



American Planning Association

Housing and Community Development Quarterly

Fall 2005

Division Sponsors Two Sessions for San Antonio

Jenny Raitt, Vice-Chair

The APA Housing and Community Development Division received four proposals for the 2006 Conference. Since APA Divisions are permitted to submit only two by-right sessions, the field was narrowed and the following sessions were submitted to APA:

From House to Home: Community Building Through Homeownership in Mixed-Income Neighborhoods. This session was submitted by Reemberto Rodriguez of NeighborWorksR America and will have a panel led by Robert Jordon, Executive Director of Neighborhood Housing Services of San Antonio. The session will explore how to create viable places through community building and homeownership. Tools and techniques to promote community building through homeownership and explanations on how to maximize the "human capital investment" potential of new homeowners to match the financial investment in their new community will also be explored.

Bringing Affordable Housing & Sustainable Development Together: Experiences from Massachusetts. This session will be presented by Robert Mitchell, AICP, Special Assistant for Sustainable Development, Massachusetts Office for Commonwealth Development and Constance Kruger, AICP, Community Technical Assistance Manager, Massachusetts Housing Partnership. This session will showcase how Massachusetts developed a comprehensive approach to statewide affordable housing and smart growth initiatives. The session also will explore state programs that provide incentives to encourage affordable housing and smart

growth activities through both regulatory mechanisms and fiscal incentives. The session will show how local land preservation actions, transportation projects, infrastructure improvements, zoning changes and state grant programs can be linked with housing policies.

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APA Response to Hurricane Katrina

APA has been working on several different fronts to respond to the devastation caused by Hurricane Katrina. Paul Farmer's testimony before Congress on October 18 starts on page 3.

On December 2nd, there will be an AICP Symposium, "Housing in the Wake of Katrina," at the National Building Museum in Washington, D.C. from 9:30 a.m. to noon.

On October 6th, the Executive Committee of the Housing and Community Development Division agreed to donate \$1,000 to the APA Planning Foundation to support APA's Katrina work. Tax-Deductible Donations to the APA Foundation can be made by downloading the form at <http://www.planning.org/foundation/default.htm>

Please indicate "Katrina Relief" on the check.



American Planning Association

Housing and Community Development Quarterly is the newsletter of the Housing and Community Development Division of the American Planning Association. Please send news items, announcements, and conference dates to Gavin Schermer, Secretary-Treasurer, at GKS@ci.davenport.ia.us

**Deadline for Winter Issue:
December 15th**

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Chair's Message

The APA Fall Leadership Meeting took place in Buffalo on September 22-23. Buffalo is a wonderful city with lots of history and great architecture. As always, the Division Council meetings provided an excellent opportunity to exchange ideas with other Division Chairs.

As 2005 comes to a close, I thought it would be helpful to report on the current state of the Housing and Community Development Division. The most current September 30th membership roster from APA shows the Housing and Community Development Division at 534 members. A year ago, the Division had 453 members. In 2001, the Division had 310 members. This growth started during the term of the former Chair, Steven Finn. The Division is one of 19 in APA with the newest being Indigenous Planning and New Urbanism. We are a medium-sized Division given that some Divisions have more than 1,000 members and other Divisions have fewer than 150 members. Our current bank balance has increased from under \$7,000 to \$11,655 and we have made progress on several items in our work plan (see page 6 for an update).

Division officers have two-year terms and Division Chairs are prohibited from serving for more than two terms. It's now time to bring new people into the HCD Division leadership. Elections for new Division officers will be held in early 2006. If you have any interest in running for Chair, Vice-Chair, or Secretary/Treasurer, please contact Steven Finn by December 15th. Steve and Mitzi Barker, FAICP, have agreed to serve on the nominating committee. Steve can be reached at steven.finn@johnstonnc.com.

Thank you for being a member of the Housing and Community Development Division!

