



Legal Levers for Health Equity in Housing

Creating Equitable, Diverse Neighborhoods and Communities

Presenters:

Scott Burris, Center for Public Health Law Research
Demetria McCain, Inclusive Communities Project
Athena Williams, Oak Park Regional Housing Center

 **Temple
University**
Beasley School of Law

Center for
Public Health Law
Research

National Center for
HEALTHY HOUSING

 **NATIONAL LOW INCOME
HOUSING COALITION**

A Few Notes



**PARTICIPANTS WILL BE IN
LISTEN-ONLY MODE, BUT
WE STILL WANT TO HEAR
FROM YOU!**



**PLEASE ENTER YOUR
QUESTIONS IN EITHER THE
CHAT OR Q&A BOXES (ON THE
RIGHT SIDE OF YOUR SCREEN).**



**TODAY'S WEBINAR WILL BE
RECORDED, AND EVERYONE
WHO REGISTERED WILL
RECEIVE A LINK.**



Stability >

Quality & Safety >

Affordability >

Neighborhood >

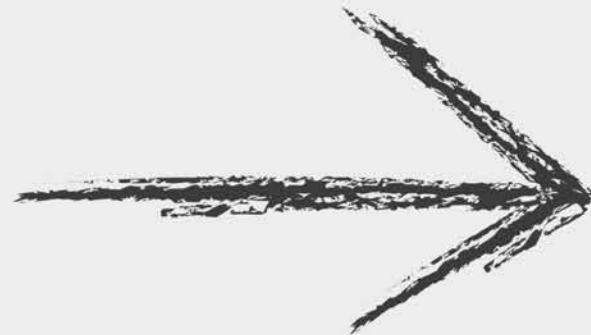
HEALTH OUTCOMES

..... &

HEALTH CARE COSTS



CRISIS



SOLUTION

Presenters



**Scott Burris, Professor and Director
Center for Public Health Law Research**



**Demetria McCain, President
Inclusive Communities Project**



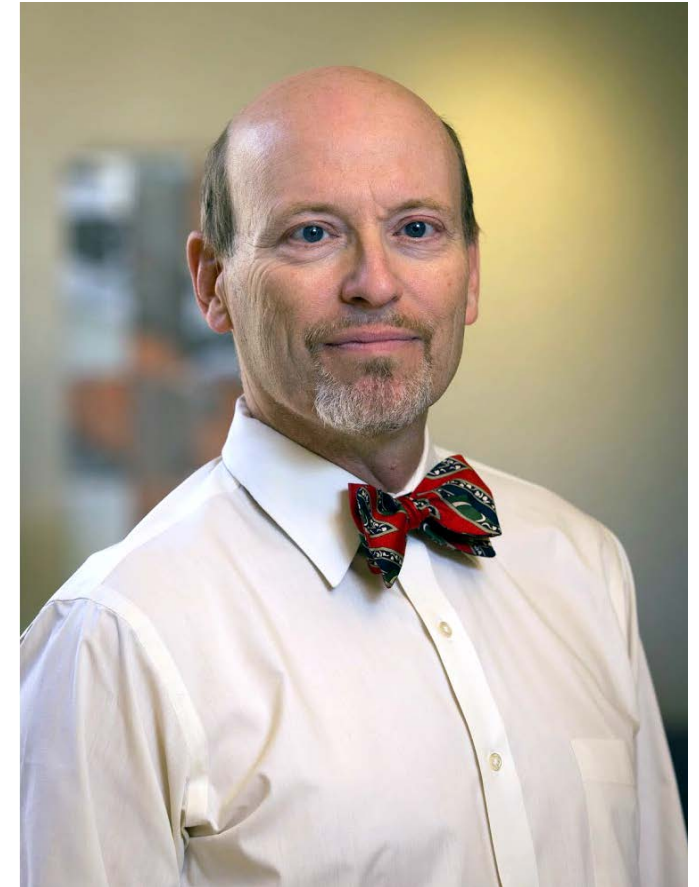
**Athena Williams, Executive Director
Oak Park Regional Housing Center**



Scott Burris

Center for Public Health Law Research

Scott Burris serves as Professor of Law and Public Health at Temple University, where he directs the Center for Public Health Law Research. His work focuses on how law influences public health, and what interventions can make laws and law enforcement practices healthier in their effects. He is the author of over 200 books, book chapters, articles and reports on issues including urban health, HIV/AIDS, research ethics, and the health effects of criminal law. He has served as a consultant to numerous U.S. and international organizations including WHO, UNODC and UNDP. He is a founder of Legal Science, LLC, a private company dedicated to the social mission of improving access to legal information and the supporting the practice of policy surveillance. In 2014, he was the recipient of the American Public Health Association (APHA) Law Section Lifetime Achievement Award and was the recipient of the Jay Healey Health Law Professors award in 2018. Professor Burris is a graduate of Washington University in St. Louis (A.B.) and Yale Law School (J.D.).



Legal Levers for Health Equity in Housing

Scott Burris, JD, Temple University Beasley School of Law, Center for Public Health Law Research

The Robert Wood Johnson Foundation's Policies for Action program supported research reported in this presentation. The content is solely the responsibility of the author and does not necessarily represent views of the Robert Wood Johnson Foundation.

What Has Our “Housing System” Produced in the Past Half Century?

A chronic affordability gap

- There are only 37 affordable and available units for every 100 extremely low-income renter households

Persistent segregation

- The average White person lives in a neighborhood that is almost 80% White, approximately 10% Latino, less than 10% Black, and less than 5% Asian

