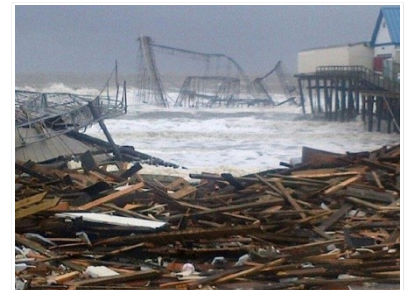


BUILDING A FAIRER DISASTER RECOVERY MODEL
THE FIRST SIX MONTHS OF THE CDBG-DR PROGRAM IN NJ

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Fair Share Housing Center
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IMMEDIATE RESPONSE

- Network hosted HUD Secretary Donovan for discussions with stakeholders even before Congress passes appropriation
 - Over 70 groups drafted framework for issues to raise prior to HUD notice being issued
 - Statute and HUD notice learn from Katrina; include expanded HUD review of Action Plans, fairness and sustainability metrics





RENTERS AND OWNERS

- Unprecedented access to FEMA data early in the process (though it wasn't easy) – joint national data release with Enterprise Community Partners and Furman Center
- Key issue emerges: fair treatment of renters vs. homeowners
- Renter impact: 23% African-American, 25% Latino (vs. 8% and 8% for owners)
- 67% of renter impact OUTSIDE urban centers; within cities significant gentrification risk

The Record
THE TRUSTED LOCAL SOURCE

N.J. advocacy groups push for more Sandy aid for renters

WNYC

AC Workers Feel Post Sandy Housing Crunch



INITIAL SUCCESSES

- State proposes only 22% of resources to renters, even though 40% of impact was on renters
- FSHC, NAACP, Latino Action Network file Fair Housing Complaint in response to the plan
- Over 80 NJ groups write to Secretary Donovan to ask for changes to the plan
- HUD requires increasing resources for lower-income renters by \$75m, including \$15m for public housing.



INITIAL IMPLEMENTATION

Results from first three months of CDBG-DR rental program (including \$60 million in additional funds added after changes):

1,814 new homes to replace depleted rental stock funded with 30+ year deed restrictions

Largely follows new QAP devised after two-year process with negotiations among broad array of stakeholders and NJ HMFA



SUCCESSSES IN IMPLEMENTATION

- Prioritizing Affirmatively Furthering Fair Housing: 58% of homes outside urban areas, including many hard-hit communities with history of exclusionary zoning

- Addressing Gentrification: Within urban areas, priority on communities with greatest housing challenges such as





CHALLENGES IN IMPLEMENTATION

- 58% still less than the 67% of impact that was outside urban areas, and only 50% of family units outside urban areas
- Enforcement of Mount Laurel needed to overcome exclusionary zoning, build in high-opportunity areas
- Non-profit, PHA challenges accessing funds
- Preservation of Year 15 Properties



PRECEDENT FOR FUTURE DISASTERS

- Sandy Recovery Task Force charged with developing a framework for future disasters – move away from one-off responses
- Over 100 NJ groups comment
- Key recommendations that came out of Sandy experience to date include:
 - Increasing data access that makes fair housing advocacy possible
 - Funding for multifamily development and PHAs similar to funding required in NJ
 - Partnering with local NGOs



THE ROAD AHEAD

- Expected allocation of approximately \$8 billion in Sandy CDBG-DR in next few weeks
- HUD's actions will provide first test of commitment to Task Force report implementation
- Magnitude of resources for long-term affordability and where those resources are used are key
- Continued organizing, advocacy, and legal action will be critical