



AN INITIATIVE OF

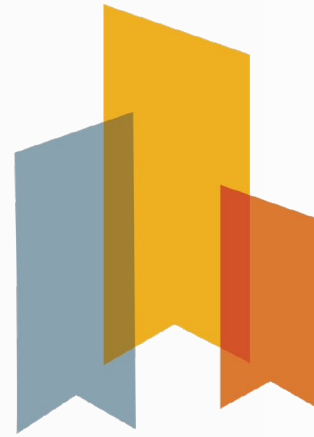
the de Beaumont Foundation + Kaiser Permanente



HEALTHY HOMES

FOR TODAY + TOMORROW





cityhealth

AN INITIATIVE OF

the de Beaumont Foundation + Kaiser Permanente

AN INITIATIVE OF:

de Beaumont

BOLD SOLUTIONS FOR HEALTHIER COMMUNITIES™



**KAISER
PERMANENTE®**

CityHealth's 2.0 Policy Package



AN INITIATIVE OF
the de Beaumont Foundation + Kaiser Permanente



Affordable
Housing Trusts



Complete Streets



Earned Sick Leave



Eco-Friendly
Purchasing



Flavored Tobacco
Restrictions



Greenspace



Healthy Food
Purchasing



Healthy Rental
Housing



Legal Support for
Renters



High-Quality,
Accessible Pre-K



Safer Alcohol
Sales



Smoke-Free Indoor
Air



AN INITIATIVE OF
the de Beaumont Foundation + Kaiser Permanente

HEALTHY HOMES

FOR TODAY + TOMORROW



Agenda



- I. Framing the opportunity**
- II. Affordable Housing Trusts**
- III. Healthy Rental Housing**

Why We're Here Today



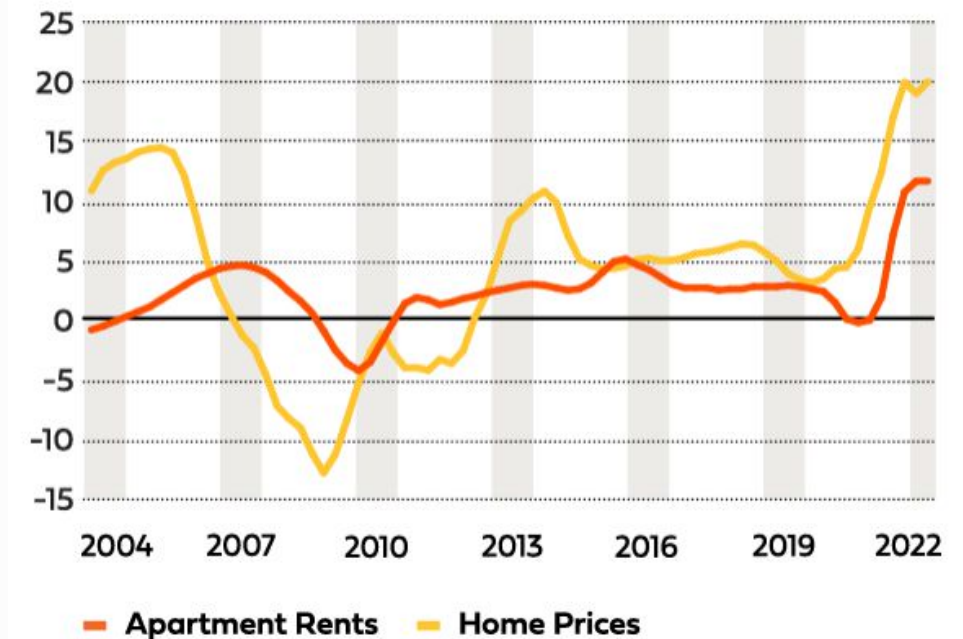
- What does your home mean **to you?**
- Cities across the country are being **faced with housing crises** unlike ever before
- Leaders have the **opportunity to act** intentionally and strategically **for the future** of their communities

The Challenges

- **Rising costs** of housing and development
- **Aging** housing stock
- Changes at **federal** level
- Mismatch between **housing stock and demographics** of communities/regions
 - Household sizes
 - Income inequalities
 - Growing senior population

Home Prices and Apartment Rents Soared to New Heights in 2021

Year-over-Year Change (Percent)



Source: JCHS tabulations of CoStar data; S&P CoreLogic Case-Shiller US National Home Price Index.