Too many unhealthy homes

- 4 million households have children exposed to high levels of lead

A Lot of Law Has Failed to Produce Desired Results

VOL. 11, No. 1 NORTHEASTERN UNIVERSITY LAW REVIEW 251

Health, Housing, and the Law

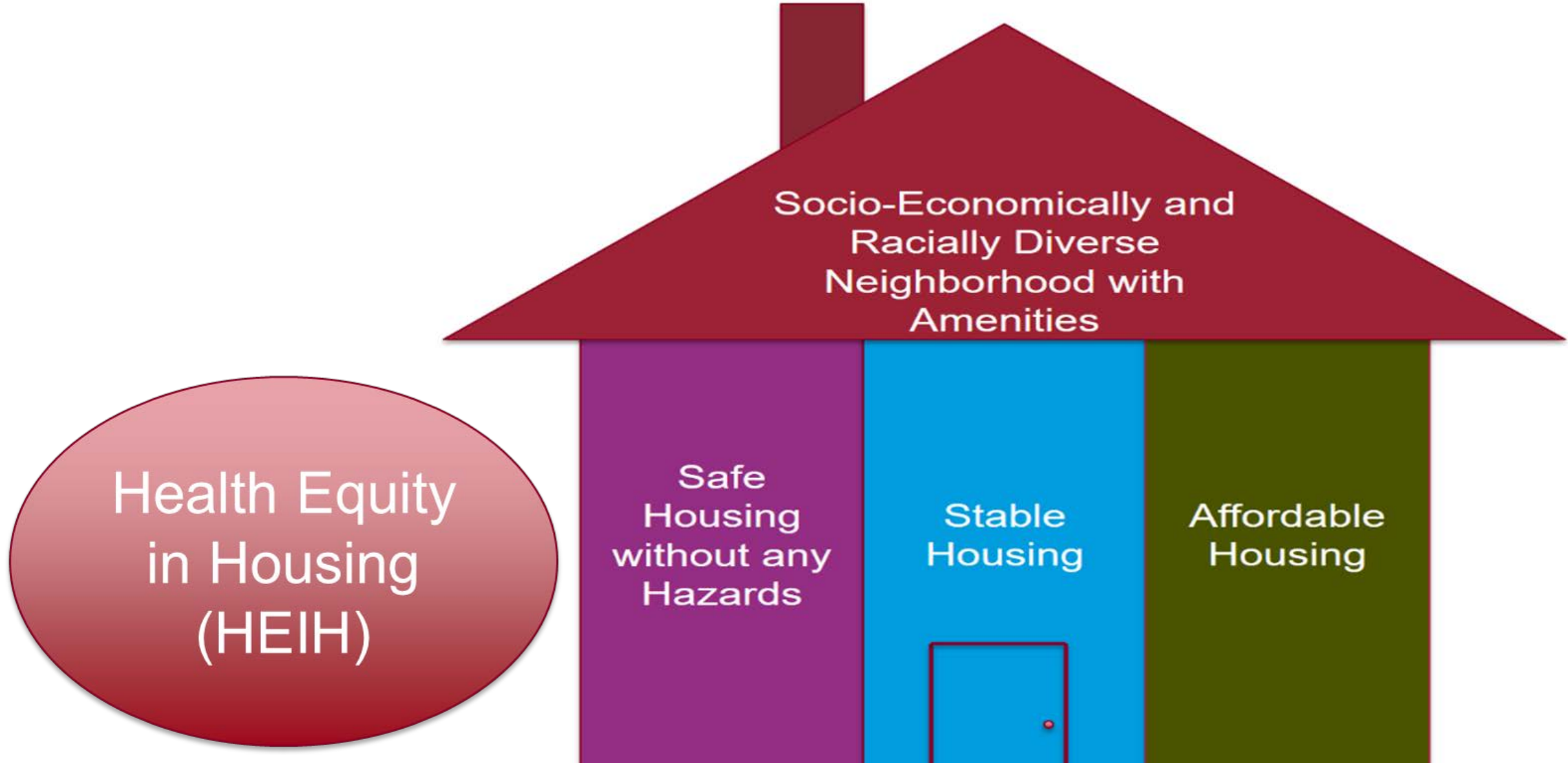
Abraham Gutman, Katie Moran-McCabe,** Scott Burris****

BTW, vouchers have worked pretty well – at far too small a scale.

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What Do We *Want* the System to Produce?



What Do We Want the System to Produce?

HEIH is

- **A MOTIVE**

→ *an organizing principle that can guide the independent use of many legal levers by many actors*

- **A MEASURE**

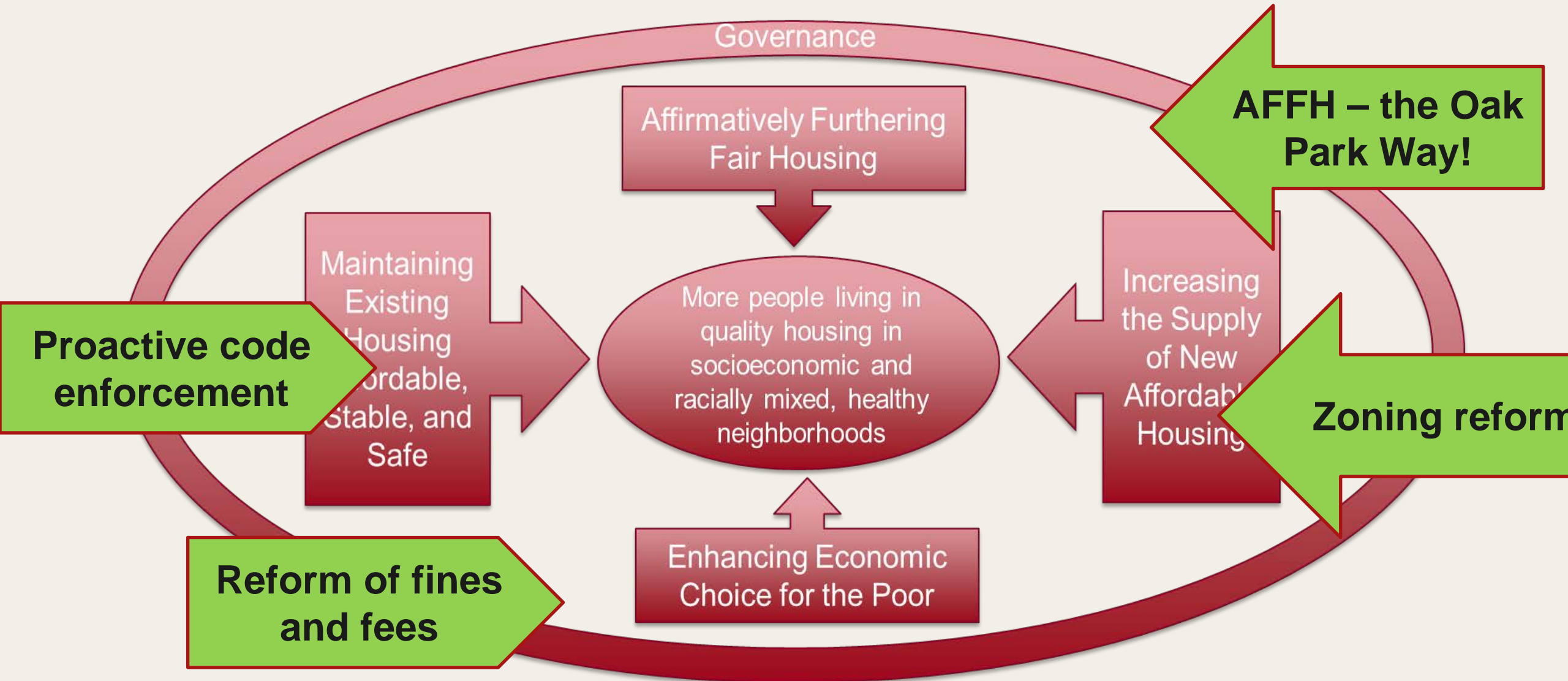
→ *If we are not advancing all these elements, we are failing*

