



# Housing and Community Development Quarterly

Spring 2005

## 2006 APA Conference Request for Proposals

*Submission Deadline: July 15, 2005*

The leadership of the APA Housing & Community Development Division invites you to propose an educational session or field session (mobile workshop) for the 2006 National American Planning Association Conference in San Antonio, TX. The Division can have two sessions, which can include mobile workshops. This opportunity allows you to propose a session that will highlight a housing and community development program or project, share innovative ideas, and engage your peers at the premier educational and networking event for planners, community leaders, and housing and community development practitioners.

The 2006 conference will spotlight housing choice. Please submit a two or three sentence description of the proposed session along with a list of potential speakers and the learning objective. Your session should address relevant housing and community development issues, including but not limited to: predatory lending/ foreclosure prevention strategies; fair housing; encouraging and funding universal design projects; green housing projects; and supportive housing for the very-low income households. Sessions related to housing and community development issues facing communities along the border with Mexico, particularly Las Colonias, are encouraged.

Send proposal ideas via email to Jennifer M. Raitt, Vice-Chair, [jmraitt@comcast.net](mailto:jmraitt@comcast.net).

Proposals will be reviewed by the HCD leadership. Late proposals will not be accepted.

## Regional Representatives Needed

The Housing and Community Development Division is looking for members from around the country (and the world!) who are willing to send us brief articles about local, regional, and state housing and community development issues for the quarterly newsletter. We need HCD members to send us news from all over the country and would be especially pleased if some of our members who live outside of the U.S. would be willing to volunteer. If you are interested in serving as a Regional Representative, please send an email with your name and contact information to Candace H. Stowell at [chstowell@nchfa.com](mailto:chstowell@nchfa.com)

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**APA  
Housing and Community  
Development Division**

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](mailto:GKS@ci.davenport.ia.us)

**Deadline for Summer Issue:  
July 30<sup>th</sup>**

**CHAIR**

Candace H. Stowell, AICP  
North Carolina Housing Finance  
Agency  
[chstowell@nchfa.com](mailto:chstowell@nchfa.com)

**VICE-CHAIR**

Jennifer M. Raitt  
North Shore Housing Trust  
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Gavin K. Schermer, AICP  
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[GKS@ci.davenport.ia.us](mailto:GKS@ci.davenport.ia.us)

*Chair's Message*

The annual APA Conference in San Francisco was another outstanding event, thanks to the incredible work of the APA National staff, San Francisco Host Committee, and many many volunteers. If you are interested in submitting a session proposal for the APA National Conference in San Antonio, please see the article on Page 2.

On Tuesday March 22, twenty-five people attended the annual business meeting for the Housing and Community Development Division. In addition to Division members, we had several non-Division members attend and were also fortunate to have several APA National staff representatives Susan Turner, Jason Jordan, Courtney McGrath, and Lynn Ross (also an HCD Division member). During the meeting, we discussed the 2005-2006 work plan for the Division and heard updates from Jason and Lynn regarding the CDBG campaign and the Housing Choice grant, respectively. Jason reported that APA members had sent more than 1,000 emails to their representatives regarding the proposed slashing of the CDBG program in the Administration's FY 2006 Budget. If you would like to review the minutes from the annual meeting, please go to [www.planning.org/housing/business.htm](http://www.planning.org/housing/business.htm) and click on the Annual Meeting.

We would like to thank our session moderators and speakers at the Annual Conference. Ramona Mullahey moderated a panel on HUD's New Barriers Initiative and Dick Duncan (Center for Universal Design) and Jon Pynoos (University of Southern California) presented a panel on universal design and visitability concepts. For more information about these sessions, please see the articles on page 2 & 4 of this newsletter.

Thank you for your continued support of the Housing and Community Development Division.

- Candace H. Stowell, AICP

## CDBG Success Stories

The Community Development Block Grant (CDBG) program has been in existence for more than 30 years now, providing federal funding to 1,161 cities, counties, states and Insular areas for a wide variety of housing and community development activities. Many HCD Division members work with CDBG and other funding sources to create affordable housing and community facilities. In response to a request from Planning Magazine, the pictures below were submitted by members of the Division.

The first project pictured below is at **26-28 Elm Street, Amesbury, MA**. This building was converted from an auto parts business to 5 rental and 2 retail units with the rental units affordable to persons less than 80% of median income. The Town of Amesbury Office of Community and Economic Development used \$100,000 in CDBG funds along with HOME funds, owner contributions, and a state grant to renovate the building.



**26-28 Elm Street**

*Photo provided by Jennifer M. Raitt,  
Executive Director, North Shore Housing  
Trust, Inc., Newburyport, MA.*

The second project pictured is the **YMCA/Boys and Girls Club in Janesville, WI**. The City of Janesville used \$450,000 in CDBG funds to assist in land acquisition, relocation, and demolition so that the YMCA building could be expanded by 48,000 square feet and include a facility for the Boys and Girls Club.