-Candace H. Stowell, AICP



City Hall - Buffalo, New York

Paul Farmer's Testimony Before Congress on Rebuilding New Orleans

(Note: Following are Paul Farmer's Remarks before Congress on October 18, 2005.)

Chairman Shuster, Chairman Duncan and distinguished members of both subcommittees, thank you for hosting this hearing. I appreciate having the opportunity to speak on such an important topic and one that is central to my profession.

I am Paul Farmer, Executive Director of the American Planning Association (APA). I appear today both as CEO of the nation's oldest and largest association dedicated to the promotion of good planning that creates communities of lasting value, and as a professional planner having served the cities of Pittsburgh, Minneapolis, and Eugene, Oregon. I grew up in Shreveport, Louisiana, where I was fascinated by changes in my city. As a high school student I learned that a profession existed that was dedicated to improving choices for our communities and bettering people's lives.

I was in Shreveport 10 days ago with almost 200 colleagues who had gathered for our Louisiana Chapter Conference and a Disaster Recovery and Reconstruction workshop that we sponsored.

APA represents 38,000 professional planners, planning commissioners, and engaged citizens interested in shaping visions for the future of their communities and seeing that these visions are carried out. Our members are involved, in the private sector and at all levels of government, in creating and implementing plans that reflect local values, promote wise stewardship of resources, and increase choices for how we work, live and play, and enhance local quality of life.

Hurricane Katrina and subsequent flooding was among the greatest urban and regional disasters in U.S. history. The rebuilding of New Orleans and the Gulf

Coast will include some of the most difficult planning issues of our time — environmental justice, racial equity, restoration of natural systems, infrastructure repair, property acquisition and condemnation, environmental cleanup, cultural heritage preservation, hazard mitigation, economic development and urban redevelopment — all at a scale never before seen.

Planners are trained to examine a situation and provide a comprehensive perspective. This viewpoint enables planners to identify both intended and unintended consequences of growth and change. Planning and the special skills of planners are used to help diverse groups find common ground and mutually agreeable solutions to community issues. Broad-based agreement is required for New Orleans's rebirth to be sustained. Community involvement will be a challenge, but one that cannot be ignored. This will take coordination of community town halls and meetings to an unprecedented level given the geographic dispersion of residents. Yes, New Orleans is its people.

Planning decisions are among the most essential local government responsibilities. The federal government, APA, and other institutions can provide technical assistance and new tools to replace lost local capacity, but working within the structure of the local planning commission and regional metropolitan planning organization is vital to a sound redevelopment plan that reflects local values.

Good planning facilitates responsible reinvestment. Investments of time, talent, creativity and, of course, money, are central to a city's success. Good planning is what ultimately drives investor confidence. Good planning is what investors need to feel confident that their work will be rewarded, not undermined. We heard Governor Blanco talk about the Comprehensive Plan her Recovery Authority will develop.

As noted by Governor Blanco, rebuilding levees only to pre-Katrina standards is unlikely to instill investor

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confidence. The levees failed. The types of levees must also be reconsidered, with earthen levees possibly replacing the highway-type walls that failed along the canals. Yes, government must be prepared to use the tool of eminent domain. Just as Rep. Baker outlined, some property will have to be acquired for **any** property to have value and for lives to be protected. We must also begin to implement the Coast 2050 Plan and restore the wetlands.

What is rebuilt, where rebuilding occurs and what standards should be used are challenging questions. Where not to build is equally important. In the last decade New Orleans set aside 20,000 acres. Rep. Shuster raised this "no build" issue earlier. Other opportunities abound. As just one example, schools can be brought back to life as true centers of community serving all residents 7 days a week. Public open spaces, too, can be enhanced. I think that far too often we only start with the hard infrastructure.

The area's unique sense of history and culture must be protected. Mr. [Wynton] Marsalis was eloquent on this point. More here than in most any city in the nation, historic structures are a critical part of both culture and economy. New Orleans **should not** sacrifice this key asset on the altar of expediency. We should use New Orleans as a laboratory of innovation in these areas by expanding traditional rehabilitation tax credits to spur reuse of vital structures in the city. Additionally, we should include a residential historic tax credit for New Orleans homeowners to assist in rebuilding in a way that preserves the vitality of existing neighborhoods.

