

Commission on Equitable Housing and Development

Sharing Language

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Equity

Equity is a **strategy** to address people's **needs** based on their life & historical **context**. Prejudice, bias, & other social divisions disproportionately impact people's access to opportunity, requiring creative solutions for our community to live in a fair world where impacted people can recover and thrive.

Gentrification

Gentrification is a process of neighborhood change in a historically disinvested neighborhood.

This change may include:

- Cultural change
- Income levels
- Demographic change
- Education level
- Neighborhood appearance/character
- More

This process is made possible because of historical redlining, concern about mixed race & income neighborhoods, & foreclosure crisis.

The cycle of gentrification oftentimes looks like:

- Young low-income workers seeking affordable housing
- Young peers with more disposable incomes seeking the neighborhood
- Increased age groups with disposable incomes feeling comfortable with the neighborhood
- Banker investment
- Large-scale development

Displacement

- Indirect displacement
 - Changes in who is moving into the neighborhood as low-income residents move out. Occurs when units being vacated by low-income residents are no longer affordable to other low-income households.
- Exclusionary displacement
 - Future low-income residents are excluded from moving into the neighborhood.
- Cultural displacement
 - Changes in the aspects of a neighborhood that have provided long-time residents with a sense of belonging and allowed residents to live their lives in familiar ways. As the scale of residential change advances, and shops and services shift to focus on new residents, remaining residents may feel a sense of dislocation despite physically remaining in the neighborhood. This may also reflect the changing racial or ethnic character of the neighborhood—not just its class composition.

Housing Status

AKA *Where did you sleep last night? Where will you sleep tonight?*

- Stably Housed- An individual or family who is not otherwise experiencing homelessness or at risk of homelessness.
- Unknown-
 - An individual or family doesn't know where they slept the night before entering the program
 - When exiting a program the household doesn't know where they will stay when they leave
- Imminent risk of losing housing
 - Housing Loss in 14 Days: An individual or family who will imminently lose their primary nighttime residence provided that:
 - No subsequent residence has been identified
 - The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing

Housing Status

AKA Where did you sleep last night? Where will you sleep tonight?

- Living in Homelessness-
 - An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings; including:
 - car, park, abandoned building, bus or train station, airport, camping ground.
 - An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements, including:
 - hotels and motels; congregate shelters; transitional housing for homeless persons
 - An individual who is exiting a 90-day stay in a institution without a place to stay

Housing Status

AKA Where did you sleep last night? Where will you sleep tonight?

- Fleeing Domestic Violence (AKA Intimate Partner Violence) - Any individual or family who:
 - Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
 - Has no other residence; and
 - Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

Housing Status

AKA *Where did you sleep last night? Where will you sleep tonight?*

- Unaccompanied Youth -under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
 - Meet certain legislative criteria
 - Have not owned land or been in a lease within 60 days
 - Have experienced persistent instability as measured by two or more moves within 60 days
 - “Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment[...]”

Social Determinants of Health

Source: CDC (2017)

“Social determinants of health (SDOH) are conditions in the places where people live, learn, work, and play that affect a wide range of health and quality-of-life risks and outcomes.”

Housing First

Source: HUD (2014)

“Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry [...] Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals prior to permanent housing entry.”

Substandard Housing

Source: Urban Institute (2017)

“Substandard housing refers to residential spaces with structural and other physical deficiencies that do not meet health and safety requirements, thereby endangering the health and safety of residents.”

Abandoned Buildings

Source: Urban Institute (2017)

“Abandoned buildings refer to unoccupied homes and other properties that are in disrepair and pose a hazard to the health and well-being of the community”

Vacant Lots

Source: Urban Institute (2017)

“Vacant lots refer to neglected and empty parcels of land in a neighborhood that are used for dumping litter and other waste materials.”

Opportunity Zones

Source: HUD (2021)

“Opportunity Zones are economically distressed communities, defined by individual census tract, nominated by America’s governors, and certified by the U.S. Secretary of the Treasury [...] Under certain conditions, new investments in Opportunity Zones may be eligible for preferential tax treatment.”

Housing Stock/ Inventory

Source: Leo Grebler (May 1951)

“The terms housing stock and housing inventory [...] are defined as the total number of dwelling units standing at a given time.”

Affordable Housing

Source: “Defining Housing
Affordability” HUD (2017)

“Keeping housing costs below 30 percent of income is intended to ensure that households have enough money to pay for other nondiscretionary costs; therefore, policymakers consider households who spend more than 30 percent of income on housing costs to be housing cost burdened.”

Workforce Housing

Source: Urban Land Institute
(2017)

“Workforce housing is defined as housing affordable to households earning between 60 and 120 percent of area median income (AMI)”

Permanent & Supportive Housing

Source: HUD (2021)

“Permanent supportive housing is permanent housing with indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with an adult or child member with a disability achieve housing stability.”

