



“Blueprint to Affordable Housing” A Progress Report

Presented by:

Appleton Housing Authority



Smart Growth: The Housing Component

- A focus on the affordable housing needs in the Fox Cities.



What we did:

- Took a proactive approach in commissioning a study of affordable housing needs on the Fox Cities community.
- In this presentation we will tell you:
 - How we got started
 - Activities undertaken
 - Who was involved
 - What the results were
 - Where we are at now



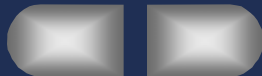
How we got started...

- In October of 2001, hosted a forum “Making Housing Work” for Working Families Building Bridges between the Labor Market”, part of a series of events that took place throughout the state.
- In April, 2002, hosted a housing “plunge” sponsored by Theda Care. This was an opportunity to focus on the links between homelessness & access to health care in our community.



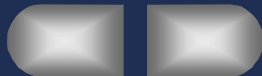
How we got started...

- Formed an active coalition several years ago, the Fox Cities Housing Coalition.
- Coalition members began to collaborate on grant opportunities to maximize resources, both financial and human, to further affordable housing efforts in our community.
- Conducted GAPS Analysis on annual basis to determine homeless needs in community.



How we got started...

- Coalition members determined there was a great need to gather information in regards to affordable housing in our community.
- Data gathered would serve a multitude of purposes, but mainly it would identify what we currently have in regards to affordable housing, current and future needs and provide recommendations in order to meet these needs.
- The Appleton Housing Authority commissioned a study what we now call our **“Blueprint to Affordable Housing.”**



Project Goals

- Provide relevant demographic data
- Projections on future household growth and anticipated demand
- Define affordable housing
- Provide information on existing housing stock
- Recommendations for future housing activities



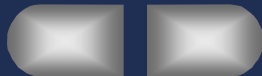
Methodology

- Review demographic data-primarily from 2000 Census
- Local interviews with elected officials, housing professional and community leaders
- Local data collection on housing stock, vacancy rates, etc.



Study Results...

- **Demographic & Income Data**
- **Existing Housing Data**
- **Housing Affordability Definitions**
- **Tax Credit Rental Housing History**
- **Subsidized Rental Housing History**
- **Market Rate Rental Housing History**
- **Employment & Local Economic Trends Analysis**



The Main Results...

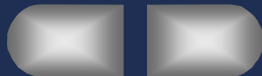
- Findings & Recommendations
- Affordable Housing Issues
- Appleton in Comparison



Findings & Recommendations

In formulating the findings & recommendations, six major objectives were considered:

- **Continued emphasis on preservation & improvement of the existing housing stock**
- **Focus on rental housing opportunities to address affordable housing needs**
- **Promote homeownership as appropriate and to create trade-up movement in the local housing market.**
- **Promote life cycle housing options**
- **Promote new construction**
- **Consider “Fair Share” approach to affordable housing development.**



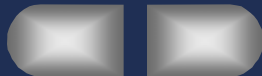
Affordable Housing Issues

- For each of the 11 identified housing issues, the study provided:
 - A statement describing the issue
 - Findings from the study research
 - Desired Outcome
 - Action Steps
 - Issue ranking (high,medium,low)



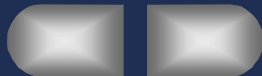
Issue Ranking: Who should be involved?

- Local Housing Authorities
- City of Appleton & Surrounding Areas
- Community Leaders
- Agency Leaders
- Fox Cities Housing Coalition Members



Issue Ranking: Setting Priorities

- **Group Facilitation**
- **Clarify each finding & recommendation**
- **Active participation & discussion**
- **Ranking the issues**
- **Selection of top three goals (issues)**
- **Creation of three committees**



Top three community priorities (issues) identified

1. Development of Special Needs Housing
2. Public/Private Role in the Development of Affordable Housing.
3. Housing the “Hard to House”



Community Priority # 1

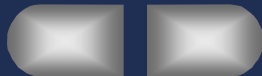
**“Developing Affordable Housing for the
Special Needs Population”**

**The following slides represent a progress
report on the activities of the Special
Needs Committee...**



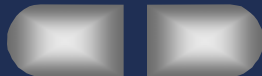
Finding & Desired Outcome

- There is a lack of communication between agencies, and gaps in program delivery that exist. Clients may be falling through the cracks in the system and may not understand all the services and housing opportunities that are available.
- Develop a housing program delivery system that is effective and efficient, maximizes available resources, and assists all housing providers in delivering housing & services in a coordinated manner.



