



American Planning Association

# Housing and Community Development Quarterly

Winter 2007

## *Student Research Awards – Deadline of July 1, 2007*

The Housing and Community Development Division is offering a one-time cash award to up to three undergraduate or graduate student members of the APA Housing and Community Development Division. The awards are for completed research papers on one or more of the initiatives contained in the 2006 APA Housing Policy Guide ([www.planning.org/policyguides](http://www.planning.org/policyguides)). This award recognizes students for innovative work in the field of affordable housing. Papers will be evaluated based on innovation and feasibility of implementation. Along with the completed research paper, applicants must submit a letter of support from a full-time faculty member at the school they are attending. The first place award is \$2,000, second place \$1,000, third place \$500. The deadline for submittal is July 1, 2007. More details on the housing policy guide initiatives and the award criteria are provided below.

Background: In April 2006, the American Planning Association adopted a new Policy Guide on Housing to assist APA and its members advance efforts to increase housing choice and housing affordability. The Housing Policy Guide includes twelve initiatives that

provide specific action items to help implement the general and specific policy positions adopted in the Housing Policy Guide. These initiatives are listed below

### *Housing Opportunity*

**Initiative #1:** Partner with existing affordable housing organizations to offer training and technical assistance to planners. Planners should be encouraged to build bridges with experts in the preservation and development of affordable and diverse forms of housing.

**Initiative #2:** Investigate the feasibility of creating a certification program for housing and community development planners using training that is already available through APA and national groups such as NeighborWorks and Enterprise Community.

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### *HCD Division Submits Comments on AICP Proposal*

AICP has posted the revised proposal for the AICP mandatory education program. Members can submit comments on the revised proposal by March 21<sup>st</sup> and AICP is expected to vote on starting the Certification Maintenance program at the Annual Conference in Philadelphia in April. The APA Housing and Community Development Division submitted comments on the first draft of the proposal on January 8<sup>th</sup> and these comments are included on page 7 of the newsletter. Members can participate in a virtual town hall by logging onto [ecomunities.planning.org](http://ecomunities.planning.org) using their APA ID.

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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 Chrissy Gruninger, Newsletter Editor, at [chrissy@forHarmony.net](mailto:chrissy@forHarmony.net).

**Deadline for Spring Issue:  
March 15<sup>th</sup>**

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We look forward to seeing many Division members at the APA Conference in Philadelphia. Our Annual Business Meeting will take place on Monday, April 16<sup>th</sup> and the tentative agenda can be found on page 6 of this newsletter. In addition to the proposed agenda, please take a look at the proposed budget for FY 06-07. If you would like to offer any comments about the proposed budget before our Annual Meeting, please contact our Secretary/Treasurer, Annemarie Maiorano, at [Amaiorano@co.wake.nc.us](mailto:Amaiorano@co.wake.nc.us)

In 2005, the Division members present at the Annual Meeting in San Francisco approved the establishment of a student award program for the Housing and Community Development Division. Thanks to the work of Vice-Chair Jenny Raitt and Secretary/Treasurer Annemarie Maiorano, the Division is now ready to proceed with the student award program.

Information is included with this newsletter. Student members of the Housing and Community Development Division are encouraged to submit a research paper related to any of the proposed initiatives contained in the new APA Housing Policy Guide. Papers must be submitted to the Division no later than July 1, 2007. There will be three awards with the first place winner receiving \$2,000.

As we continue to work in our jobs and perhaps in our volunteer activities to “build a difference” in our communities, it is distressing to learn that the Administration is once again proposing dramatic cuts to the Community Development Block Grant (CDBG) Program in the Proposed FY 2008 Budget. APA has worked hard to fight these proposals in the past and we have included an excellent summary of the proposed HUD budget that was contained in APA Advocate. Given that National Community Development Week is scheduled for April 9-15<sup>th</sup> this year, all housing and community development practitioners, advocates, and elected officials need to remind Washington, D.C. that CDBG works and is successful.