- **METHODS**

→ *We offer one building block, a strategic approach to law*



A Legal Levers Model for HEIH

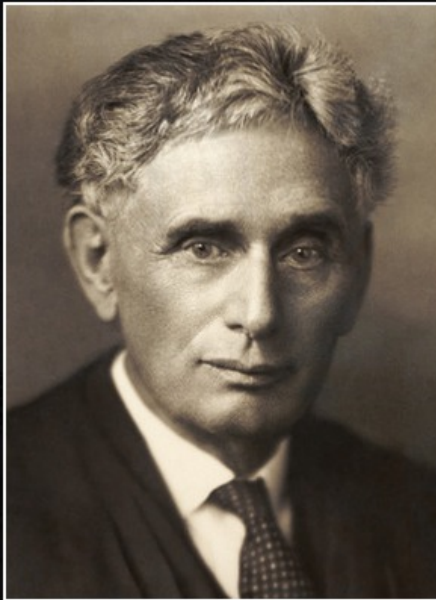


Thoughts from a systems perspective → Levers working together



- The goal is to balance the levers to achieve “the perfect sound” – equity
- Requires deliberate process of design, testing, refinement, and diffusion
- E.g., LIHTC housing unfettered by QAP and zoning barriers, and guided by AFFH metro-wide plan

The idea that social policy and change can be seen as “experiments,” and states or cities as “laboratories” has come up again and again for a century at least



The US States are our laboratories of democracy.

— Louis D. Brandeis —

AZ QUOTES

• Pics and

Campbell, D.T. (1969). Reforms as experiments. *American Psychologist*, 24(4), 409-429.

REFORMS AS EXPERIMENTS¹

DONALD T. CAMPBELL²

Northwestern University

THE United States and other modern nations should be ready for an experimental approach to social reform, an approach in which we try out new programs designed to cure specific social problems, in which we learn whether or not these programs are effective, and in which we retain, imitate, modify, or discard them on the basis of apparent effectiveness on the multiple imperfect criteria available. Our readiness for this stage is indicated by the inclusion of specific provisions for program evaluation in the first wave of the “Great Society” legislation, and by the current

COLUMBIA LAW REVIEW

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A CONSTITUTION OF DEMOCRATIC EXPERIMENTALISM

Michael C. Dorf and Charles F. Sabel³

In this article, Professors Dorf and Sabel identify a new form of government, democratic experimentalism, in which power is decentralized to enable citizens and other actors to utilize their local knowledge to fit solutions to their individual circumstances, but in which regional and national coordinating bodies require actors to share their knowledge with others facing similar problems. This information pooling, informed by the example of novel kinds of coordination within and among private firms, both increases the efficiency of public administration by encouraging mutual learning among its parts and heightens its accountability through participation of citizens in the decisions that affect them.

Eric Thomas Weber

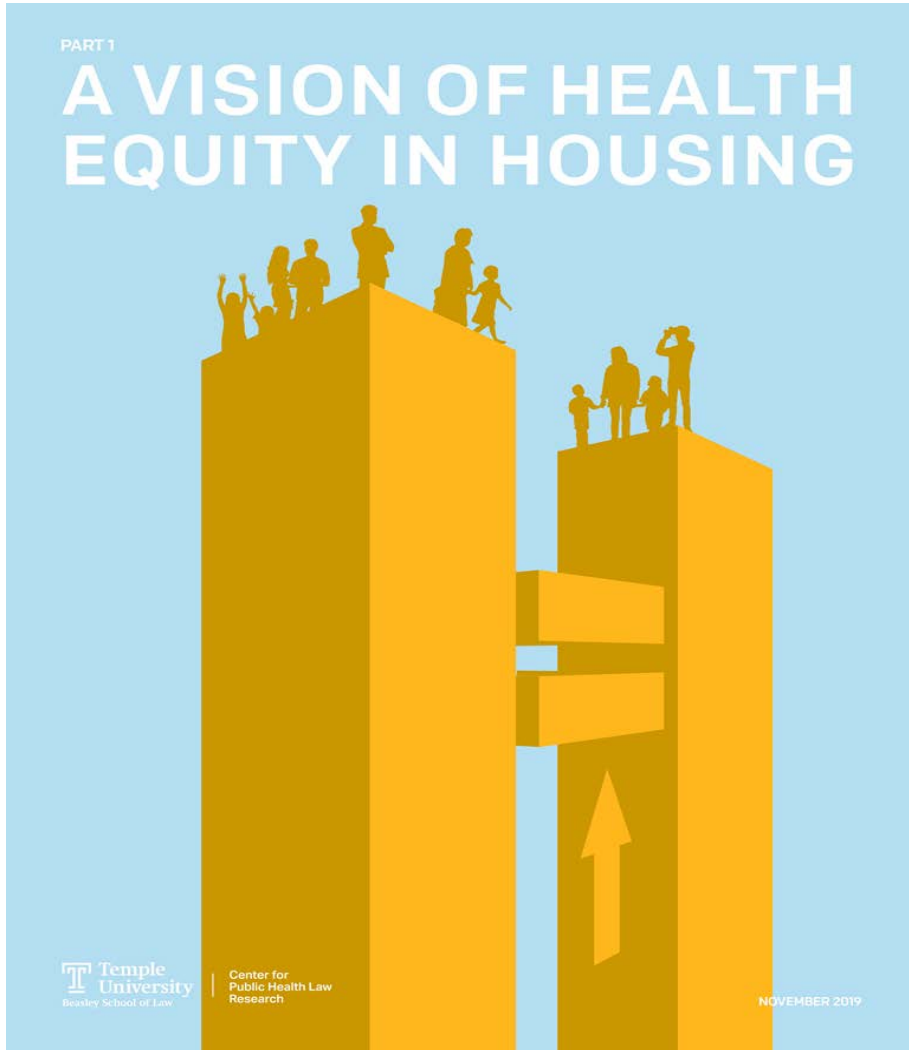
Morality, Leadership,
and Public Policy

On Experimentalism in Ethics

Field Experimentation and the Study of Law and Policy

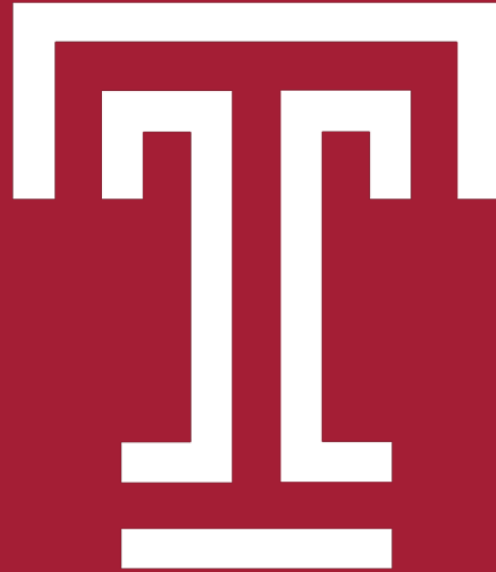
Donald P. Green¹ and Dane R. Thorley^{1,2}

¹Department of Political Science, ²Columbia Law School, Columbia University, New York, NY 10027; email: dpg2110@columbia.edu, dtr2121@columbia.edu



- Six-part report series on Legal Levers for HEIH
- Available at:
<http://publichealthlawresearch.org/product/housingreports>

Thank You!