Goals set by the committee..

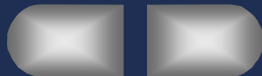
- Meet Monthly
- Define the “Special Needs” population
- Define “suitable type” of affordable housing required for special needs
- Identify gaps/barriers to adequate & affordable special needs housing in our community



Special Needs Housing Committee

Obtain committee participation from a broad audience:

- Housing Professionals
- Human Service Providers
- Direct Service Providers
- Case Managers
- Advocate Family Members



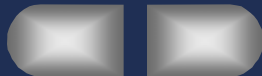
Goals set by the committee..

- Identify the components of and create a comprehensive special needs housing document that includes an inventory of existing resources
- Identify collaborative / funding opportunities



Objectives set by the committee..

- **Connect existing programs & services in our community to increase affordable housing opportunities.**
- **To provide a comprehensive housing document as a guide and outreach to the disabled community, service providers, families, the private sector, school districts and other advocacy organizations.**



Accomplishments:

- “Special Needs” population defined under four categories:
 - Developmental Disabilities
 - Physical Disability
 - Mental Illness
 - Dual Diagnosis



Accomplishments:

- **Types of Affordable Housing defined:**
 - Safe/secure
 - Family housing/individuals
 - With rent subsidy
 - Homeownership opportunities
 - With accessibility/support system
 - Assisted Living/Independent Living



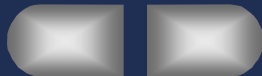
Accomplishments:

- Applied for 50 Mainstream Vouchers.
- Researched Section 811 Development.
- Identified a list of gaps/barriers in obtaining affordable housing locally.
- Collaborative partnerships identified.
- Created a new housing opportunity using the AHA's Public Housing Program.



What is next?

- **Completion of the Comprehensive Special Needs Housing Document.**
- **Creating solutions to identified barriers.**
- **Completion of an Implementation Plan to sustain initiatives in keeping open the dialog between agencies.**
- **Further research of possible collaborations between agencies.**
- **Opening of a small Group Home.**



Building Bridges to the Disabled Community....

Who we brought to the table:

Appleton Housing Authority

Outagamie County Housing Authority

Housing Partnership of the Fox Cities

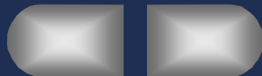
Habitat for Humanity

Outagamie County Department of Mental Health

Lutheran Social Services

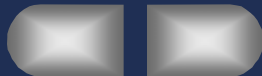
AGAPE

Options for Independent Living



Building Bridges to the Disabled Community....

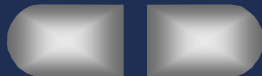
- Who we brought to the table..continued...
- ARC of Outagamie County
- Valley Packaging Industries
- Salvation Army
- City of Appleton
- United Way
- Supportive Family Members
- Wisconsin-Dept. of Health & Family Services

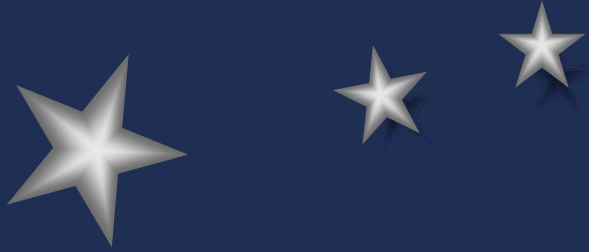


Building Bridges to the Disabled Community...

Who Should You Talk To:

- Local Core Service Agencies
- Local County Department of Mental Health
- Other local Housing Providers
- Look at website www.tacinc.org
- Look at website www.nami.org
- WI Council on Developmental Disabilities





For Additional Information

**Contact the
Appleton Housing Authority
920-739-6811**

**Thank you for your interest in the
Blueprint to Affordable Housing**

