Connecting Housing Affordability to Homelessness

Recent research’s implications for Jo Co KS-505

Valorie Carson
**Home, Together’s Eight Objectives**

- **Home, Together** is focused on federal strategies that will support states and communities to make homelessness a rare, brief, and one-time experience—and that will sustain that success once achieved. That focus is reflected in its structure.
Rent/utilities assistance

Shelter and increased income

Ongoing housing and other supports
What's it going to take to ENSURE that all unstably housed people can ACCESS INCOME & EMPLOYMENT?

#PATHWAYSFORWARD
In order to Increase Capacity and Strengthen Practices to Prevent Housing Crises and Homelessness

a. Promote development of an expanded supply of safe and affordable rental homes

b. Improve access to federally funded housing assistance by eliminating administrative barriers and encouraging targeting and prioritization of affordable housing

c. Increase community capacity and state-level coordination to effectively identify, target, and connect at-risk individuals and families to local resources and opportunities that contribute to and strengthen housing stability
What happens when:

Increases in housing costs

> Increases in household median incomes
Research:

Inflection points in community-level homeless rates

Univ of New Hampshire, Boston University, Univ of Penn

Primary findings:

• Rent affordability: ratio of a community’s median rent to its median income
• Communities where the average renter spends more than 30% of their income on housing are more likely to experience homelessness crises, sudden increases in rates at 22%, 32%
• Those who spend more than 30% on income on rental housing are also more likely to be evicted, barrier to re-housing
Homelessness climbs faster when rent affordability reaches 22% and 32% thresholds

An uptick in rent affordability beyond 22 percent translates into more people experiencing homelessness. Beyond 32 percent means a faster-rising rate of homelessness — which could mean a homelessness crisis, unless there are mitigating factors within a community.
Healthy Communities = Economic Vitality

Putting the Pieces Together

Johnson County CoC on Homelessness
February 27, 2019
**Vision:** A community in which everyone has a fair and just opportunity to be as healthy as possible, regardless of who they are, where they live, or what their circumstances may be.

**Priority Issue:**
Safe, Stable and Affordable Housing for all Johnson County Residents
- Permanent housing with supports for vulnerable populations
- Temporary/crisis shelter for homeless individuals and families
- Mixed income development to ensure affordable housing options for all ages and stages
Defining Healthy Communities

What is Health Equity?

Where you live impacts your health and well-being.

- If you live near a grocery store...
  - You can buy fruits and vegetables and maintain a healthy diet.

- If you live in a safe neighborhood...
  - You and your family can play and exercise outdoors.

- If you live near quality schools...
  - Your children can get an education that prepares them for success.

When it comes to complex problems, such as poverty and homelessness, achievement gaps and inequality, health disparities and mental health challenges, we should strive to have more questions than answers. The more complex a problem, the more questions we should ask.

Recent research in public health, neuroscience, and sociology indicates that the common denominator for the question of what makes us healthy is: THE ABILITY TO MAKE HEALTHY CHOICES.
Creating Health
What are the Determinants of Health?

Years of public health research indicates that 50% of what creates your health outcomes can be attributed to social and economic factors, and your surrounding environment. These are called social determinants of health.

Health equity means that everyone has a fair and just opportunity to be as healthy as possible. This requires removing obstacles to health such as poverty, discrimination, and their consequences, including powerlessness and lack of access to good jobs with fair pay, quality education and housing, safe environments, and health care.
Social Determinants of Health

Social determinants of health can play a significant role in your health outcomes, including your life expectancy.

<table>
<thead>
<tr>
<th>Economic Stability</th>
<th>Neighborhood and Physical Environment</th>
<th>Education</th>
<th>Food</th>
<th>Community and Social Context</th>
<th>Health Care System</th>
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Health Outcomes
Mortality, Morbidity, Life Expectancy, Health Care Expenditures, Health Status, Functional Limitations
### People Walk the Financial Tightrope in Every Community

<table>
<thead>
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<th></th>
<th>Extreme Poverty: &lt;50%</th>
<th>Poverty: 100% FPL</th>
<th>Low-Income 200% FPL</th>
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<tr>
<td></td>
<td># of Persons</td>
<td>Rate</td>
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<td>15,480</td>
<td>2.6%</td>
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The Federal Poverty Level is a national measurement tool and is the same across the 48 contiguous states. It does not reflect what it actually costs to live in a geographic area.