The Housing and Community Development Division will have a special pre-Conference newsletter with additional details about our Annual Meeting and the proposed Division work plan.

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

*Candace H. Stowell, AICP*

***Student Research Awards continued...***

**Initiative #3:** Create a clearinghouse on the APA website of affordable housing best practices, including local, regional, and state policies and land use regulations that require and encourage affordable housing.

**Initiative #4:** Develop a tool box of model preservation policies, ordinances, processes and successful strategies practiced at local and state levels that promote and ensure the preservation of affordable housing stock.

**Initiative #5:** Develop a Fair Housing Training Manual for use by planners and planning commissioners.

**Initiative #6:** Develop a barriers assessment survey (similar to the HUD Questionnaire) for use by local jurisdictions.

**Initiative #7:** Work with HUD's Regulatory Barriers Clearinghouse staff to explore a strategy for expanding the usability and accessibility of the Clearinghouse database.

#### ***Jobs/Housing Balance***

**Initiative #8:** Assemble models of job/housing balance around the county, including employer-assisted housing and housing impact studies.

#### ***Housing Preservation***

**Initiative #9:** Work with other stakeholder groups to define, assess, craft, and/or initiate, where appropriate, research opportunities to identify promising strategies to offset the lost of existing rental housing stock.

#### ***Residential Development***

**Initiative #10:** Develop an inventory of successful efforts and programs that demonstrate (a) alternative forms of housing that provide a range of affordability and (b) methods for simplifying their approval process.

**Initiative #11:** Promote and educate members on visitability standards as a specific practice for ensuring a basic level of accessibility to enable persons with disabilities to visit friends, family, and neighbors with independence. Promote best practices regarding universal design, visitability, and other housing designs that can adapt to the needs of the occupant, regardless of age or disability.

#### ***Housing Advocacy***

**Initiative #12:** Develop advocacy strategies to inform elected officials about APA Legislative Priorities, which include protecting CDBG and developing new tools to address affordable housing, such as the National Housing Trust Fund Campaign.

**Submission Requirements:** Research Papers and Faculty Support Letters must be postmarked no later than July 1, 2007 and transmitted to: Annemarie Maiorano, HCD Division Secretary/Treasurer at Wake County Housing and Community Revitalization, 300 S. Salisbury Street, Ste 410, Raleigh, NC 27601. . Please send one original by mail and also send an electronic copy to Annemarie at [Amaiorano@co.wake.nc.us](mailto:Amaiorano@co.wake.nc.us)

**Eligibility:** Students must be members of the APA Housing and Community Development Division at the time the paper is submitted. Students may join as Division only members or as full APA members with membership in the Housing and Community Development Division. Papers must have been completed within the last two years and be submitted by an individual, rather than a group or team.

**Awards:** Research papers will be reviewed by a committee composed of the HCD Division officers, HCD Division regional representatives, and two other members of the Division. Award decisions will be made by September 1<sup>st</sup>. The first place award is \$2,000, second place is \$1,000, and third place is \$500. Only one award per individual will be given.

*Excerpted from: 2/15/07 special issue of the APA Advocate on the Federal Budget*

APA Housing and Community Development Division

**Housing and Urban Development**  
CUTS PROPOSED FOR CDBG

As in recent years, the Bush administration's FY08 budget proposal for HUD calls for cuts in overall funding, proposes significant changes to key programs such as Section 8 rental vouchers and Community Development Block Grants (CDBG), and targets several other programs for outright elimination. APA has consistently opposed the proposed changes in programs so vital to good planning and community development. In total, the budget calls for \$35.2 billion for HUD, an 8 percent decrease from levels in the FY07 continuing resolution.

Congress has previously rejected proposed changes in Section 8 and CDBG. Likewise, administration efforts to eliminate funding for HOPE VI, rural housing, and brownfields redevelopment have met resistance on Capitol Hill. The HUD budget provides an increase in overall funding for rental vouchers, but, according to congressional sources, the proposed funding would probably not be enough to fund all existing vouchers. Programs slated for increases include the HOME initiative, homelessness programs, and housing assistance for persons with HIV.

