sector partnerships to promote race equity
 - Fund culturally responsive cross- sector partnerships
 - Revise pre-existing policies and procedures and infuse race explicit language
- 
- A stylized graphic of multiple hands in shades of yellow and orange, reaching out from the right side of the slide towards the left. The hands are layered, creating a sense of depth and movement.

Contact C4 Racial Equity Team

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COMMUNITY SOLUTIONS



A photograph of a person sitting on a sidewalk in a city street. The person is wearing blue jeans and a dark jacket, sitting with their back to the camera and leaning against a wall. The background is blurred, showing other people walking and cars on the street. A red rectangular box is overlaid on the left side of the image, containing the text "Hartford Inflow Project" in white.

Hartford Inflow Project



Who We Are

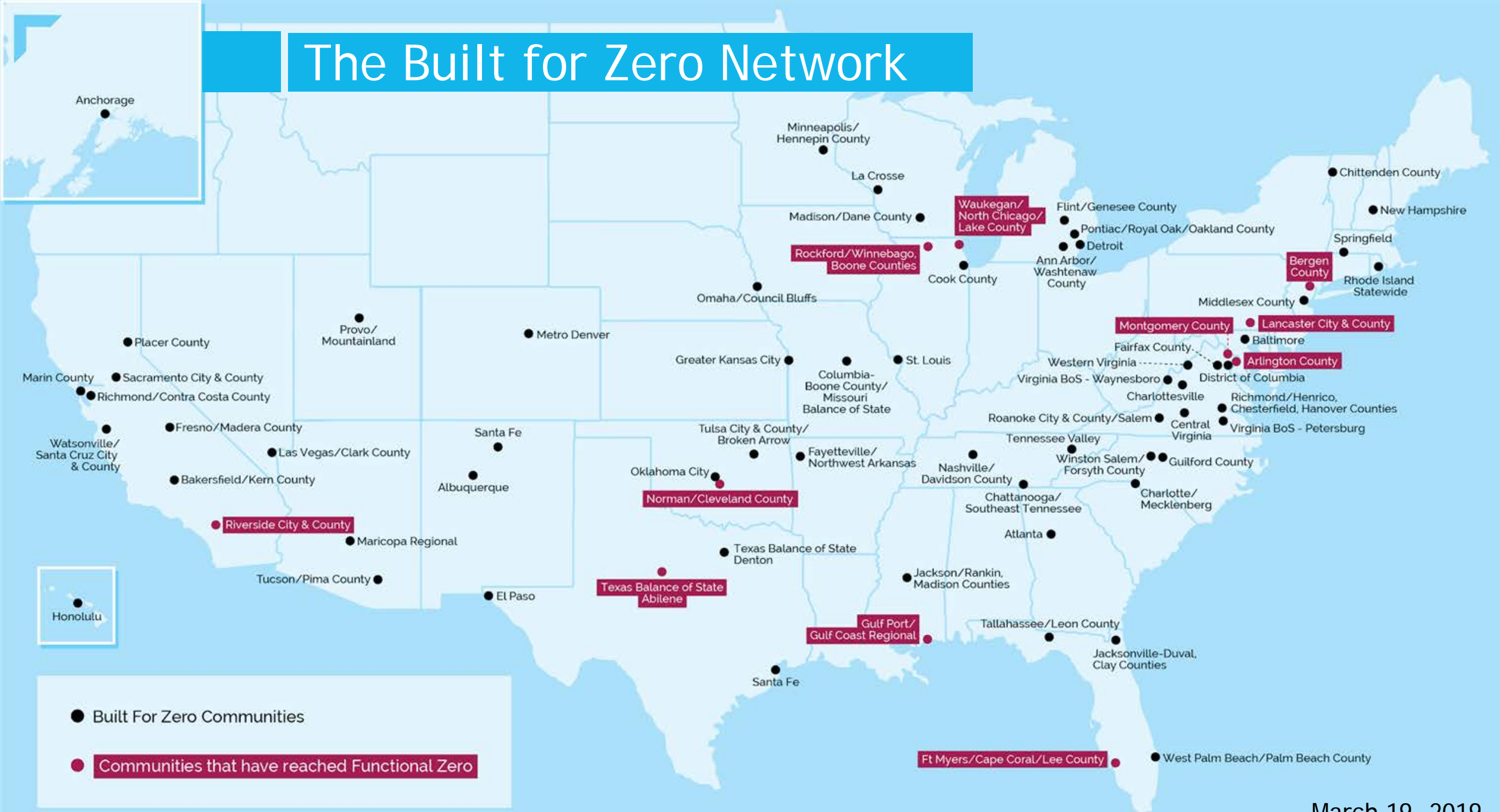
COMMUNITY SOLUTIONS

deploys the best problem solving tools
from multiple sectors to help communities **end homelessness**
and the conditions that create it.

What we do

- We work **upstream and downstream of homelessness** by helping communities end it where it happens and improve the conditions of inequality that make it more likely to happen in the future, especially in neighborhoods of concentrated poverty.
- We partner with communities to build a new problem-solving infrastructure, rooted in **real-time data** and driven by **human-centered design** and **constant improvement**.
- The problem-solving skills and tools we teach enable meaningful collaboration, produce trustworthy information, highlight the value of local assets, and remind communities that **problems like homelessness are both urgent and solvable**.

The Built for Zero Network



March 19, 2019

Our Methodology

Complex social problems can't be solved by a single actor. Communities need a rigorous approach to collaborative problem solving to address health, food access, jobs & housing conditions.



DATA ANALYTICS

Zoom in on the heart of the problem



HUMAN-CENTERED DESIGN

Engage people experiencing the problem to surface ideas



QUALITY IMPROVEMENT