We must also look at lessons we have learned elsewhere. Florida has shown how regional coordination of local decisions can be effective in post-disaster recovery. Florida has also demonstrated the value of mandated comprehensive plans with the force of law. My home state would do well to heed this lesson.

APA has posted [numerous resources available online](#) to help guide the rebuilding process, including model plans, planning tools, sample ordinances and lessons learned from other natural disasters. [APA will send a team of planners](#) to New Orleans to focus on rebuilding the city's planning capacity. Elsewhere in the Gulf Coast, Planning Assistance Teams will work with the impacted communities, offering their assistance, expertise and knowledge.

Effective disaster prevention, response and mitigation measures can occur only with adequate and effective investment in infrastructure for all our communities and for this specific region. APA supports Pre-Disaster Mitigation grants, and the Hazard Mitigation Grant Program.

Lastly, I would suggest that Congress provide new support for expanding community planning capacity. Promoting better planning and improving local planning capacity through technical assistance and other incentives would improve local policy making and make other federal programs more effective. Good planning stretches the dollars.

This isn't about a quick fix. Our efforts are sure to leave a lasting and permanent effect. This is precisely why we need to go about this rebuilding process systematically and comprehensively but with a sense of urgency. Our annual conference draws 5,000 to 6,000 people. You're invited to join us for our upcoming conference in New Orleans in 2010. Thank you.

Paying the Price for Smart Growth in Arlington

David Cristeal, Regional Representative

In 2002, Arlington, Virginia won EPA’s national award for smart growth achievement. This award and others like it recognized Arlington’s three decades of hard work to achieve its vision to create “a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.” County Boards, staff and many of its residents have toiled for endless hours making this vision a reality. Being just across the Potomac River from the nation’s capitol, dissected by 2 metro lines packed with over 195,000 jobs (including the Pentagon), and having that great little airport named after President Reagan hasn’t hurt our efforts either.

The main challenge to us as planners and housers is to implement and maintain the “diverse and inclusive” part of the County’s vision. Housing that was once affordable has moved into that enviable place occupied by New York, Boston, San Francisco and other localities, where prices are measured, described and talked about by the square foot rather than unit or house. That cute, single family home surrounded by a white picket fence you want for you and yours, that’ll be \$750,000, please. Depending on which direction you travel, you might need to cross a state line to find a less-than-\$150,000-version of that same house. Or I guess you could ditch the yard (who wants to deal with lawn mowers and pesticides anyway?) and squeeze your family into the \$400-\$550/square foot condominiums popping up like mushrooms in the metro corridors or in one of the many conversions of older high-rise apartment complexes and garden apartments. These fetch anywhere from \$350,000 to \$600,000 depending on age, amenities and distance to the nearest metro stop (one of the unintended costs of smart growth). Again, with few exceptions, affordable condominiums are miles away and unlikely to be anywhere near a metro stop.

Renters aren’t faring much better here, as prices for apartments have risen faster than wages of low income households. The average two-bedroom apartment rents for just over \$1,600/month; cheap, I suppose by New York standards, but hundreds more than the mortgage on the house I used to own in Raleigh, NC. You can

do the math to see how much pressure it places on folks working in many Arlington service industry jobs. For families with low wages that missed their opportunity to purchase a home, the rent for an average three-bedroom apartment costs them just under \$2,000/month.

And I know by now, you want the result of years of rising prices, so here it is: between 2000 and 2005 almost 9,900 Market Affordable Rental Units (MARKS) -- units affordable to households with incomes at 60% of median -- became unaffordable to households at that income level (wages not keeping up with housing prices). Another 1,800 rental units are in the process of being converted to condominiums.

