



Community Planning on a State Level

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Moving Away From “HFA Syndrome”

- **Story of Culture Change at IHDA / Evolution from Passenger to Driver**
- **Home Grown Innovation**
 - Reliance on Data and Metrics
 - Reading Markets in New Ways
 - Cultivating internal understanding of our State
- **New Languages = New Conversations**
 - IHDA begins to talk about actual locations
 - IHDA has opinions



Implementation Philosophy

- Transparency In Data and Methods
- Utilize a Permissive and Open Process
- Drive all decisions with Statewide Applicability
- Build Upon Existing Tools Towards Sound Planning Choices
- Show Your Work and Make Results Accessible
- Don't Be Afraid to Evolve The Process



Implementation Area: **OPPORTUNITY AREAS**

- **Statewide Identification of Areas of Opportunity**
 - Below Average Poverty Levels;
 - High Access To Jobs and Transportation; and
 - Low Concentrations of Existing Affordable Housing
- **Simple Data / Straightforward Methodology**
 - Geographic Considerations and Data Sources All Published;
 - Mapping Tool;
 - Same Conversation Throughout the State
- **Appealed to Development Community as Good Policy and Strong Communication**
- **Evolving Process**
 - Continued Conversations in and out of QAP Summits
 - Opportunity Index Being Explored



Implementation Area: AFFORDABILITY RISK INDEX

- **Incentives for Preservation of Affordable Housing / Moving Away From the “I’ll know it when I see it” Mentality**
 - Gentrification / Affordability Loss
- **Measure of Change over time in Key Metrics**
 - Median household income;
 - Median home value;
 - Families below the federal poverty level;
 - Housing unit vacancy;
 - Renter tenancy;
 - Individuals with a 4-year degree or higher.
- **All Data Publically Available**
- **Looked Statewide – All Census Tracts Analyzed**



Implementation Area: AFFORDABLE RENTAL UNIT SURVEY

- **Quick and Easy Estimator of Affordability Saturation**
- **Median Incomes Used To Determine Affordable Rent Estimates (for 30% AMI, 50% AMI, 60% AMI, and 80% AMI)**
- **Compare with Census Tract Gross Rent Estimates from the ACS**
- **Paints a picture of the Need for Rent Restricted Units**



Implementation Area: **COMMUNITY REVITALIZATION**

- **Counter Balance to Opportunity Incentives**
- **Up to 10 Point QAP Incentive**
- **Fair Housing Applicable**
 - Break the cycle of poverty by assuring access to job training, healthcare, transportation, and other important community-based benefits
- **Helps to make sure projects are successful for the long term**
- **Assures that Federal, State, and Local Investments are aligned**



Questions:

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