The proposed budget is likely to encounter strong opposition on Capitol Hill. The chairmen of the House and Senate appropriations subcommittees with responsibility for HUD programs sharply criticized the budget.

*Community Development Block Grants (CDBG)*  
CDBG has been the subject of contentious debate in recent years. In 2005, the Bush administration proposed eliminating CDBG and many other community development programs and replacing them at sharply reduced funding with a new consolidated program administered by the Commerce Department, an approach that proved unpopular on Capitol Hill. Last year, the administration asked Congress to overhaul the formula for CDBG grants. The new formula would dramatically change the nature of the program and reduce the number of communities eligible for grants. The FY08 proposal again recommends a formula change. CDBG has seen funding cuts in recent years. This budget proposal is more than \$1.3 billion less than FY04 levels and represents roughly a 20 percent cut from last year.

When adjusted for inflation, CDBG is worth approximately half of what it was in 1981.

*HOPE VI*  
The HOPE VI program provides funding for the conversion of distressed public housing projects into redeveloped, mixed-income communities. The Bush administration argues that the program has achieved its objectives and should be eliminated. The new budget again calls for zero funding. The FY08 request also calls for rescinding the \$99 million provided by Congress in FY06 for HOPE VI. In recent years, Congress has rejected this approach but provided declining funding.

*Brownfields Economic Development Initiative (BEDI)*  
Like HOPE VI, Brownfields Economic Development Initiative (BEDI) has been regularly targeted for elimination in recent budgets. Congress has provided minimal funding with \$10 million in 2006. The majority of federal brownfields funding is provided through the Environmental Protection Agency but BEDI provides not only an additional source of funding but also has eligible uses that can spur development associated with brownfield remediation and reuse. Section 108 loan guarantees are eliminated in the proposed budget. The rural housing program also receives zero funding in the administration's budget.

*Rental Assistance*  
HUD has repeatedly asked Congress to dramatically restructure the rental voucher program. Initially, HUD proposed shifting responsibilities to states, but that proposal ran into tremendous opposition, so the administration revised its proposal to move responsibility to local governments and public housing authorities. To date, Congress has opposed this approach as well. This year's budget proposal calls for an increase in overall funding to \$16 billion, a slight boost of \$100 million. However, some analysts note that funding is essentially flat and worry that the proposal will be insufficient to renew all existing Section 8 vouchers. Additionally, public housing agencies and advocates are deeply concerned about cuts to the capital fund — nearly \$300 million since FY2004. The administration proposes an additional \$400 million cut for this fiscal year.

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*APA Housing and Community Development Division*

*HOME*

HOME provides formula grants to states and localities to fund various affordable housing or homeownership activities. The budget provides a \$200 million increase from FY06 levels, but HOME funding has been essentially flat in recent years, with the FY08 proposal down slightly from FY04 appropriated levels. HUD does call for doubling the American Dream Downpayment Initiative to \$50 million. The budget also increases homelessness assistance by \$118 million from expected FY07 levels and the HIV housing program by a modest \$14 million.