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Call: 215-870-9415

Visit: <http://publichealthlawresearch.org/> and

<http://LawAtlas.org>

Twitter: @LawAtlas

Youtube: [YouTube.com/LawAtlasorgTemple](https://www.youtube.com/LawAtlasorgTemple)

Demetria McCain

Inclusive Communities Project

Demetria McCain has been with the Inclusive Communities Project (ICP) since its inception and presently serves as its president, where she oversees operations as well as engages in advocacy efforts that further ICP's mission. ICP's "Voices for Opportunity" initiative provides advocacy training for low-income renters and neighborhood groups fighting for fair housing and neighborhood equity. Prior to becoming president, she supervised ICP's Mobility Assistance Program, a housing mobility counseling program that has assisted over 4,000 moves since 2005 for housing choice voucher families seeking safe, well-resourced, low-poverty, historically off-limits neighborhoods where they believe their families can best thrive. A native Dallasite, Demetria is the recipient of the 2015 Texas Houser Award and a sought-after panelist and commenter on issues relating to affordable fair housing. She recently joined Coppin State University's adjunct faculty, where her course covers fair housing and homelessness issues. She is a graduate of NYU, Brooklyn College, and Howard University School of Law.





WEBINAR: BUILDING HEALTH EQUITY IN HOUSING

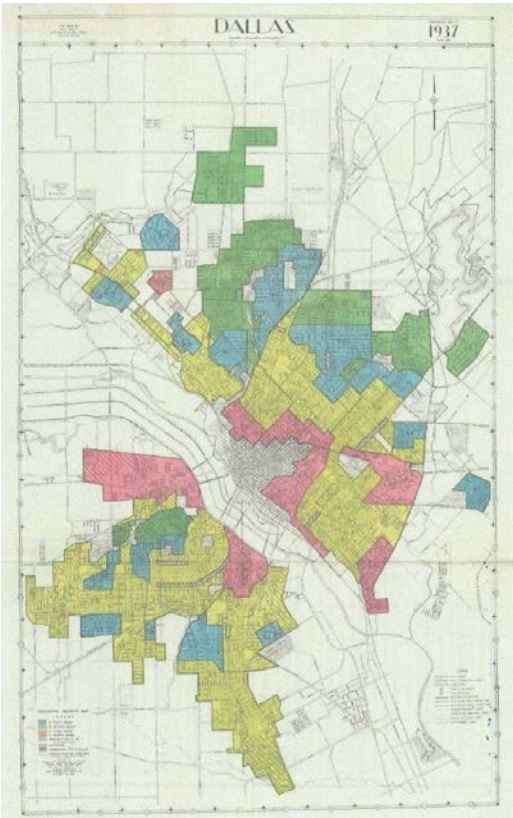
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DEMETRIA MCCAIN