Arlington County’s response since 2000 has been led by a Board that has made affordable housing its top priority, setting policies that address multiple facets of the issue. Here’s a sampling of the Board’s actions:

Affordable Housing Initiatives in Arlington County, VA 2000-2005	
2000	New Affordable Housing Principles and Goals adopted; local rent assistance grants and home ownership programs enhanced;
2001	Density Bonus added as incentive for developers to provide affordable units in market rate housing;
2002	Housing development fund increased to \$4,000,000/year;
2003	Numerical targets for County’s Affordable Housing Goals adopted;
2004	Guidelines for negotiation of voluntary affordable housing contributions approved
2005	Income from increase in recordation tax set aside for affordable housing and creation of a \$20 million credit facility for affordable housing development.

Since 2000, implementation of the above policies and in most cases, using various combinations of the County’s existing programs, has resulted in the preservation and creation of nearly 1,900 affordable units. Yes, this progress is significant and means many Arlington families will be housed in safe, decent and affordable units for many years to come, despite the fact that we’ve lost more affordable units than we’ve created.

However, we remain hopeful as we continue to explore ways to use all of our existing tools.

Perhaps no other project better epitomizes the challenges facing Arlington than the proposed Views of Clarendon apartment complex. Located a block north of the Clarendon metro stop, the County Board approved project, if built, will be a mixed-use, mixed-income development of 116 apartments; 70 affordable and 46 market-rate units. The 8-story apartment complex would be built on the top of a reconstructed sanctuary.



After a lengthy public involvement process, the County Board approved a re-zoning of the property, which consists of a Baptist Church and day-care center, and a \$4.5 million loan to help subsidize the affordable rents. Over 100 residents testified at one of the County Board meetings to discuss this proposal. The proposed development has since been awarded federal low-income housing tax credits (LIHTC). The balance of the funds will come from other public and private sources (totaling nearly \$31 million). The illustration below shows what this complex will look like if it ever gets built. The main factor in the “if” is a suit against the County for approving the rezoning that allowed the additional height (which, of course was a factor that made the deal financially feasible in the first place!).

Check out our web-site for more details on the various tools we employ to do our part to help Arlington remain a diverse, inclusive and sustainable urban community.

David Cristeal is Housing Coordinator at the Arlington County Housing Division and previously managed the Housing and Community Revitalization Department for Wake County in Raleigh, North Carolina.

DIVISION BUSINESS

Work Plan Update

Candace H. Stowell, AICP, Chair

Following is an update on the Division’s major work items:

Housing Policy Guide – A task force to revise the APA Housing Policy Guide was kicked off this Spring. There are 20 members on the Task Force and a first draft of the Housing Policy Guide was sent to the APA Legislative and Policy Committee during October. The draft Guide will be distributed to APA Chapters and Divisions in December.

Student Scholarship – The Division is still working on details of the Scholarship Program. Vice-Chair Jenny Raitt is taking the lead on this effort. At the annual meeting, members agreed to allocate \$1,000 for this effort.

Increase Division Membership to 500 members – There are currently 534 members but this number can fluctuate from month to month depending on the number of expired memberships vs. new members. We need to market Division membership to APA members at the National Conference as well as at Chapter Conferences around the Country. At next year’s annual meeting in San Antonio, it is likely that

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we will set a new membership goal for the coming year.

Membership Survey – The Division will be sending out a membership survey to members later this year. The Survey will ask members about their interests and will also serve to identify specialty areas. The Survey will be used to help formulate the Division’s Work Plan for 2006-2007.

National Conference Sessions – Vice-Chair Jenny Raitt has coordinated two sessions for San Antonio, as described on page 1.

