

## Public Housing and the Community

### Home Sweet Home: Determinants of Tenure Among Public Housing Residents

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Public housing was supposed to serve as a short-term assistance program during economic hardships. However, the presence of multiple generations of families marks flaws within the program and problems beyond the jurisdiction of local housing authorities. Policymakers fail to accept the role of the government as a long-term provider of housing assistance even with recent macro-economic conditions (mortgage foreclosures, high unemployment, etc.). With public policy shifting towards giving residents more opportunities to relocate out of public housing projects and developments, in the form of housing vouchers, some scholars and practitioners have argued that many residents still choose to reside in subsidized areas instead of entering into the private market. The question rises: what are the real determinants of tenure among public housing residents. This paper reviews the literature of poverty spells and housing assistance. It begins by reviewing the literature on poverty spells in order to distinguish the individual and neighborhood conditions surrounding long stints of urban poverty. Theories of rational choice, culture of poverty, and dependency arguments will be outlined and critiqued to discuss their application to housing assistance programs. It then proposes a quantitative analysis using the Panel Study of Income Dynamics to test such models. This paper seeks to identify not only the individual, but the neighborhood determinants of tenure among public housing residents.

### Does case management support improve self-sufficiency outcomes among public housing residents?

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Many more people are eligible for housing subsidies than there are public housing units or housing choice vouchers. Public housing authorities (PHAs) must find ways of moving current

residents on to self-sufficiency thereby making room for new, eligible families. Utilizing a three-year data set from the Charlotte (NC) Housing Authority, we will evaluate the self-sufficiency outcomes of residents receiving two different “opt-out” case management programs (through a HOPE VI relocation grant or Moving to Work program) to those receiving “opt-in” case management services through the Family Self-Sufficiency (FSS) program to those residents who receive no case management supports. Accessing a data set of approximately 200 heads of household in each category and applying multivariate models to control for individual differences, self-sufficiency outcomes will be assessed using administrative data detailing: earned income; Federal supports (such as TANF and minimum rent), positive (private rental or home purchase) or negative move-outs (eviction); as well as “neutral” move-outs such as the transition to “near-elderly,” elderly, or disabled status. We seek to learn if case management supports increase positive self-sufficiency outcomes and if the case management model – “opt-out” or “opt-in” makes a difference in those outcomes. A number of studies have explored the efficacy of HOPE VI case management (“opt-out”) while others have studied the FSS (“opt-in”) case management model but none have considered whether one of these two generates significantly better outcomes. Providing “opt-out” case management services is expensive. PHAs may decide the cost is justified if it results in improved self-sufficiency that leads to eligibility for a HOPE VI development or positive move out. “Opt-in” case management is a service provided to residents seeking that support. If, however, neither of these services results in outcomes not significantly different from those experienced by public housing residents who receive no services, the housing authority may want to seek out other means of helping residents achieve self-sufficiency.

## Privatization in Times of Recession: The Evolution of Chicago’s Public Housing Reforms

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Prior to the 2008 global financial crash, contemporary housing policies---such as HUD’s HOPE VI program--sought to catalyze urban neighborhood redevelopment through the strategy of public housing demolition and mixed-income development. When the economic recession hit, however, financing for building the costly new housing became less stable and the promised revitalization stalled. This paper asks how the economic recession and subsequent political responses serve as a “critical juncture” that reshapes the implementation of the mixed-income development strategy. This paper pursues this question using theories of political neo-institutionalism to interpret how the mid-1990s public housing reforms followed a path dependent trajectory of federal housing policies that increasingly work to fuel market responses towards the redevelopment of urban neighborhoods. The reforms to privatize public housing create political structures that are difficult to overturn, such as interwoven public-private partnerships, layered mixed-financing arrangements and long-term affordability contracts for housing operations. The empirical case under investigation is Chicago’s Plan for Transformation and the data sources include interviews with market and political actors. The

evidence demonstrates how the broader context destabilizes the planned redevelopment of Chicago's urban neighborhoods. My central argument is that when an economic recession occurs, whether a critical juncture in the path dependency policies of privatization takes place depends on the ability of political constituency groups to influence political processes in ways that maintain the status quo. Despite significant challenges to obtaining financing in the post-recession period, political and market actors work to expand public policies that promote the growth of market activities aimed at urban neighborhood redevelopment. The institutionalized policy structures leave marginal room for the recalibration of the mixed-income housing strategies. Instead, what occurs in the post-recession period involves a shift towards a new set of tactics that reshapes the way mixed-income development strategies and public-private partnerships operate.

## The potential for senior housing projects for community revitalization

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This paper explores the potential for adaptive reuse of a closed hospital for older adult housing project to revitalize a distressed neighborhood business district. Limited research has explored the extent a community redevelopment project may serve as both a community redevelopment tool and neighborhood wellness project for successful aging. Across the nation, attention now focuses on housing for seniors. This phenomenon presents a challenge to policy makers as older adults have strong preferences for remaining in their homes or at least their own neighborhoods while developers face community opposition for senior housing complexes. Frequently, the siting of senior housing complexes in suburban neighborhoods draws opposition. The question raised often is the potential impact of the housing project on the surrounding community. This paper employs a mixed-methods case analysis of a closed hospital into a senior housing facility to examine this question. The case analysis comes from 100 survey interviews, focused interviews, site visits, and secondary data. The case study focuses on an industrial suburb of Buffalo, New York. Our Lady of Victory (OLV) Hospital was built in 1919 in the City of Lackawanna, New York. Over the decades, the hospital served as a comprehensive health care facility including a school of nursing and community health care services. The City of Lackawanna was severely impacted with the closing of its Bethlehem Steel plant in the 1980s and the facility was closed in 1999. The presentation will presents results of how the impact of the adaptive reuse of OLV not only transformed the facility into a multi-dimensional, multi-service, and multi-disciplinary facility serving older adults and their families, but serves as a lesson for transforming a distressed business district. The focus of the paper is on how the hospital conversion served both the needs of community wellness and a stimulus for neighborhood business revitalization.

## Public Housing after Hurricane: Urban Renewal or Removal? The Case Study of Beaumont and Galveston, Texas

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Public housing in the United States is housing of “last resort,” for families whose incomes do not allow them to find housing in the private market. Yet, many studies focusing on public housing find a host of social issues plaguing these units. HOPE VI is one of the major programs that the Government works to improve the quality of distressed public housing as well as the living condition of local resident. When disaster such as hurricanes strike, housing is likely to receive the greatest damage and recovery may be slower with affordable housing like public housing area. This study looks at the case study of public housing in Galveston and Beaumont after Hurricane Ike (2008) and Rita (2005). After Hurricane Rita in 2005, Beaumont has rebuilt some public housing developments with a HOPE VI grant. These areas have successfully rebuilt through the cooperation of housing authority, local government, local residents, and developers. In contrast, Galveston could not reach agreement about the destiny of public housing years after disaster. These two cities provide a comparative case study of the response and recovery of public housing after disaster, where one successfully rebuilt while other did not. By looking at the secondary data sources, this research analyzes the situation of these places in different periods. The paper will address the similarities as well as differences between two case studies in term of demography, public housing program, damage, and recovery process. Besides, economic change after hurricane approached is addressed. The housing situation will be further analyzed in Galveston to clearly show the obstacles in which this city coped with. Finally, the study will conclude by suggesting some implications for theory, housing policy, management, and further research.