Historical Context



AN INITIATIVE OF
the de Beaumont Foundation + Kaiser Permanente

Passage of 13th Amendment,
outlawing slavery

Limits on Black migration
Jim Crow laws

Redlining via HOLC maps
Segregated public housing
1937 Housing Act
Creation of FHA

1870

1900-1920s

1865

1870-1890s

1930s

Passage of 14th (equal
protection) & 15th (right to
vote) amendments

The Great Migration
Racial zoning
Restrictive covenants
Blockbusting

Historical Context



AN INITIATIVE OF
the de Beaumont Foundation + Kaiser Permanente

GI Bill
1949 Housing Act
Urban Renewal
Suburbanization
Brown v. Board of Education

1986 Tax Reform Act, creating
Low-Income Housing Tax Credit

Amendments to 1968 Fair Housing
Act, adding protections for
disability & familial status

1960-1970s

2000-2010s

1940-1950s

1980-1990s

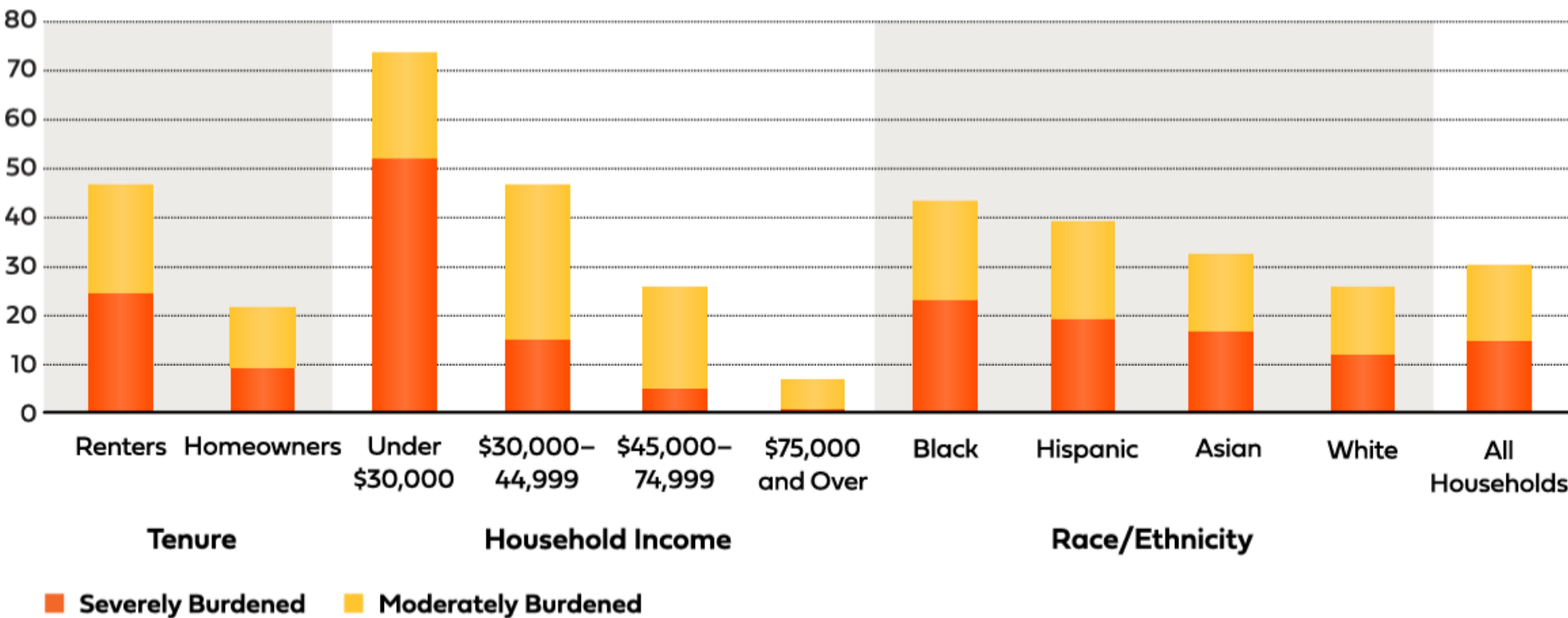
1964 Civil Rights Act
1965 Voting Rights Act
1968 Fair Housing Act
Ongoing demonstrations for racial
justice