**YMCA/Boys and Girls Club**

*Photo provided by Judy Adler, AICP,  
Community Development Planner, City of  
Janesville, WI*

The third project (*see page 4*) is **Avondale Park Transitional Housing in Redmond, WA**. The City of Redmond used \$864,485 in CDBG funds for redevelopment and construction of 50 units of transitional housing developed by the Springboard Alliance. The total project cost for the transitional housing was \$10,154,000. CDBG funds were provided through a regional organization called ARCH (A Regional Coalition for Housing).

Six cities pooled their CDBG funds to go towards the development of the Avondale Transitional Housing development.



**Avondale Park  
Transitional Housing**

*Photo provided by Terry Shirk,  
Senior Planner, City of Redmond, WA*

## **Division Sessions in San Francisco Examine Housing Barriers**

The Housing and Community Development Division organized two sessions at the APA National Conference in San Francisco dealing with different types of housing barriers. The first one, Removing Regulatory Barriers, presented different perspectives on regulatory and policy barriers to affordable housing. The second session looked at the advantages of incorporating universal design and visitability into residential development.

### *Removing Barriers to Affordable Housing*

Ramona Mullahey of the HUD Office in Honolulu moderated a session on regulatory barriers to affordable housing, with particular emphasis on HUD's new Affordable Housing Communities Initiative. The speakers included Lydia Tan of the BRIDGE Corporation, Rebecca Flanagan of the HUD office in Phoenix, and Dan Thomas of the California Department of Housing and Community Development.

According to HUD, the following items are considered barriers to affordable housing: 1) Restrictive Zoning; 2) Gold Plated Subdivisions; 3) Excessive Fees; 4) Burdensome Rehab (and

Out of Date) Building Codes; and 6) Duplicative Reviews. Lydia Tan, Vice President of the BRIDGE Corporation in San Francisco, suggested other issues that present barriers. These include difficulty in accessing subsidies, the uncertainty of the approval process, the cost of other public policy goals, and the availability of land.

### *Creating More Accessible Housing*

Many times, people with physical impairments are prevented from living in affordable and market rate housing units due to the lack of accessible features. Dick Duncan, Center for Universal Design at North Carolina State University, and Jon Pynoos, National Resource Center on Supportive Housing and Home Modification at the University of Southern California, presented information on universal design and visitability. Universal design was a concept created by Ron Mace that attempts to design products and environments that are usable by all people without the need for adaption or specialized design. Universal design, in other words, aims to create an inclusive built environment by making housing more usable for more people at little or no cost.

Jon Pynoos gave an overview of Visitability, which incorporates some of the same features called for in Universal Design. Visitability has become a very popular concept since it involves a small set of accessible features that allow persons with disabilities to access the main level of single family homes. Visitability creates accessible homes for residents as well as visitors who may have some mobility impairments. The key visitability features are:

- Zero Step Entrance to Home
- Wide Interior Doors
- Wide, Level Route through Main Floor
- Reinforced Bathroom Walls (to support grab bars)
- Raised Switches and Outlets

Five states (Texas, Georgia, Vermont, Minnesota, and Kansas) and 10 cities and counties are now mandating visitability. While

some communities are requiring visitability only for housing developed with public subsidies, others are mandating visitability for market-rate as well as assisted single family housing. Since 2002, Pima County, Arizona has required all single family developers, private and non-profit, to include visitability in the design of the homes. Jon Pynoos noted in his presentation that disability advocates have been most involved in lobbying for visitability, but planners have a role in raising the issue and helping to negotiate implementation of visitability concepts in their community. As the population continues to age and more people with disabilities are living in community-based supportive housing, the need for visitability and universal design is apparent.

**Resources:**

HUD Regulatory Barriers Clearinghouse:  
[www.huduser.org/rbc/](http://www.huduser.org/rbc/)

Center for Universal Design:  
[www.design.ncsu.edu/cud](http://www.design.ncsu.edu/cud)

National Resource Center on Supportive Housing and Home Modification:  
[www.homemods.org](http://www.homemods.org)

Practicing Planner:  
[www.planning.org/practicingplanner/index.htm](http://www.planning.org/practicingplanner/index.htm)  
AICP members can access the Vol. 2, No. 4, 2004 Article, *Visitability: A New Direction for Changing Demographics* by Joel Casselman.

## Division Scholarship

The APA Housing and Community Development Division will provide a one-time \$1,000 research grant to a student for materials and/or activities directly related to a student's research in connection with a Master's Thesis or other student project. The purpose of the grant program is to increase the visibility of housing and/or community development and to benefit our members. Further details about the program, including how to apply and

deadlines, will be released in the coming months.