Test and evaluate each idea with objective data



FACILITATION

Create the conditions for groups to innovate collaboratively





Why the North Hartford Community?

North Hartford Promise Zone

Comprising three neighborhoods - Northeast, Upper Albany and Clay Arsenal totaling 24,000 people
An historic neighborhood with abundant public open space and urban trees, within walking distance of downtown Hartford, which includes many anchor institutions as well as the Connecticut state capitol.



Background: Neighborhood Overview

Northeast Hartford is among the poorest and most socially challenged neighborhoods in Connecticut

		North Hartford (zip codes 06112 and 06120)	City of Hartford	Hartford County	Connecticut
Demographics	Total Population	36,069	124,390	895,388	3,588,184
	% Black, Not Hispanic or Latino	65%	35%	13%	9.7%
	% White, Not Hispanic or Latino	6%	15%	61%	68.7%
	% Hispanic or Latino of any race	26%	44%	18%	15%
Age	Population Under 18	28%	24%	21%	21%
	20-65 Years Old	57%	61%	62%	63%
	65 Years Old and Older	11%	10%	16.7%	16.7%
Prosperity	% Female Householder	68%	50%	12.9%	12.3%
	% of Families Below the Poverty Line	60%	27%	7.1%	6.4%
	% Children Living in Poverty	45%	41%	15.2%	12.6%
	Unemployment Rate*	21%	11%	5.6%	3.6%
Educational Attainment	Less than High School Diploma	23%	19%	11%	9.9%
	Disconnected Youth*	36%	14%	6%	8.5%
	Bachelor's Degree or Higher	8%	11%	34.7%	35.5%
Housing Stability	Homeownership Rate	29%	24%	64.6%	66.6%
	Rent Burden*	48%	48%	43%	40%

based on 2017 5Y American Community Survey.; America's Health Rankings, United Health Foundation; Annual Report (2018); Federal Reserve Bank of St. Louis, Economic Research (5 year estimate) for Hartford County, CT; (2017) ; Zeroing In On Place and Race - Youth Disconnection in America's Cities, Measure of America of the Social Science Research Council

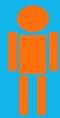
Mapping Homelessness: Key Data Points



INFLOW:
NEWLY
IDENTIFIED



INFLOW:
RETURNED FROM
HOUSING



INFLOW:
RETURNED FROM
INACTIVE



OUTFLOW:
HOUSING
PLACEMENTS



OUTFLOW:
MOVED TO INACTIVE

Initiative Aim

Achieve and sustain zero inflow into literal homelessness, as defined by HUD, among all people in the North End (06112 + 06120) by Dec 2022.