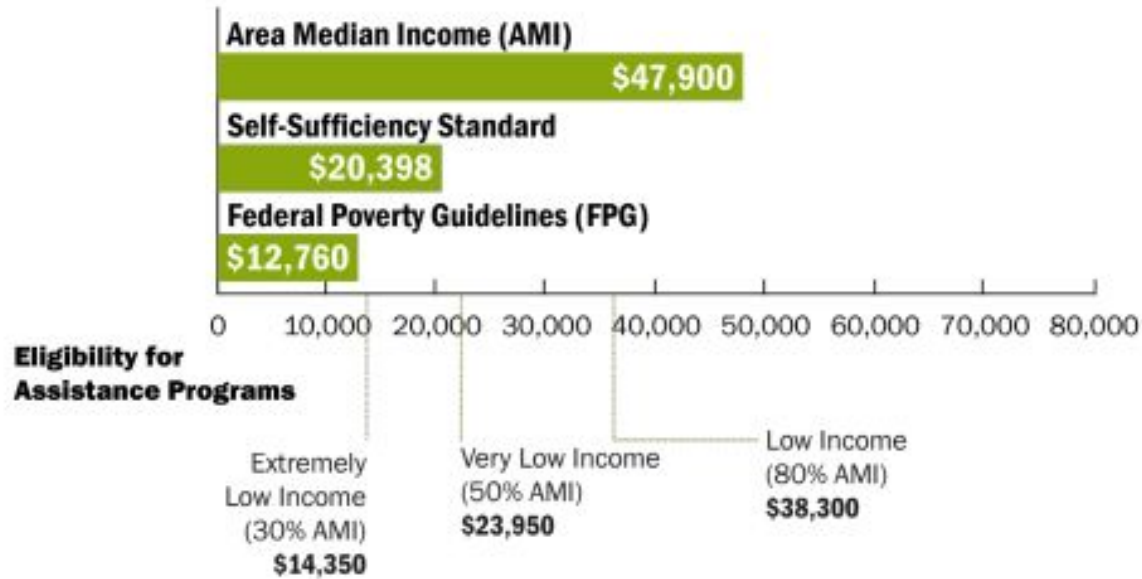
Income Levels

- Area Median Income (AMI)
 - The U.S. Department of Housing and Urban Development (HUD) establishes income limits for program eligibility with five-year estimates of the American Community Survey
- Federal Poverty Guideline
 - A simplified version of the federal poverty thresholds used by the Department of Health and Human Services (HHS) to financial eligibility for certain federal programs.
- Self-Sufficiency Standard
 - A project of the Center for Women's Welfare (CWW)
 - The budget-based measure of the real cost of living and an alternative to the official poverty measure.
 - The Self-Sufficiency Standard is an estimate of the amount of income required for working families to meet basic needs at a minimally adequate level, taking into account family composition, age of children, and geographical differences.

Low Income

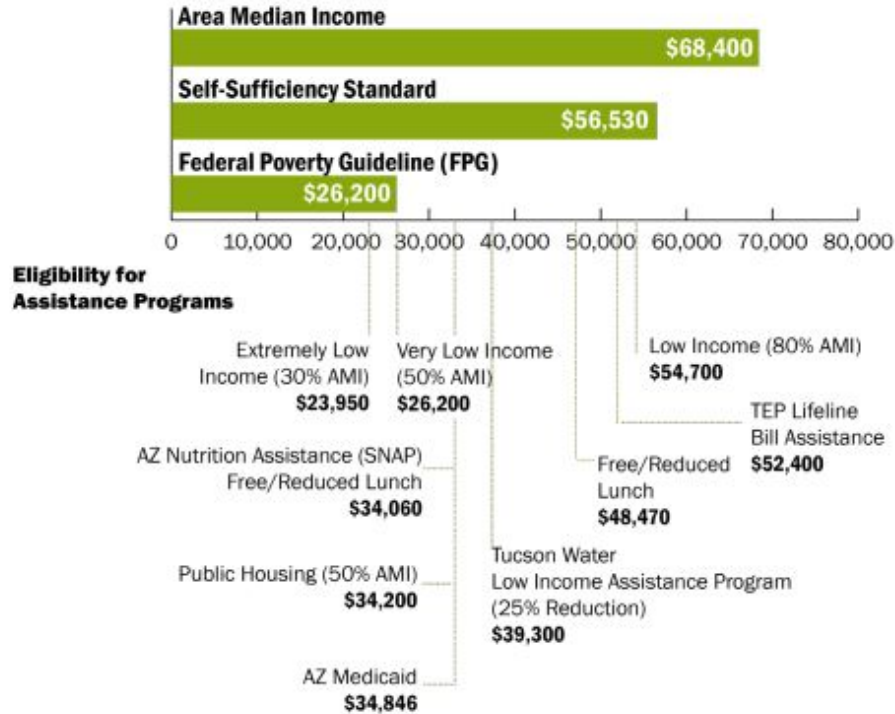
- Extremely Low Income (ELI): Households with incomes at or below the poverty guideline or 30% of AMI, whichever is higher
- Very Low Income (VLI): Households with incomes between ELI and 50% of AMI
- Low Income (LI): Households with incomes between 51% and 80% of AMI
- Middle Income (MI): Households with incomes between 81% and 100% of AMI

1 Person Household



Area Median Income, Self-Sufficiency Standard, & Federal Poverty Guideline in Pima County (4-person household)

4 Person Household



Area Median Income, Self-Sufficiency Standard, & Federal Poverty Guideline in Pima County (4-person household)

Recovery

SAMHSA (04/23/2020)

Recovery is a process of change through which people improve their health and wellness, live self-directed lives, and strive to reach their full potential. There are four major dimensions that support recovery:

- **Health**—overcoming or managing one’s disease(s) or symptoms and making informed, healthy choices that support physical and emotional well-being.
 - **Home**—having a stable and safe place to live.
 - **Purpose**—conducting meaningful daily activities and having the independence, income, and resources to participate in society.
 - **Community**—having relationships and social networks that provide support, friendship, love, and hope.
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What other common language do we need?

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