**Financial Report for October 1, 2004-
August 31, 2005**

Gavin K. Schermer, AICP, Secretary/Treasurer

Bank Balance as of 8/31/05:	\$11,655.20
Total Revenue: <i>(Rebates from APA)</i>	\$7,933.90
Total Expenses:	\$2,640.35
<u>Expense Details</u>	
Newsletter:	\$ 729.40
2005 Annual Meeting:	\$ 404.88
Officer Travel:	
2004 Fall Mtg.	\$ 432.40
2005 Annual Mtg.	<u>\$ 845.06</u>
Total	\$1,277.46
Speaker/Appreciation Gifts:	\$158.19
Bank Fees:	\$ 70.42

**APA Housing and Community
Development Division
2006 Annual Meeting & Breakfast
APA National Conference**

*Monday, April 24th
7:00 a.m. – 8:00 a.m.
San Antonio*

Meet the new Division officers, enjoy breakfast, participate in the development of the work plan, and network with other Division members!

**Welcome New Members
(May 5 – July 30, 2005)**

<i>Clarence</i>	<i>Wong</i>	<i>AZ</i>
<i>Mark</i>	<i>Forlenza</i>	<i>CT</i>
<i>Kenneth</i>	<i>DeJarnett</i>	<i>TX</i>
<i>Lauren</i>	<i>Doss</i>	<i>TX</i>
<i>Matthew</i>	<i>Stewart</i>	<i>OH</i>
<i>Edward</i>	<i>Bible</i>	<i>KS</i>
<i>Matthew</i>	<i>Miller</i>	<i>UT</i>
<i>Bige</i>	<i>Yilmaz</i>	<i>TX</i>
<i>Stefanie</i>	<i>Salonis</i>	<i>IL</i>
<i>Donald</i>	<i>Skinner</i>	<i>NY</i>
<i>Vito</i>	<i>Gallo</i>	<i>NJ</i>
<i>Robert</i>	<i>Rawls</i>	<i>IL</i>
<i>Thomas</i>	<i>Serino</i>	<i>MA</i>
<i>Laura</i>	<i>Vandeweghe</i>	<i>CA</i>
<i>Lesley</i>	<i>Bain</i>	<i>WA</i>
<i>Lisa</i>	<i>Scott</i>	<i>WA</i>
<i>Scott</i>	<i>Carri</i>	<i>NH</i>
<i>Kristin</i>	<i>Cooper</i>	<i>NV</i>
<i>Michael</i>	<i>Lueders</i>	<i>CA</i>
<i>Regina</i>	<i>Serpa</i>	<i>MA</i>
<i>Regina</i>	<i>Adams</i>	<i>CA</i>
<i>Beatrice</i>	<i>Ammann</i>	<i>NY</i>
<i>Nicolas</i>	<i>Esper</i>	<i>FL</i>
<i>Geoffrey</i>	<i>Mouen</i>	<i>FL</i>
<i>Shane</i>	<i>Smith</i>	<i>UT</i>
<i>Abdulgade</i>	<i>Amir</i>	<i>Saudi Arabia</i>
<i>Sean</i>	<i>Bender</i>	<i>MA</i>
<i>Leonard</i>	<i>Burge</i>	<i>GA</i>
<i>Jason</i>	<i>Beske</i>	<i>VA</i>
<i>Grace</i>	<i>Perdomo</i>	<i>FL</i>
<i>Dan</i>	<i>Immergluci</i>	<i>GA</i>
<i>Jimoh</i>	<i>Adebisi</i>	<i>Nigeria</i>
<i>Nicole</i>	<i>Dozier</i>	<i>FL</i>
<i>Pipi</i>	<i>Diamond</i>	<i>CA</i>
<i>Sarah</i>	<i>Rothchild</i>	<i>IL</i>
<i>Jason</i>	<i>Kepple</i>	<i>NV</i>
<i>Amy</i>	<i>Nelson</i>	<i>IL</i>
<i>Osamu</i>	<i>Soda</i>	<i>Japan</i>
<i>Ron</i>	<i>Malega</i>	<i>GA</i>
<i>John</i>	<i>Giancaspro</i>	<i>NJ</i>
<i>John</i>	<i>Haldeman</i>	<i>IA</i>
<i>Christine</i>	<i>Gruninger</i>	<i>CA</i>