HMIS Data Analysis

Demographics:

- 73% Identified as Black/African American (81/111)
- 63% Identified as Male (70/111)

Population Breakdown:

- 72% Single Adults (80/111)
- 19% Family (21/111)
- 6% Youth (7/111)
- 2% Veteran (2/111)
- 1% Chronic (1/111)

Prior Living Condition:

- 35% Emergency Shelter (39/111)
- 24% Staying or living with family/friends (27/111)
- 22% Street/Place not meant for sleeping (24/111)

Qualitative Interviews

Demographics:

- 72% Identified as Black/African American (13/18)
- 61% Identified as Male (11/18)

Education Completed:

- 61% had completed high school/GED (11/18)
 - 39% had completed some college (7/18)

Household Composition:

- 56% single individuals (10/18)
- 11% couple (2/18)
- 22% single parent lead (4/18)
- 11% family unit (2/18)

50% grew up in the North End Neighborhood

Overall Findings

Interview Themes:

- Institutional Response/Involvement
 - Court/Justice System Involvement
 - Eviction
- Network Impoverishment
 - Doubling up
 - Multiple episodes of homelessness
 - New to homelessness
 - Lack of social support
- Individual Vulnerabilities
 - Childhood trauma
 - Substance abuse
 - Financial instability
 - Mental health conditions
 - Chronic health conditions
 - Physical disability

New To Homelessness:

- 28% of interviewees (5/18) were new to experiencing homelessness
- 33% of HMIS records (37/111) indicated newly identified

Multiple Episodes of Homelessness:

- 28% of interviewees (5/18) indicated they had experienced multiple episodes of homelessness
- 74% of HMIS records (82/111) indicated additional episodes of homelessness, other than current

1. Court/Justice System Involvement

Court/Justice System Involvement & Incarceration

- 39% of interviewees (7/18) indicated involvement with the court system

"I went to jail, and then when I came home, I didn't have nowhere to go."