Subprime mortgage crisis
Affirmatively Furthering Fair
Housing Rule
Black homeownership at 50-year
low
Racial wealth gap

Racial Inequities Today

Cost Burdens Are Widespread among Renters, Lower-Income Households, and Households of Color

Share of Households with Cost Burdens (Percent)



Notes: Moderately (Severely) cost-burdened households spend 30–50% (more than 50%) of incomes on housing costs. Black, Asian, and white householders are non-Hispanic. Hispanic householders may be of any race(s).
Source: JCHS tabulations of US Census Bureau, 2020 American Community Survey 1-Year Estimates using experimental weights.

No Longer a Coastal Issue

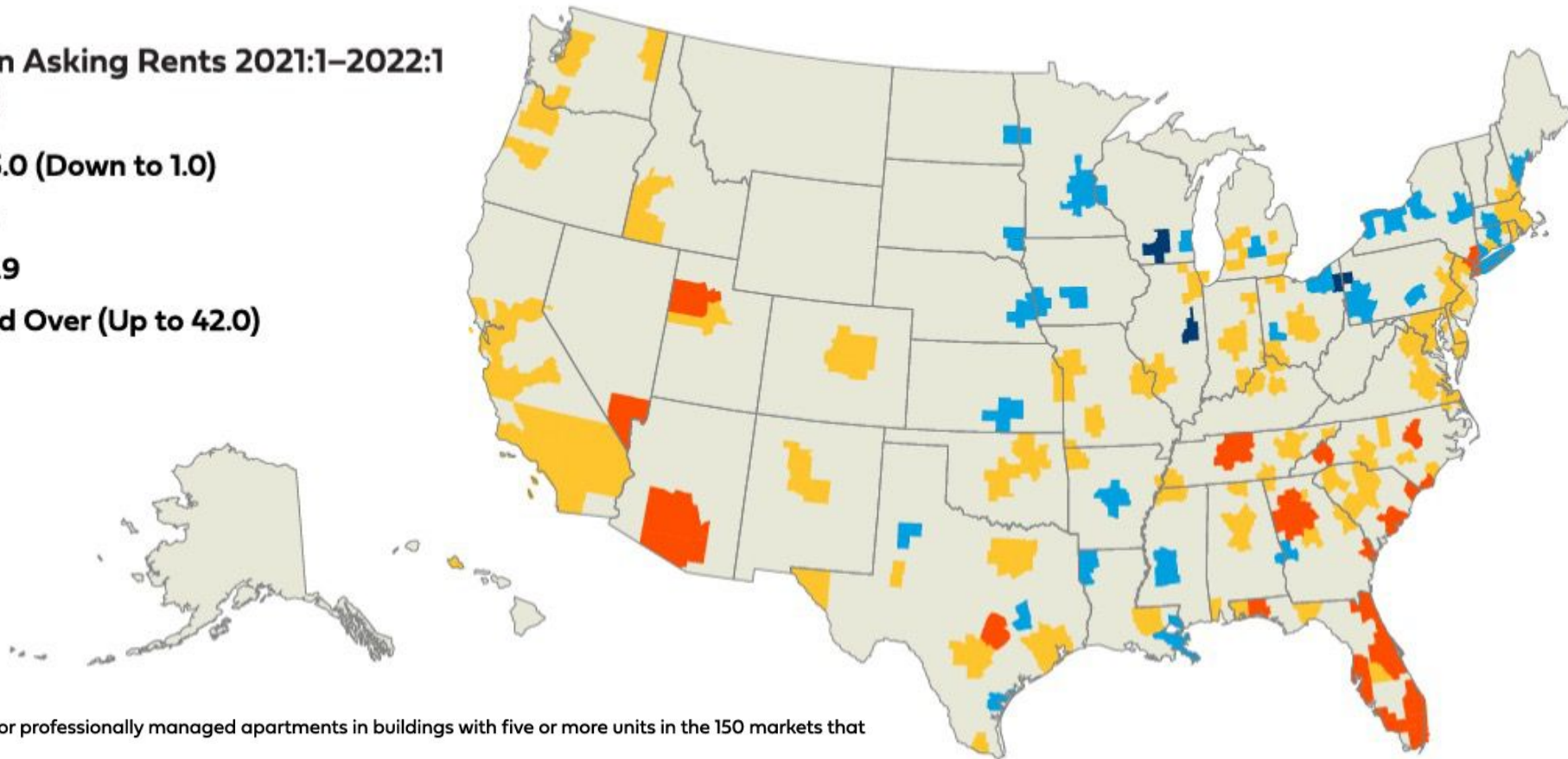


AN INITIATIVE OF
the de Beaumont Foundation + Kaiser Permanente

Rents in Most Major Markets Were Up by Double Digits in Early 2022

Change in Asking Rents 2021:1–2022:1 (Percent)

- Under 5.0 (Down to 1.0)
- 5.0–9.9
- 10.0–19.9
- 20.0 and Over (Up to 42.0)