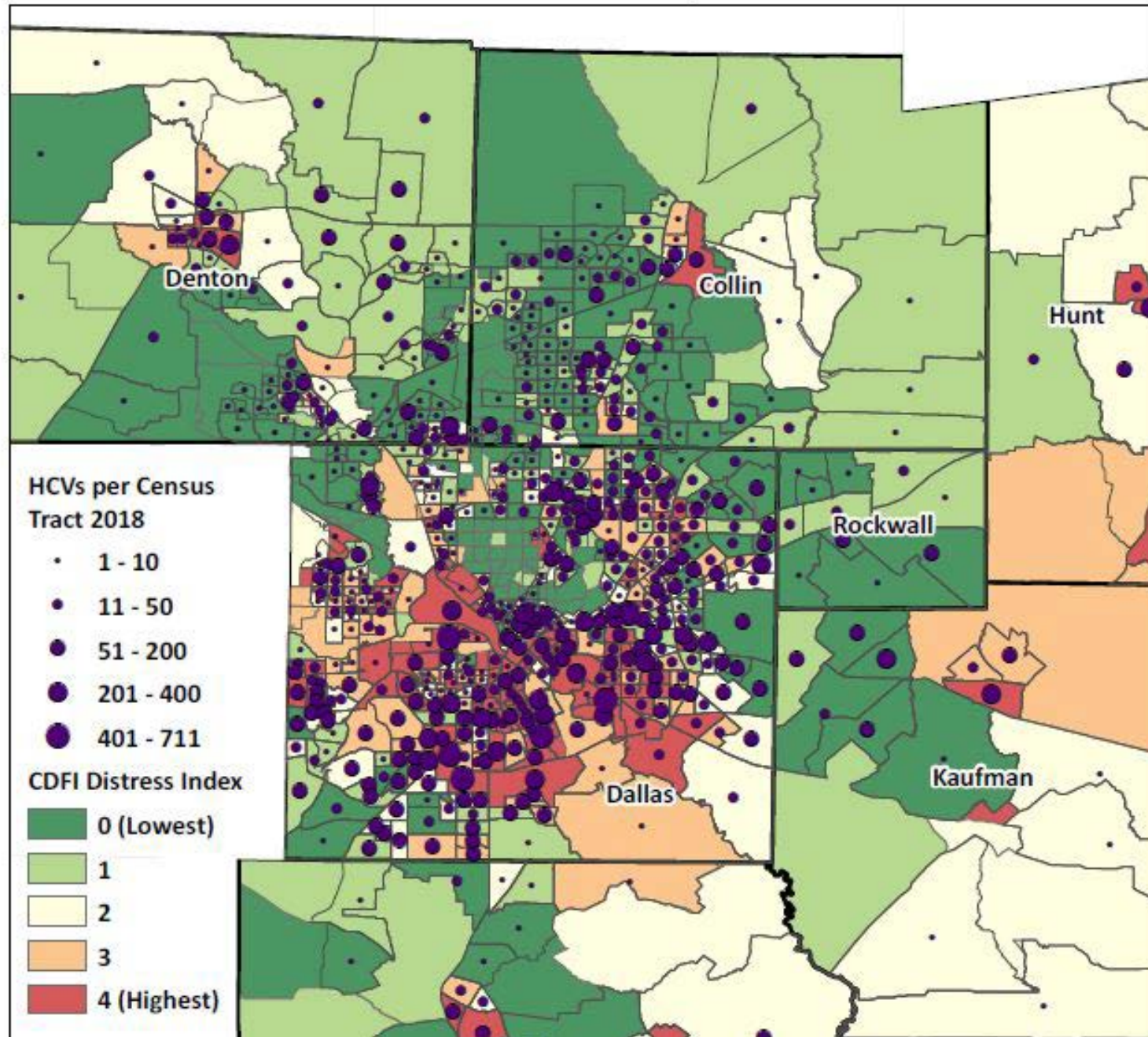
HOUSING MOBILITY & HEALTH EQUITY



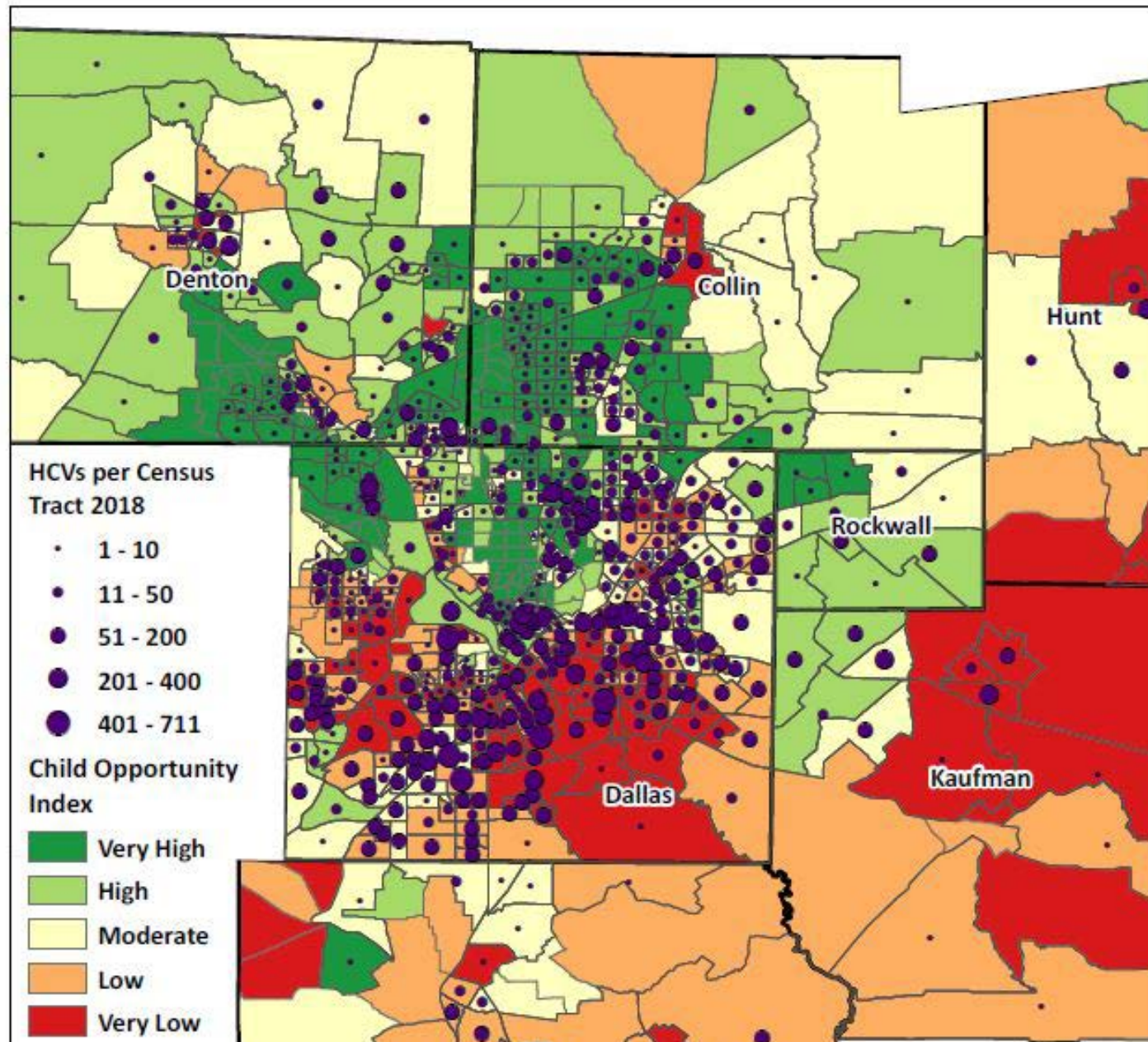
NEIGHBORHOOD EQUITY REMAINS ELUSIVE IN DALLAS



CONCENTRATION OF SECTION 8 HOUSING CHOICE VOUCHERS & U.S. CDFI DISTRESS INDEX



HCV Concentration by Census Tract
for Counties in the Dallas Metropolitan Division