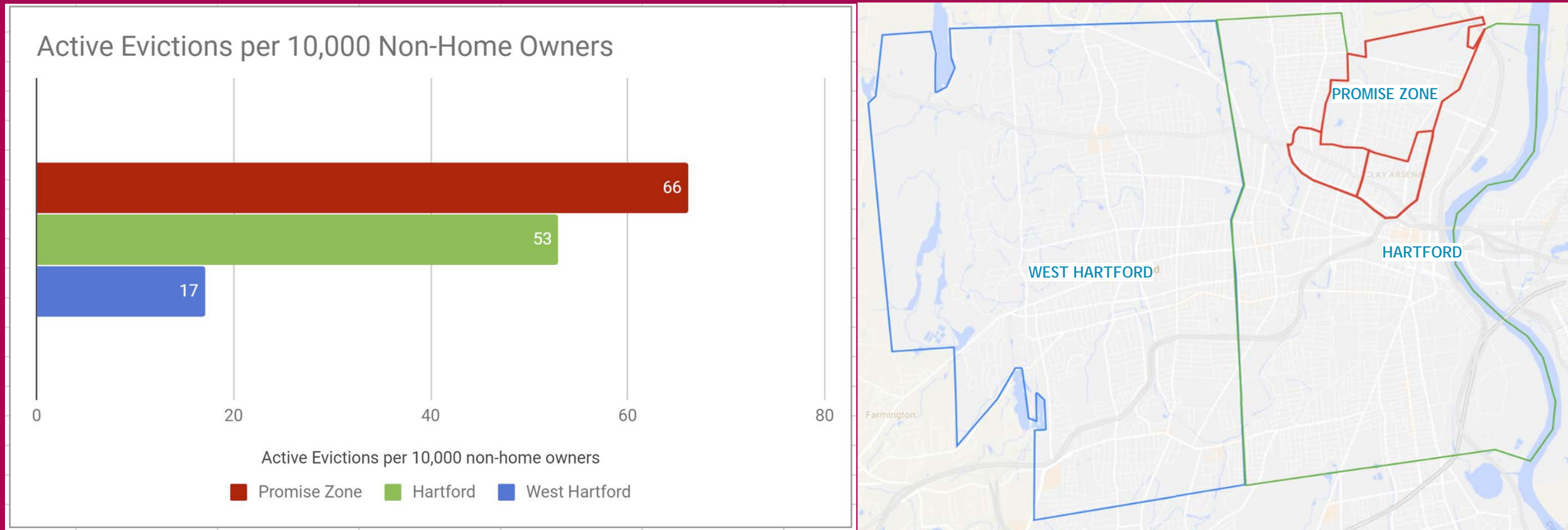
2. Eviction

Eviction

- 44% of interviewees (8/18) mentioned being evicted or being placed out of their home
 - Of those, 6 interviewees mentioned formal eviction
- Reasons for displacement:
 - Substandard housing/ negligent landlords
 - Biased landlords
 - Foreclosure
- In contrast, only 13% of veterans we talked to across the U.S. (Ann Arbor, MI; Detroit, MI; Washington, D.C.; Riverside, CA and Fresno, CA) mentioned being evicted

Eviction

A Hartford resident in the North Hartford Promise Zone is more likely to be evicted than a Hartford resident living outside of the Promise Zone and 4x more likely than a West Hartford resident to be evicted.



3. Substance Abuse + Mental Health

Substance Abuse

- 56% of interviewees (10/18) mentioned substance abuse
 - 8 of the 10 above interviewees discussed how substance abuse directly led to their homelessness
- 17% of HMIS records (19/111) indicated substance abuse (however, many records were not completed for this section)

Mental Health Conditions

- 67% of interviewees (12/18) indicated having a mental health condition
 - 50% of interviewees (9/18) were in treatment for their mental health condition
- 15% of HMIS records (17/111) indicated having a mental health condition (again, many records were not completed for this section)

Using Data to Set Strategy

Based on the findings from the data review, the group decided on the following focus areas:

Population:

- Black/African American Males
- Single Adult Households
- Average Age: 40

Identified Drivers of Inflow:

- Involvement with Department of Corrections
- Behavioral Health (Mental Health and Substance Abuse)
- Evictions (Formal Evictions and Informal Displacement Due to Housing Instability)

Zero Inflow/Hartford Project Theory of Change

Achieve and sustain zero inflow into literal homelessness, as defined by HUD, among all people in the North End (06112 + 06120) by Dec 2022.

User centered, trauma informed behavioral health services designed for and used by black men

Reduce Formal Evictions

Reduce informal evictions/people leaving homes involuntarily leading to homelessness

Zero Black Men entering into homelessness upon re-entry from an institution

Comprehensive, real time, person specific, cross sector feedback loop that informs strategy/resource allocation

Key Milestones

Drivers	Dec 2020	June 2021	Dec 2022	June 2022	Dec 2022
Zero Inflow	Quality Data & Quality Team	25% reduction	75% reduction	Zero inflow	Sustaining
1. Quality, Comprehensive Cross-Sector Feedback Loop	Quality By Name List	1 additional population and sector included. 211 data set is connected.	2 additional sectors included	Comprehensive, Quality Feedback Loop	Sustaining
2. Reduced Informal Displacements from Housing	Build theory for reducing informal displacements + measurement framework	Small proof of concept	% reduction	Zero displacements that lead to homelessness	Sustaining

Key Milestones

Drivers	Dec 2020	June 2021	Dec 2021	June 2022	Dec 2022
3. Reduced Formal Evictions	Reduce eviction rate of 1 selected landlord	10% reduction in formal evictions	50% reduction in formal evictions	Zero evictions that lead to homelessness	Sustaining
4. Zero Black Men entering into Homelessness upon re-entry from institution	Support successful re-entry of 3 Black Men	25% reduction in discharges	75% reduction in discharges	Zero discharges to homelessness	Sustaining
5. Robust and Effective Behavioral Health Services for Black Men	Improve access and experience for 5 Black Men	10% increase in utilization by Black Men + qualitative measure	25% increase in utilization by Black Men + qualitative measure	50% increase in utilization by Black Men + qualitative measure	Sustaining + Scaling