Note: Asking rents are for professionally managed apartments in buildings with five or more units in the 150 markets that RealPage tracks.

Source: JCHS tabulations of RealPage data.



AN INITIATIVE OF

the de Beaumont Foundation + Kaiser Permanente



AFFORDABLE HOUSING TRUSTS



What is an Affordable Housing Trust (AHT)?



A fund dedicated for affordable housing created at the local, county and/or state level

Primary Benefits of AHTs



- **Dependable** source of funds
- **Flexibility** to address **changing housing needs** and opportunities
- **Broad applications** for supporting **housing-related programs**
- **Can increase access to capital**
- **Demonstrates commitment** to the public and private partners

Potential Uses



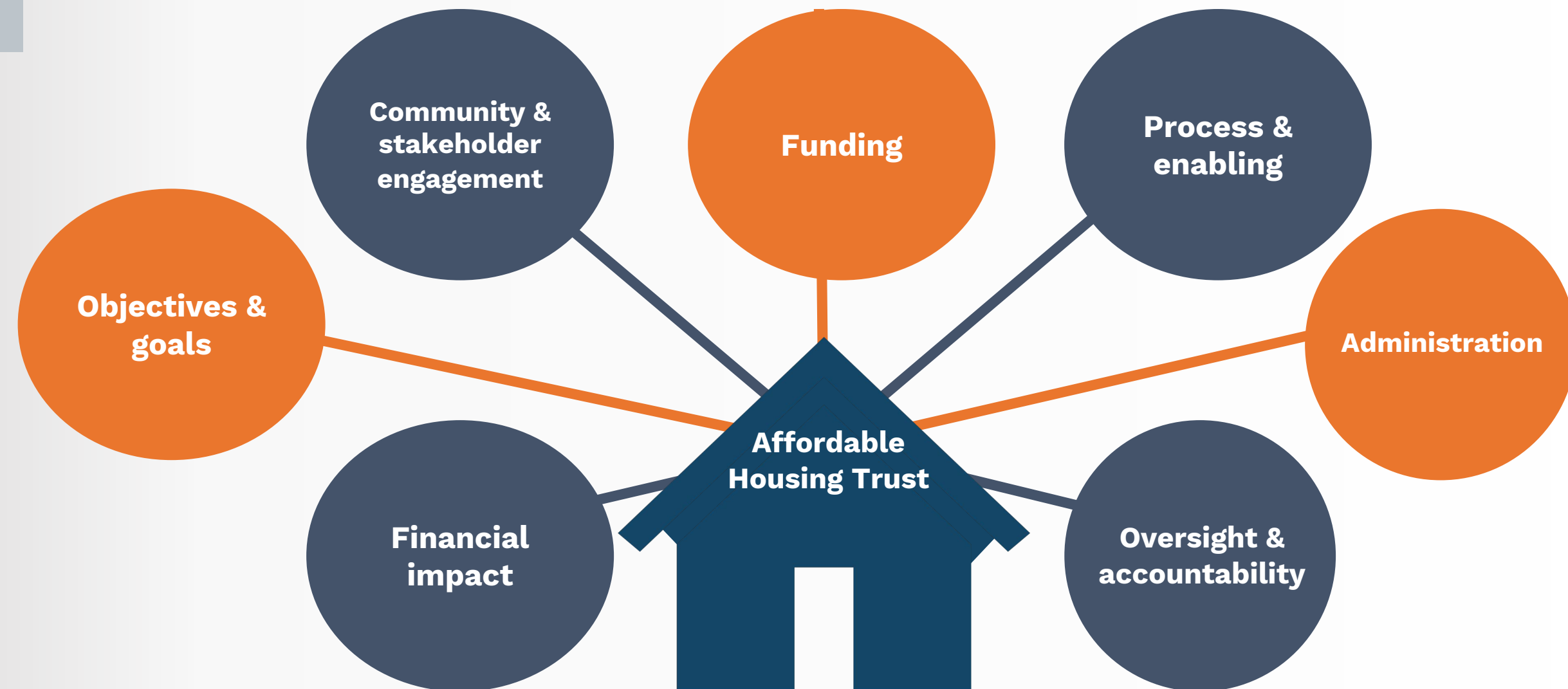
- **Increase supply** of affordable housing (rental and for-sale)
- **Finance repair and rehabilitation** of existing homes
- **Acquisition** for affordable/ mixed-income housing
- **Provide resources for other programs that promote housing stability**