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2017 Federal Poverty Guidelines

*Adjusted annually by family size*

- 1 person: $12,060
- 2 persons: $16,240
- 3 persons: $20,420
- 4 persons: $24,600

Add $4,180 for each additional person

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Sources: U.S. Census Bureau: American Community Survey 2017, 1-year estimates; U.S. Department of Human Services
Johnson County Poverty Numbers 2008 - 2017

Despite Decreasing Unemployment Rates, Poverty Persists

Living and Working in Johnson County

Johnson County Average Hourly Wages
28.2% of Jobs Pay Less Than $15/hr.

- Almost 1/3 of Jobs in Johnson County pays less than $15/hr.
- To maintain a modest, yet sustainable standard of living, an individual in a single household would have to earn at least $16.74/hr. in a fulltime, full year job.
- Approximately 36% of households in Johnson County are single income heads of households.

Source: Mid-America Regional Council JobsEQ®, 2018 Q2
Insufficient Income Requires Difficult Choices

Monthly Budget for a Single Parent with Two Children in Johnson County

- Cost of Living in Johnson County increased by a minimum of 15% for all household types between 2014-2017

2 in 10

Are worried or stressed about having enough money to pay their mortgage/rent

Source: KS-BRFSS (KS Behavioral Risk Factor Surveillance System) 2013 and 2015; respondents who reported being worried/stressed always, usually, or sometimes were considered to be housing insecure
Housing Insecurity in Johnson County

Less than a college degree

3 in 10

Are worried or stressed about having enough money to pay their mortgage/rent

Source: KS-BRFSS, 2013 and 2015; respondents who reported being worried/stressed always, usually, or sometimes were considered to be housing insecure
Housing Insecurity in Johnson County

Persons of color

3.5 in 10

Are worried or stressed about having enough money to pay their mortgage/rent

Source: KS-BRFSS, 2013 and 2015; respondents who reported being worried/stressed always, usually, or sometimes were considered to be housing insecure
Housing Insecurity in Johnson County

Earn less than $50,000 per year

4 in 10
Are worried or stressed about having enough money to pay their mortgage/rent

Source: KS-BRFSS, 2013 and 2015; respondents who reported being worried/stressed always, usually, or sometimes were considered to be housing insecure
Housing Costs Increases in Last 10 Years

Change in Median Monthly Housing Costs
2006-2016

- Own with Mortgage: 4.88%
- Own without Mortgage: 18.36%
- Rent: 29.49%
- All housing: 14.05%

Source: U.S. Census Bureau, American Community Survey 1-year estimates, 2006-2016
Proportion of high-value homes have increased, while homes under $250k have decreased

Homes Valued Under $250,000 Declined by 20,000 Between 2007 and 2017

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Housing and Transportation Costs as Percent of Median Household Income Across All Block Groups

Census defines Cost Burden for Housing if you are paying 30% or more of your gross income into your housing costs.

Based on research in metro areas ranging from large cities with extensive transit to small metro areas with extremely limited transit options, Center for Neighborhood Technology has found 15% of income to be an attainable goal for transportation affordability.

Sources: American Community Survey 2011-2015, The Center for Neighborhood Technology’s Housing and Transportation (H+T) Affordability Index; Maps created by Johnson County Department of Health and Environment
Johnson County Housing and Transportation Cost Burdened Block Groups

Note: The highlighted block groups are those where the typical cost burden for Housing and Transportation is at least 45% of Household income.

Sources: American Community Survey 2011-2015, The Center for Neighborhood Technology’s Housing and Transportation (H+T) Affordability Index; Maps created by Johnson County Department of Health and Environment

Note: Degree of cost burden
## Who can afford single family homes in Johnson County?