CONCENTRATION
OF SECTION 8
HOUSING CHOICE
VOUCHERS
&
THE CHILD
OPPORTUNITY
INDEX

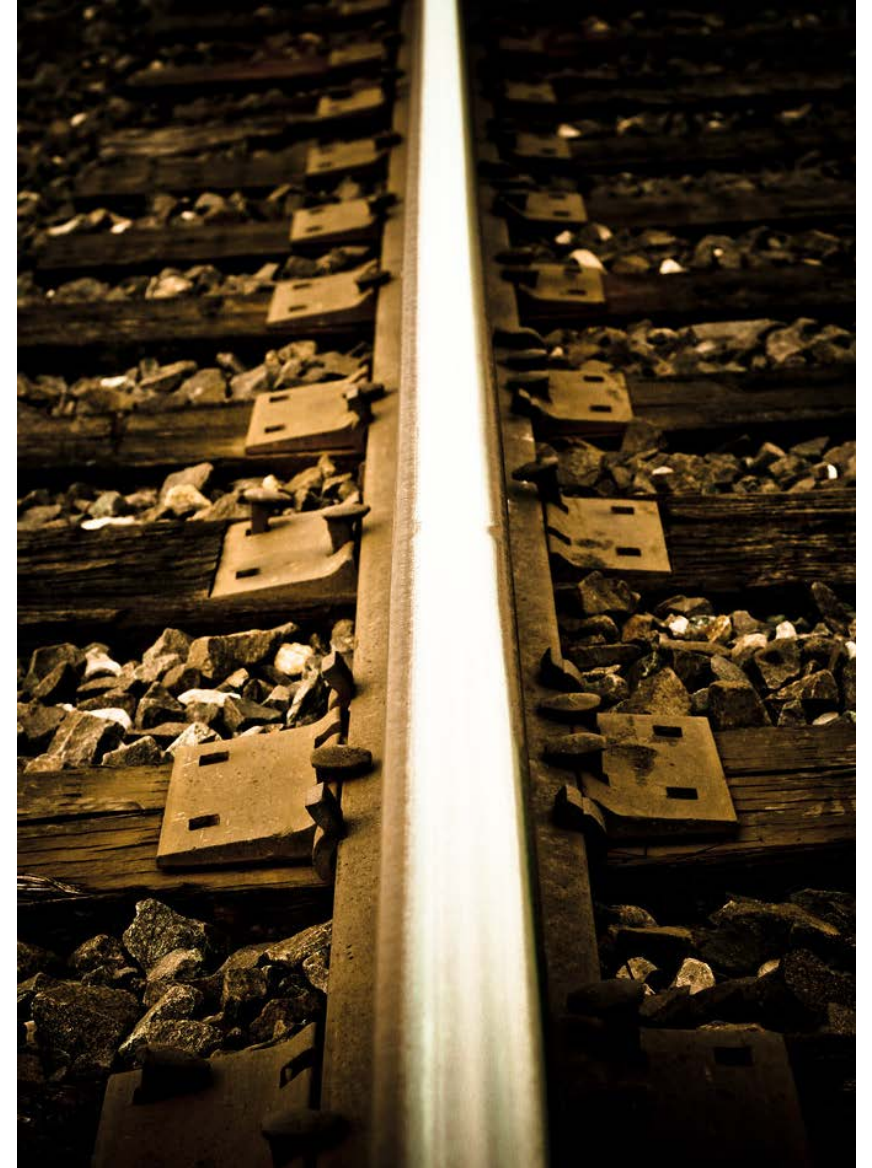
CDC SOCIAL VULNERABILITY INDEX

- “Today’s distribution of the federal low-income housing vouchers shows not just the increased exposure of Black and Hispanic families to disaster but the relative safety of White voucher families outside the highly vulnerable neighborhoods.”
- “Less than one-third, 30% of these White voucher families, are in the high risk SVI census tracts and exposed to the accompanying hazards and risks, disease and death. This is drastically fewer than the Black and Hispanic voucher families living in the highest risk SVI tracts.”
- “Over one-half, 55%, of all Black and Hispanic Housing Choice Voucher families in the nation are in census tracts with the highest vulnerability to disasters such as disease outbreaks.”

—Daniel & Beshara, P.C.

See <https://www.danielbesharalawfirm.com/covid-19-and-racial-segregation>

HOUSING
MOBILITY
HELPS FAMILIES
WHO WANT TO
MOVE
ELSEWHERE





GAINING ACCESS



ICP'S MOBILITY ASSISTANCE PROGRAM

- Helps with moves to safer, well-resourced areas of the 7-county D/FW region
 - Fair housing counseling and community information
 - Housing search assistance
 - Landlord recruitment and negotiations
 - Liaison between voucher holder and the public housing authority
 - Post-move support

LEVELS OF BARRIERS

- Misinformation
- Private
- Public/Governmental
 - Local
 - State
 - Federal

A decorative wavy line in light blue and white, resembling a stylized wave or a path, runs vertically along the left side of the image.

STRATEGIES TO ADDRESSING BARRIERS

A solid light blue vertical bar runs along the right edge of the image.

MULTI-PRONGED APPROACHES

- Research (i.e., Voucher Discrimination Survey Report)
- Policy Advocacy (i.e., Preemption of Voucher Discrimination Ordinances)
- Engagement (i.e., Urban and Suburban Public Hearings)
- Program Administration (i.e., ICP's Sublease Initiative)
- Advocacy Training of Residents (i.e., Voices for Opportunity Program)
- Credible Threat of Litigation (i.e., Town of Addison, TX)
- Litigation (i.e., HUD; TX Dept. of Housing & Community Affairs)



INCLUSIVECOMMUNITIES.NET

TWITTER:
@ICPDALLAS

BLOG:
INCLUSIVECOMMUNITIES.NET/
ICP-KNOWLEDGE/



Athena Williams

Oak Park Regional Housing Center

Athena Williams serves as Executive Director of the Oak Park Regional Housing Center. The OPRHC is regarded as a leading agency for promoting fair housing rights and equal racial access in Oak Park and surrounding West Cook County communities, including Chicago's Austin neighborhood. Athena is a respected community organizer and activist, formerly program director for the West Cook Homeownership Center of the OPRHC. She previously served as an assistant to the late Reverend Dr. Lewis Flowers of the Westside Ministers' Coalition, was a Chicago Public School Local School Council member, Associate Director of the Monroe Foundation, and an administrative assistant to 37th Ward Alderman Emma Mitts. Athena is a product of Chicago Public Schools, holds a Bachelor of Science Degree from the University of Wisconsin Madison, and holds multiple certifications in housing and financial counseling through NeighborWorks. Athena is also the mom of a daughter who is completing her MBA in Marketing/Finance at Hampton University.



Promoting and Sustaining Diverse and Integrated Communities



Oak Park Regional Housing Center

For over 43 years, the Oak Park Regional Housing Center has been committed to its mission of achieving meaningful and lasting racial diversity in Oak Park.

Our program has been recognized as a model and best practice within the community and across the nation. Yet, despite the relatively high profile of our model, our value and impact are not fully realized.

The promotion of diversity with integration, provides a structure that enables economic and social benefits for the community. We work with apartment owners and the interested renters to market vacant units, in addition to individuals seeking to become homeowners, in a manner that contributes to integration, thereby expanding housing options for all.



Terminology

- **Diversity** is the presence of people of different racial groups in a community. We strive for a community that racially represents the metropolitan region.
- **Integration** is when people of different racial groups live in proximity to one another within a community. We strive for a community where no neighborhood is exclusively for or without any racial group.
- **Inclusion** is when people of different racial groups interact socially and participate together in a community. Integration is the foundation for inclusion.
- **Equity** is when people of different racial groups have similar outcomes in a community. We continue to strive for a community that is more equitable.



Segregation is the Structure of Inequality in Metropolitan America

- Segregation provides a primary impetus for continued discrimination.
- Segregation correlates with inequalities in jobs, schools, crime, health, infrastructure, and services.
- Segregation enables “racial blind spots” that perpetuate “self segregation.”
- Segregation disadvantages everyone socially and economically.