Potential Sources



- **Linkage fees**
- **Recordation and deed fees**
- **Short-term rental fees**
- **Property tax levies**
- **Parking tax**
- **Dedicated appropriations**

Critical Considerations



CityHealth Medal Criteria



MEDAL CATEGORY	AFFORDABLE HOUSING TRUST CRITERIA
 Bronze	<ul style="list-style-type: none">✓ City has established an affordable housing trust fund.✓ City policy includes a multi-stakeholder oversight board.
 Silver	<ul style="list-style-type: none">✓ City has established an affordable housing trust fund.✓ City policy includes a multi-stakeholder oversight board.✓ City policy identifies or establishes a dedicated revenue source to fund the trust.
 Gold	<ul style="list-style-type: none">✓ City has established an affordable housing trust fund.✓ City policy includes a multi-stakeholder oversight board.✓ City policy identifies or establishes a dedicated, recurring revenue source to fund the trust.✓ City policy references affordability levels.✓ City policy requires regular evaluation and public reporting on how trust funds have been spent.

Case Study: Denver



- ☑ **Established in 2016**
- ☑ **Housing Stability Strategic Advisors**
- ☑ **Multiple dedicated, recurring revenue sources**
- ☑ **Programs support households with incomes <120% AMI**
- ☑ **Affordable Housing Fund Policy Review published**



AN INITIATIVE OF

the de Beaumont Foundation + Kaiser Permanente



HEALTHY RENTAL HOUSING



Healthy Rental Housing Policies



- **Alternative code enforcement policy approach that mandates periodic inspections of rental properties**
- **Objective is to improve quality of rental housing stock**
- **Shifts reporting burden from residents**
- **Clear expectations for property managers**
- **Also referred to as proactive rental inspection policies**

Issues Addressed Through HRH



Including, but not limited to:

- Pests
- Mold
- Ventilation
- Chemicals (including lead)
- Unsafe conditions

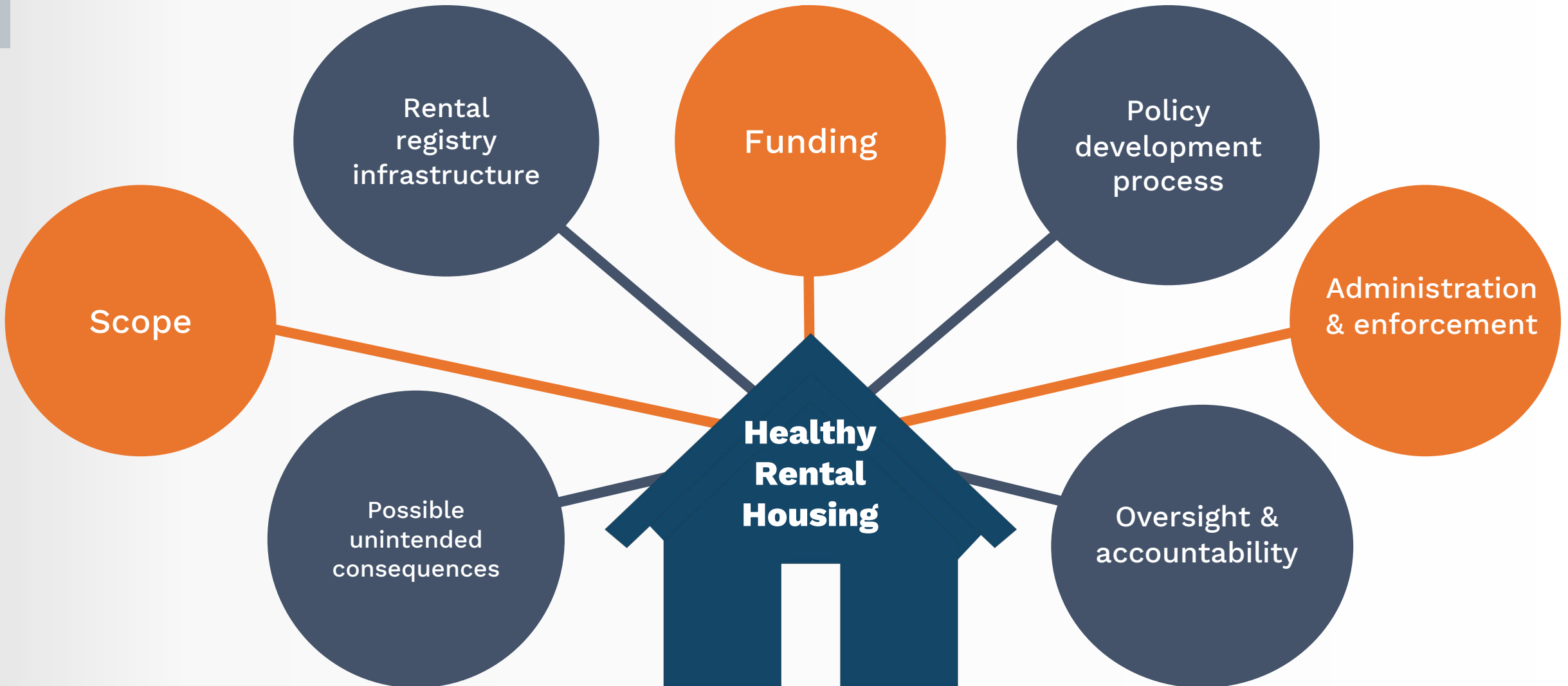
Primary Benefits of HRH Policies





AN INITIATIVE OF
the de Beaumont Foundation + Kaiser Permanente

- **Protects renters most vulnerable to unhealthy living conditions**
- **Increases housing stability**
- **Strengthens neighborhoods**
- **Solutions-oriented**

Critical Considerations



CityHealth Medal Criteria

MEDAL CATEGORY	HEALTHY RENTAL HOUSING CRITERIA
 Bronze	<ul style="list-style-type: none">✓ City has a policy that requires annual rental registration of buildings with three or more units for all property types. Certain exemptions may be allowed including, but not limited to, when the unit is vacant, a family member is living there but not on the deed, units where rent is not collected, and if the owner occupies one of the units.
 Silver	<ul style="list-style-type: none">✓ City has a policy that requires annual rental registration of buildings with three or more units for all property types. Certain exemptions may be allowed including, but not limited to, when the unit is vacant, a family member is living there but not on the deed, units where rent is not collected, and if the owner occupies one of the units;✓ City policy requires routine, periodic inspections to be conducted at least every 10 years;✓ City policy requires inspection of the property exterior; and✓ City policy requires advanced notice of inspection to go to the landlord or the tenant.
 Gold	<p>Same as silver; and</p> <ul style="list-style-type: none">✓ City policy requires routine, periodic inspections to be conducted at least every five years;✓ City policy requires inspection of property exteriors and interiors when there is an exterior violation;✓ City policy requires landlords to pay registration or inspection fees;✓ City policy requires an evaluation or reporting requirement.

Case Study: Boston



- **All rental properties included in rental registry**
- **Coordination with other agencies, including Boston Housing Authority**
- **Inspections required at least once every five years**
 - **More frequent inspections required for select properties**
- **Reporting has proven to increase accountability**

Looking Ahead...

*None of our cities' futures
are defined by their pasts.*

**What are your
next steps?**



Download the report at
cityhealth.org





AN INITIATIVE OF

the de Beaumont Foundation + Kaiser Permanente

 @city_health

cityhealth.org



 @EnterpriseNow

enterprisecommunity.org