<table>
<thead>
<tr>
<th>City</th>
<th>2017 Average Sales Price</th>
<th>Income Required to Afford Price</th>
<th>Food prep</th>
<th>Retail sales clerk</th>
<th>Home health aide</th>
<th>Janitor</th>
<th>Customer service</th>
<th>Paramedic</th>
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Source: [https://www.jocogov.org/dept/appraiser/statistics/residential](https://www.jocogov.org/dept/appraiser/statistics/residential) - 2017 Average Sales Price
CERI- Johnson County Median Annual Wage 2017 (excluding Home Health Aide...used Mean)
# Who can afford rent in Johnson County?

<table>
<thead>
<tr>
<th>City</th>
<th>2016 Median Rent</th>
<th>Income Required to Qualify (40x monthly rent)</th>
<th>Food prep</th>
<th>Retail sales clerk</th>
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<td>Prairie Village</td>
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Source: 2016 Census American Community Survey 1-year estimates  
CERI- Johnson County Median Annual Wage 2017 (excluding Home Health Aide...used Mean)
The Role of Public Policy – State & Local

• Housing Preemption Laws:
  – Inspection Restrictions: Prohibition of Local Ordinances Requiring Inspections of Private Residences (KSA.12-16,138 (2016))
  – Mixed-Income Housing: Prohibiting Rent Control or Control of Real Estate Purchase Price by Political Subdivisions (KSA §12-16,120 (2016))

• City/County housing ordinances/building codes
• City/County strategic planning work regarding this issue
• City/County incentive strategies

• Employment Preemption Laws:
  – Paid leave: Prohibiting cities and counties from requiring employers to provide employees paid sick days or paid family leave. (KSA § 12-16,130 (2013))
  – Minimum wage: Prohibiting cities and counties from raising their local minimum wages above Kansas’s state minimum wage. (KSA § 12-16,130 (2013))
  – Fair schedules: Prohibiting cities and counties from establishing any laws governing work schedules—such as laws requiring employers to give advance notice of work schedules or pay a premium for requiring workers to be “on call” for shifts. These laws are often referred to as “fair work scheduling” laws. (Law: KSA § 12-16,130 (2016))
How Policy Decisions Impact Poverty

Housing Preemption Laws:
- **Inspection Restrictions**: Prohibition of Local Ordinances Requiring Inspections of Private Residences (KSA.12-16,138 (2016))
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Healthcare
- **Lack of KanCare Expansion**: Expanding KanCare would provide an additional 150,000 Kansans with health insurance coverage.

Percent Uninsured by Income Level in Johnson County 2013 - 2017

![Graph showing percent uninsured by income level from 2013 to 2017]
How Vulnerable is too Vulnerable?

TANF

- Eligibility for cash assistance in KS - Family income less than 30% of the Federal Poverty Level ($6,399/yr for a family of 3)
- As of 2017, KS ranks 49th in the nation on core activity expenditures
  - Basic Assistance – 8%,
  - Work Activities 0.9%,
  - Work Supports and Supportive Services – 2.6%,
  - Child Care – 3.9%
- 24 month lifetime limit

KanCare

- Eligibility
  - Families with dependent children - 33% FPL ($7,040/yr. or less for a family of 3)
  - Aged & Disabled = 75% FPL ($9,368/yr. or less)
  - Non-disabled adults with no children – do not qualify
    - Without ACA credits – average cost of individual coverage on the ACA Marketplace is approx. $560 a month

SNAP

- Gross monthly income (household income before any deductions are applied at or below 130% FPL) - $1,732/mo. or $20,784/yr. for a family of 3

FPL = Federal Poverty Level; Sources: CBPP analysis of federal and state TANF data HHS Form ACF-196; KAMU KanCare Data, US HHS 2019 FPL data; CBPP SNAP eligibility
Connecting all the Pieces for Economic Well-Being

- Education Training
- Good Jobs
- Varied Price Housing Options
- Transportation Options
- Healthcare (Mental & Physical)
- Childcare
- Health & Human Services