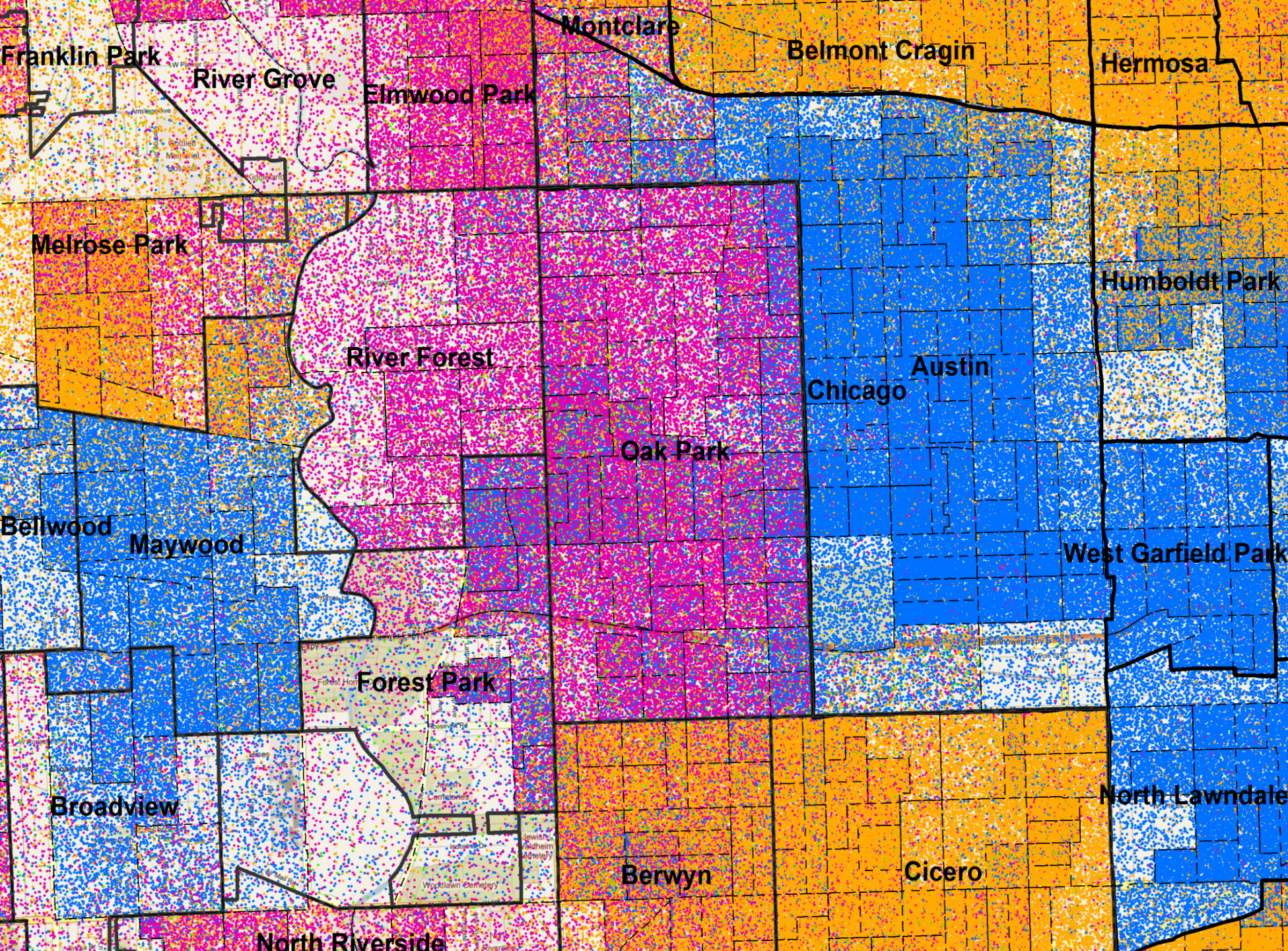


Racial/ethnic change in the City of Chicago during the 2000s

- Whites
- Blacks
- Asians
- Latinos

Each dot=25 people

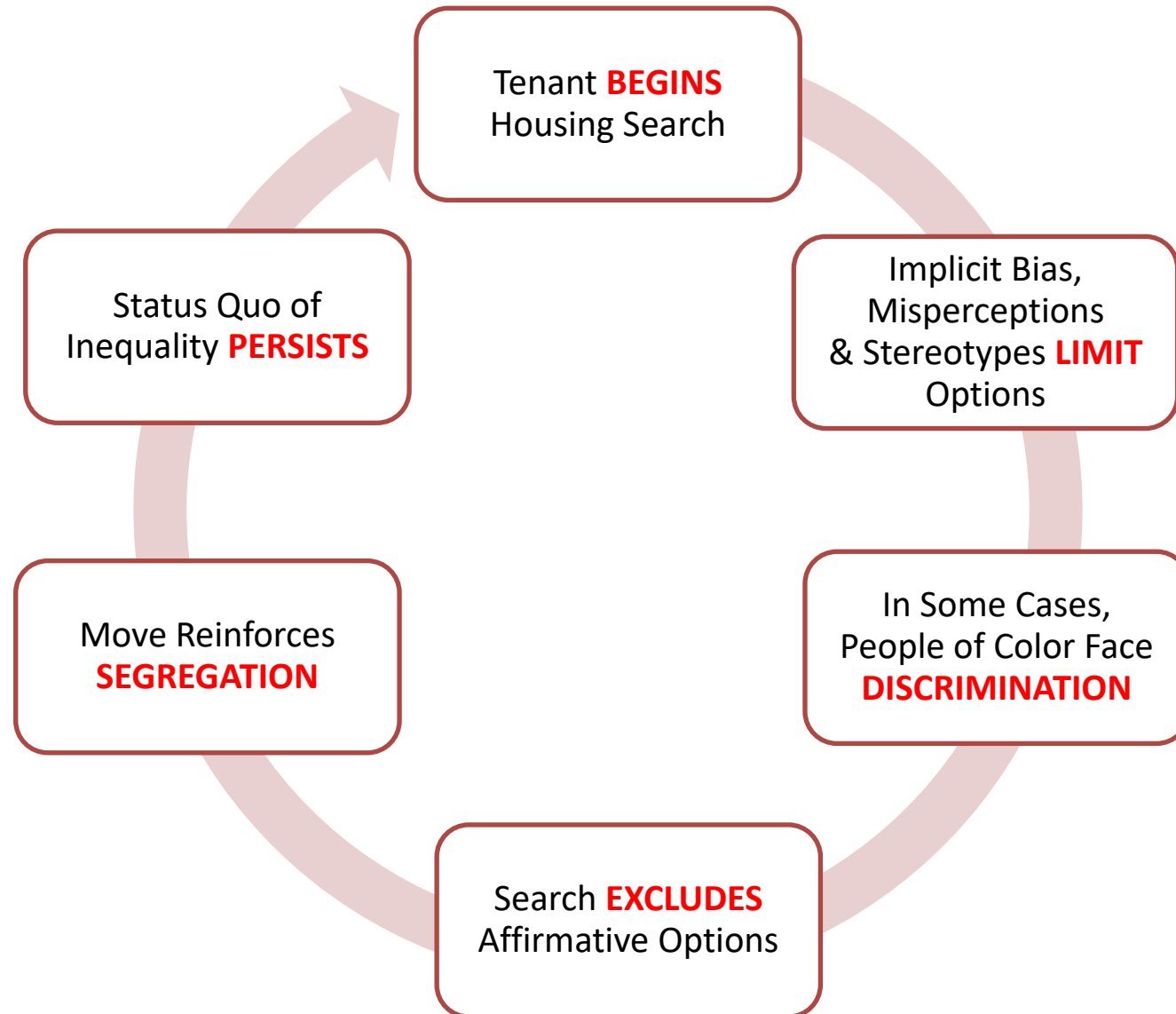




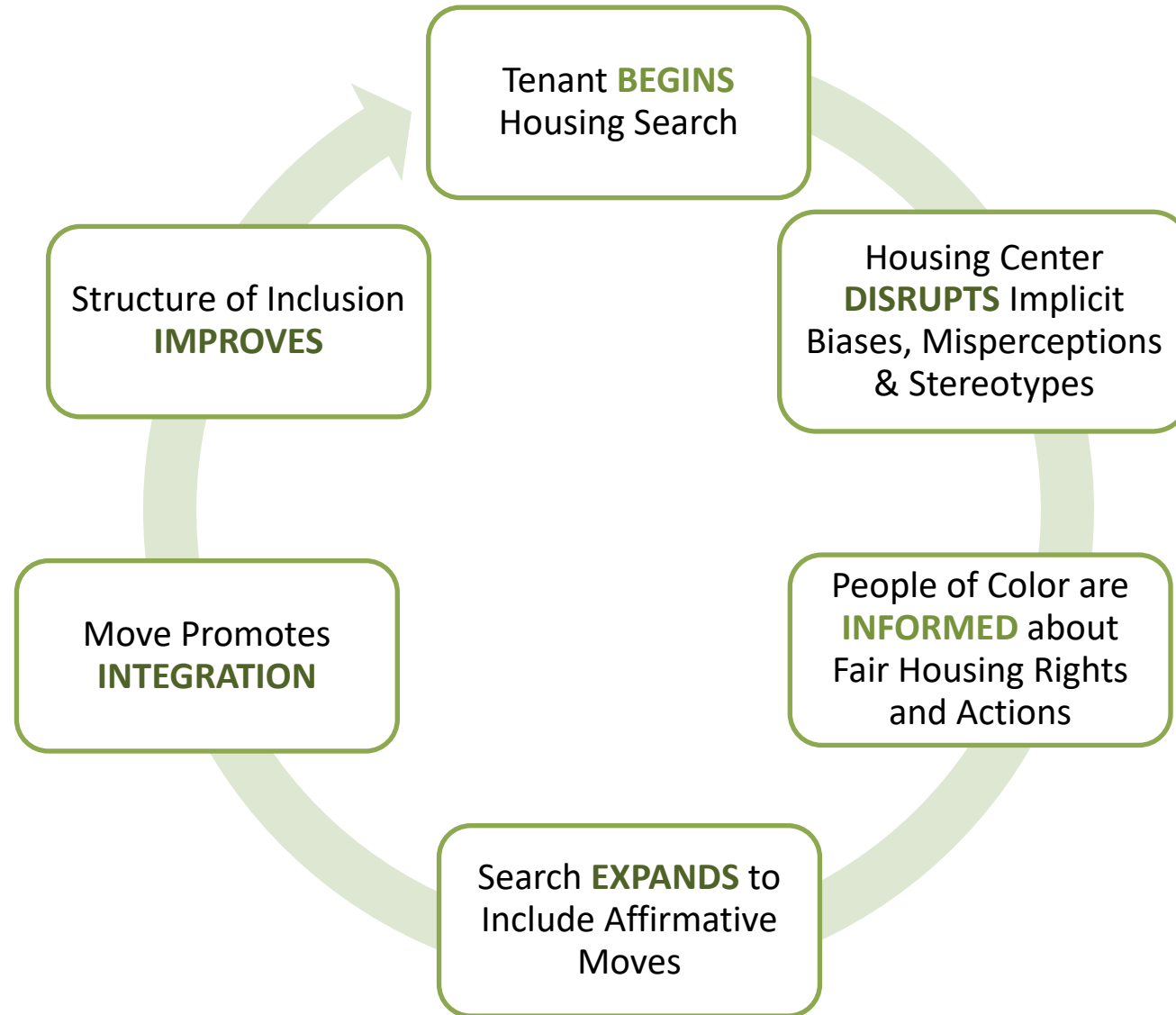
**Integration
is much better
in Oak Park
than in