*Community Development Block Grants (CDBG)*

FY08 Budget: \$3 billion

FY07 Continuing Resolution (H.J. Res. 20): \$3.7 billion

FY06 Enacted: \$3.7 billion

*HOPE VI*

FY08 Budget: 0

FY07 Continuing Resolution (H.J. Res. 20): \$99 million

FY06 Enacted: \$99 million

*Brownfields Economic Development Initiative (BEDI)*

FY08 Budget: 0

FY07 Continuing Resolution (H.J. Res. 20): \$10 million

FY06 Enacted: \$10 million

*Rental Assistance*

FY08 Budget: \$16 billion

FY07 Continuing Resolution (H.J. Res. 20): \$15.9 billion

FY06 Enacted: \$15.4 billion

*HOME*

FY08 Budget: \$1.9 billion

FY07 Continuing Resolution (H.J. Res. 20): \$1.7 billion

FY06 Enacted: \$1.7 billion

*Book Announcement*

*The Next Form of Democracy*

by Matt Leighninger

"Beneath the national radar, the relationship between citizens and government is undergoing a dramatic and critical shift. In order to address persistent public problems, communities have been forced to find new ways for people and public servants to work together. These experiments in "democratic governance" are reshaping politics and transforming the fields of education, race relations, land use, public finance, and crime prevention. Many planners and other community development practitioners have been at the forefront of this work, finding ways to give residents greater control over the places where they live. *The Next Form of Democracy* describes how their work reaps great benefits, raises new challenges, and results in new twists to time-honored questions about rights, representation, and power.

Matt Leighninger is the executive director of the Deliberative Democracy Consortium (DDC), a network of practitioners and researchers representing more than 30 organizations and universities, collaborating to strengthen the field of deliberative democracy."

For more information, please visit:

[www.vanderbiltuniversitypress.com/bookdetail.asp?book\\_id=4048](http://www.vanderbiltuniversitypress.com/bookdetail.asp?book_id=4048)

**DIVISION BUSINESS**

APA Housing and Community Development  
Division  
**Annual Business Meeting & Reception**

**Agenda**  
**Monday, April 16, 2007**  
**Pennsylvania Convention Center**  
**Philadelphia, PA**  
**Room 113C**  
**6:00 – 8:00 p.m.**

- 1) Welcome and Introductions
- 2) Year in Review
  - a) Approval of Minutes from 2006 Annual Meeting
  - b) Financial Report FY 2005-2006
  - c) Division Performance Report
  - d) AICP Certification Maintenance Proposal
- 3) Updates from APA Staff on Federal Budget and Research/Communication Initiatives
- 4) Proposed Work Plan and Budget for 2007-2008
- 5) Questions and Comments
- 6) Adjourn for Reception

**Financial Report ~ as of December 31, 2006**

Annemarie Maiorano, Secretary/Treasurer

This financial report covers the period beginning October 1, 2006 through December 31, 2006:

Beginning Balance Oct 1, 2006	\$ 15,629.81
Deposits	\$ 1,363.30
Expenditures	\$ (300.00)
Fees	\$ 0
Net service credit	\$ 0
 Balance Dec 31, 2006	 \$ 16,693.11

The expenditures are distributed as follows:

Newsletter: \$300.00  
Total: \$300.00

APA Housing and Community Development Division

**APA Housing and Community Development Division**

PROPOSED BUDGET FY 06-07  
Period Covering 10/01/2006 through 09/30/2007  
Proposed Budget

Account Balance (10/01/06) \$ 15,629.81

Revenue

Rebates \$ 7,000.00

**TOTAL REVENUE \$ 22,629.81**

**EXPENSES**

Newsletter

Editor Stipend \$ 1,200.00

Printing \$ 1,000.00

Handling

Postage \$ 1,000.00

Total Newsletter Expense \$ 3,200.00

Annual Business Meeting

Refreshments \$ 700.00

Printing \$ 200.00

Postage

Appreciation Gifts \$ 200.00

Total Annual Business Meeting Expense \$ 1,100.00

Travel - Officers

APA National Conference \$ 1,500.00

APA Fall Leadership Meetings \$ 500.00

Other

Total Travel Expense \$ 2,000.00

Student Scholarship \$ 5,000.00

Vertical Response E-Mail Service \$ 500.00

Training Subsidies for Members \$ 3,000.00

Conference Calls \$ 125.00

Bank Fees \$ 75.00

**TOTAL EXPENSES \$ 15,000.00**

Carry Forward Revenue \$ 7,629.81

**Comments on Proposed AICP Certification Maintenance Program**

January 8, 2007

TO: Members of the AICP Commission

FROM: Candace H. Stowell, AICP  
Chair, APA Housing and  
Community Development Division

RE: Proposed AICP Certification  
Maintenance Program

The Housing and Community Development Division is generally supportive of the creation of a mandatory system of continuing education for AICP members. AICP should carry ongoing value during a planner's professional career and it makes sense for AICP members to demonstrate that they are keeping current with new trends and participating in ongoing educational opportunities.