## Housing Choice Research Grant Complete

APA's research grant on housing choice, which included 6 scoping sessions around the country, was presented at the Annual Conference in San Francisco. Led by Stuart Meck and Lynn Ross, the research grant looked at affordable housing issues and solutions in communities with diverse issues. The grant was funded by the Fannie Mae Foundation and summaries of the findings are now available on the APA web page at [www.planning.org/housingchoice](http://www.planning.org/housingchoice)

## New Resources on APA Web Page

In addition to the Housing Choice Research Grant, other housing resources that have been posted on the APA Web Page include the following:

[Affordable Housing Reader](http://www.planning.org/affordablereader/) – This reader was supported in part by the Fannie Mae Foundation and includes a collection of APA policy documents as well as articles from several different APA publications.  
[www.planning.org/affordablereader/](http://www.planning.org/affordablereader/)

[Practicing Planner \(AICP\)](http://www.planning.org/practicingplanner/)– The summer issue is now available on the APA Web Page and includes an article by Nico Calavita on inclusionary housing and jobs-housing linkage fees (“Regulatory Responses to the Housing Crisis”).  
[www.planning.org/practicingplanner/](http://www.planning.org/practicingplanner/)

## Division Business

### Division Work Plan Adopted

At its annual meeting, the Housing and Community Development Division adopted its work plan, as shown below. If you would like to assist with any of the items, please contact Candace Stowell, Chair, or Jenny Raitt, Vice-Chair

#### Education/Advocacy & Research

- Revise Housing Policy Guide
- Increase utilization of HCD Division to assist APA National with research/policy initiatives and preparation of comments on proposed legislation
- Increase Collaboration with other Divisions on Conference Sessions and/or Research Opportunities
- Propose Two Sessions for the 2006 National Conference
- Develop Lists of HCD Members by Focus Areas
- Create Project Data Base on HCD Division Web Page

#### Membership/Communications

- Increase Membership to 500 members  
Increase visibility of HCD Division at Chapter Conference
- Increase Membership Participation in Division Activities
- Carry out Survey of Members during Summer 2005
- Develop Regional Reps for Newsletter
- Solicit articles for Newsletter Themes
- Continue to distribute HCD Quarterly electronically
- Increase HCD Division Listserv to 100 members
- Update Web Page on a quarterly basis with new resources

### Financial Report

October 1, 2004-May 15, 2005

#### Expenses:

##### Newsletter Expenses:

Newsletter Printing	\$611.33
Postage	\$118.07
<b>Total:</b>	<b>\$729.40</b>

##### 2005 Annual Meeting

Travel	\$845.06
Business Meeting	\$208.97
Speaker Gifts	\$158.19
<u>Copying:</u>	<u>\$196.88</u>
<b>Total:</b>	<b>\$1,409.10</b>

##### 2004 Fall Leadership Mtg

Travel	\$432.40
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##### Other Expenses

Bank Fees	\$46.80
Other	\$204.99

**Total Expenses     \$2,822.69**

**Revenues:             \$6,113.40**

**Bank Balance as of May 15, 2005:  
\$9,858.32**

### Newsletter Editor Needed

The APA Housing and Community Development Division is looking for a new editor to take charge of the Division's online quarterly newsletter. If you have any interest in this important task, please contact Candace Stowell at [chstowell@nchfa.com](mailto:chstowell@nchfa.com)

## Division Business

### Welcome New Members\*

Francis O. Albert  
John R. Batey, AICP  
Peter Boutsikakakis  
Glenn Busch  
Steve A. Cervantes  
Victor N. Claman, AICP  
Michael D. Colan  
Alfredo G. Diaz  
Martin R. Greenlee  
Dwanda L. Famer  
Anne Aurelia Fritzel  
Emile Helms  
John E. Hildebrand  
Greg Hodges  
Cheryl Howell  
Oomi R. Kapadia  
Barbara Koerble, AICP  
Allison S. Kunz  
Jeffrey L. Lovshin  
David T. Meek  
Jonathan Noerenberg  
Nancy Pearce  
Charles J. Philion  
Alejandro N. Romero  
Jennifer A. Rooks-Lopez  
David Schroedel  
Tom Skehan  
Beverly J. Smith  
Christopher Smith  
Mark D. Tough

\* Since March 1, 2005

### Join the APA Housing and Community Development Listserv!

To keep current on Division news  
and upcoming housing and  
community development events, join  
the listserv by going to the Division  
web page at  
[www.planning.org/housing/](http://www.planning.org/housing/)  
and clicking on Listserv.

### Members in the News

The first winner of the Harvard and Fannie Mae Innovation in American Government Award in Affordable Housing is ARCH (A Regional Coalition for Housing), which is led by HCD Division member Arthur Sullivan. ARCH is a unique organization created to maximize resources for affordable housing in King County, Washington. ARCH includes 15 cities in the East Puget Sound area and King County and was established in 1991. The great thing about ARCH is that it manages a regional Housing Trust Fund that includes local general funds as well as CDBG funds that are pooled from member agencies. Since its establishment, ARCH has provided funds to develop more than 2,000 units of housing for low-income households including persons with special needs. The Avondale Transitional Housing Project, featured on page 4 of this newsletter, is just one example of ARCH's success. For more information on ARCH, go to [www.archhousing.org](http://www.archhousing.org)



*It was standing room only at the 2005 Annual  
Business Meeting of the Housing and Community  
Development Division in San Francisco*

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Housing and Community Development Quarterly  
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