Thank You

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Community Solutions

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Ashon Nesbitt

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Legislation Provides Tools to Address Racial Equity in Housing



of Applications submitted, approved, & denied



- SHIP annual report must now include number of applications submitted, approved and denied
- This new provision also applies to subrecipients and may require an amendment to your subrecipient agreements.
- Also retain Incomplete Applications

Documenting the Need – Form of Advocacy

- Large number of applicants and quickly expending funds makes case for full appropriation of SHIP
- Understanding the data – beyond the requirement to address and demonstrate racial equity, and overall program improvement
 - Track race and income data of applicants
 - Submitted – Who's applying?
 - Approved – Factors in successful applications?
 - Denied – Reasons?

Number of Affordable Housing Applications	
Submitted	
Approved	
Denied	

HB 1339 & Accessory Dwelling Units



- The amended law encourages local governments to allow ADUs in all single-family districts by cutting the language that local governments first find that there is “a shortage of affordable rentals within its jurisdiction.”
- Most importantly, it restricts the development of ADUs for the purpose of affordable rental housing.
- ADU building permit applicant must sign an affidavit that “the unit will be rented at an affordable rate to an [income-eligible household].”

Accessory Dwelling Units – Many Benefits

- Benefits of ADUs
 - Aging in place - reduces health care costs
 - Adds units/creates affordability while retaining neighborhood character
 - Wealth building
 - Space for intergenerational housing
 - Potential for job creation
- Implementing ADUs
 - Allow in all single-family districts
 - Determine if requirements limit application in certain neighborhoods
 - Financing and property management



An accessory dwelling unit in St. Petersburg (Source: <https://tinyhouseblog.com/wp-content/uploads/2017/07/DSCN5372.jpg>)

Permanent Affordability, Community Land Trusts, and Equitable Redevelopment



Home in Little Haiti neighborhood in Miami, FL; increased in value from \$50,000 in 2013 to \$300,000 in 2019 (source: Zillow.com)

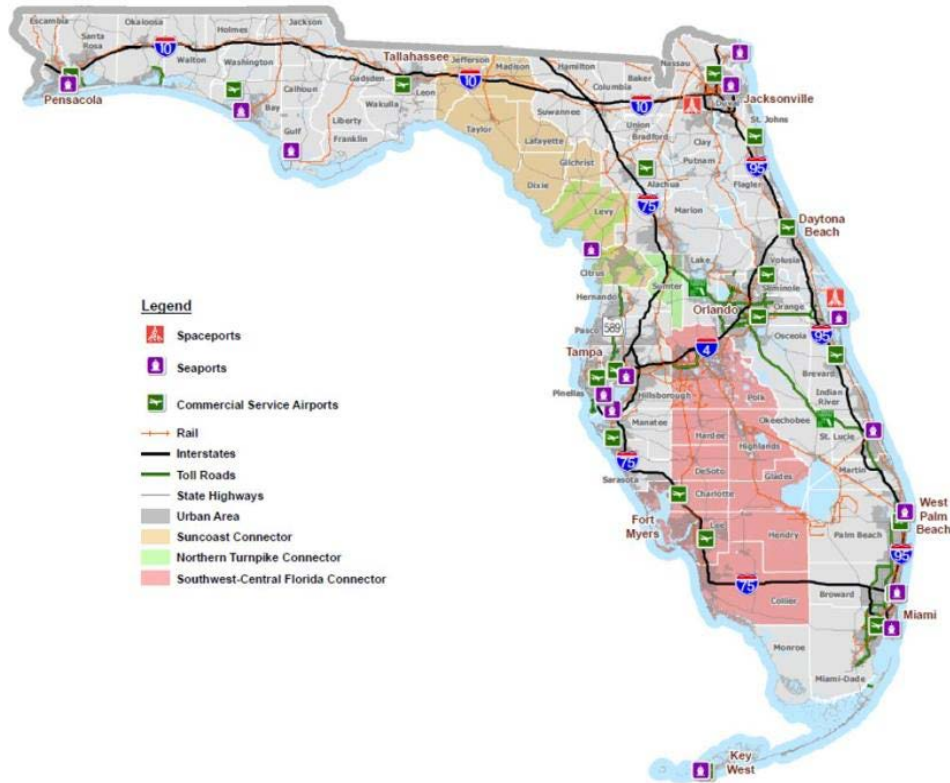
- Permanent affordability stabilizes communities
 - Can prevent displacement
 - Can preserve community character
- State level support for permanent affordability and CLT
 - CDBG-DR RFAs
 - SHIP CLT add-on language for purchase assistance strategies