Although the Housing and Community Development Division does support the concept of mandatory continuing education for AICP members, we do have several questions and/or concerns regarding the current proposal, as follows:

1. The draft proposal states that AICP members would need to obtain 48 credits within two years in order to maintain their AICP status. The proposal assumes that members can obtain a large share of these credits by attending either an APA National Conference or else a Chapter conference. We think this is highly unrealistic. The draft proposal states that AICP members could earn as much as 36 credit hours from APA National Conferences during a two year period. Many of our Division members are not able to attend a National Conference, either due to cost, location of the

conference, or both. Members who work for nonprofit organizations are particularly hard pressed to pay the cost of registration, travel, and hotel. The current voluntary AICP Professional Development Program requires 60 credits over three years, or 20 credits per year. Professional engineers are only required to earn 30 credits over a two year period. To require 48 credits during two years may be a difficult threshold. It's reasonable to assume that AICP members could earn 15 or perhaps 18 credit hours per year, but 24 credits is too high. It is recommended that the number of required hours be reduced to either 30 or 36 hours during a two year period.

2. The current proposal is silent regarding the advanced AICP Certification that is now being developed for specific planning areas, such as transportation. It is our understanding that AICP will roll out an advanced certification exam for transportation planners during 2007. How would the mandatory Certification Maintenance Program (CM) work with any proposed advanced AICP Certification? This is an important issue and needs to be considered carefully before the CM program is finalized. If someone passes an exam for Advanced AICP Certification, do they have a separate CM program? How would this work? The CM program should not be finalized until details concerning advanced AICP certification are released for review and comment
3. The current proposal states that educational providers would need to pay a fee to be included in the list of approved courses. We do not support this and believe that organizations such as Rutgers's University (Bloustein Online Courses), Lincoln Institute,

NeighborWorks America, or others, should not have to pay AICP for the privilege of being included in the list of approved courses. This is not the case now with the existing AICP CDP program and we see no reason to change this. We want to encourage as many providers as possible to be included in the database. It is unrealistic to think that non-APA organizations would offer courses for free to AICP members when AICP doesn't even offer free courses to its own members. It is stated that some APA courses are free and to our knowledge the only free courses that we are aware of are the Tuesday events in the APA Chicago office. Outside providers should not be required to pay a fee to AICP to be included in the list of approved courses.

4. The proposal states that some of the credits can be earned with up to 12 credit hours of self-study which can be earned by reading books or articles. This may make sense and give the CM proposal more flexibility, but we believe that it may be simpler to provide credits after AICP members finish specific books, some of which will require more than 2 hours to read. We are not sure that this should be so open ended. One possibility would be for Divisions to post a list of classic books as well as new books that their members could read to satisfy this requirement. AICP members could refer to these reading lists as a resource (e.g., similar to the Affordable Housing Reader on the APA Web Site), even if they weren't members of a particular Division. Perhaps FAICP members could assist by approving self-study efforts. The self-study credits should be tightened up with more oversight.
5. In order to provide additional opportunity for comments and questions, it is

*APA Housing and Community Development Division*

recommended that an open hearing on the CM proposal take place at the APA National Conference in Philadelphia. An open public hearing to submit comments and ask questions will be helpful and may create a better program in the long run.

The APA Housing and Community Development Division appreciates the opportunity to provide comments on the proposed mandatory Certification Maintenance (CM) Program for AICP members. If you have any questions concerning these comments, please contact me at (919) 831-6767 or [Candace.Stowell@ci.raleigh.nc.us](mailto:Candace.Stowell@ci.raleigh.nc.us)

cc: Jennifer M. Raitt, HCD Division Vice-Chair  
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