Linkage Fees Expressly Authorized in Statute

- A linkage fee is a local government tool to raise revenue for affordable housing programs.
- Typically charged on new commercial or industrial development.
- “Links” the new development with the workforce housing needs generated by that new development.
- Before HB 1339, linkage fees were upheld by state and federal case law – the bill merely codifies linkage fees in statute.



Inclusionary Zoning is Also Expressly Authorized



- A local land use regulation (planning tool) that requires a percentage of affordable housing/below market rate housing within market rate developments
- Captures value of land for public benefit
- Variety of forms and flexibility
- HB 7103 (2019) confirmed local governments can enforce mandatory inclusionary zoning ordinances

Inclusionary, Linkage Fees, and Housing for Essential Service Personnel

- COVID-19 and civil unrest has expanded definition of “essential”
- Who are the “heroes” of COVID-19? Professions with higher proportions of racial minorities
 - Healthcare
 - Grocery and food delivery
 - Janitorial/cleaning
 - Sanitation
- Potential shifting of funding adds social workers to list of essential service personnel



Inclusionary, Linkage Fees, and COVID-19



Rendering of Woodwinds Apartments in Seffner (Metropolitan Ministries)

- Linkage Fees
 - There will still be demand for commercial space (for example – distribution centers)
 - Can create additional source to address housing needs
- Inclusionary and large-scale new development – will need to make suburban living more sustainable
 - Transportation
 - Food delivery

State Override Permission of Local Development Laws

- Affordable housing developers would not need a land use or zoning change on property that does not currently permit the housing.
 - Ex) a multifamily affordable housing development could be built in a commercial zone without a zoning change.
- This language acts as a "super-waiver" of the comprehensive plan and land development regulations for affordable housing developments.



Skyway Plaza in St. Petersburg, a largely vacant retail center, could be redeveloped as affordable housing without a zoning change (Photo by Florida Housing Coalition)

New Opportunities: Vacant Retail and Surface Parking Lots



Rendering of proposed redevelopment of Skyway Plaza, converting the vacant big box to a mix of affordable housing and shared workspace (Rendering by bndr,LLC)

- Adaptive reuse of vacant retail
 - Create mixed-use development
 - Housing and shared space to support small business owners
 - Provide services and supports on site – address issues preventing minority-owned businesses from accessing PPP and other resources
 - Meet needs of neighborhoods and create jobs
- Redevelop parking lots for affordable housing
 - Target mall properties and shopping centers with access to transit

THE FLORIDA HOUSING COALITION





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THE FLORIDA HOUSING COALITION



Policy Workgroup

- **Every other Tuesday at 1:30-2:30pm**, we host a Policy Workgroup to discuss advocacy for COVID-19 Housing & Homelessness Response
- Contact glazer@flhousing.org to be added to the Workgroup

Next Workgroup on July 14



Upcoming Webinars

- No COVID-19 Weekly Webinar on **7/9** or **7/16**
- Check our training calendar for new opportunities

www.flhousing.org/events/

Contact Us



For Assistance Contact

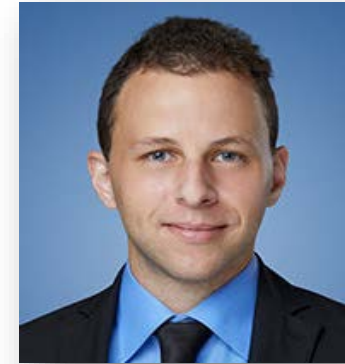
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