surrounding
communities**



Typical Housing Searches are Limited

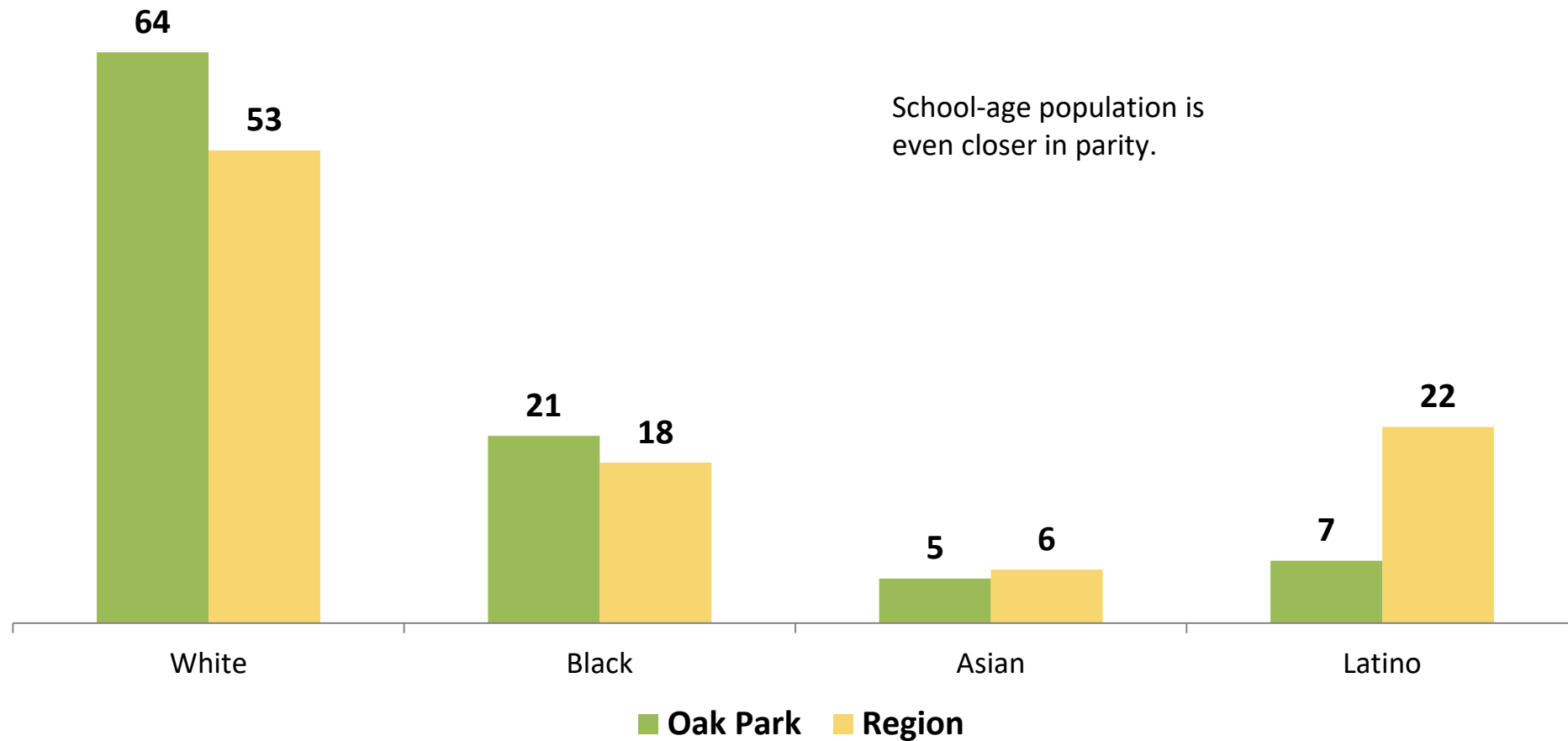


Housing Search, with Counseling, Increase Options & Facilitate Integration



2010 Population Percentages

Oak Park Largely Reflects the Chicago Region



Integration turns Diversity into an Asset

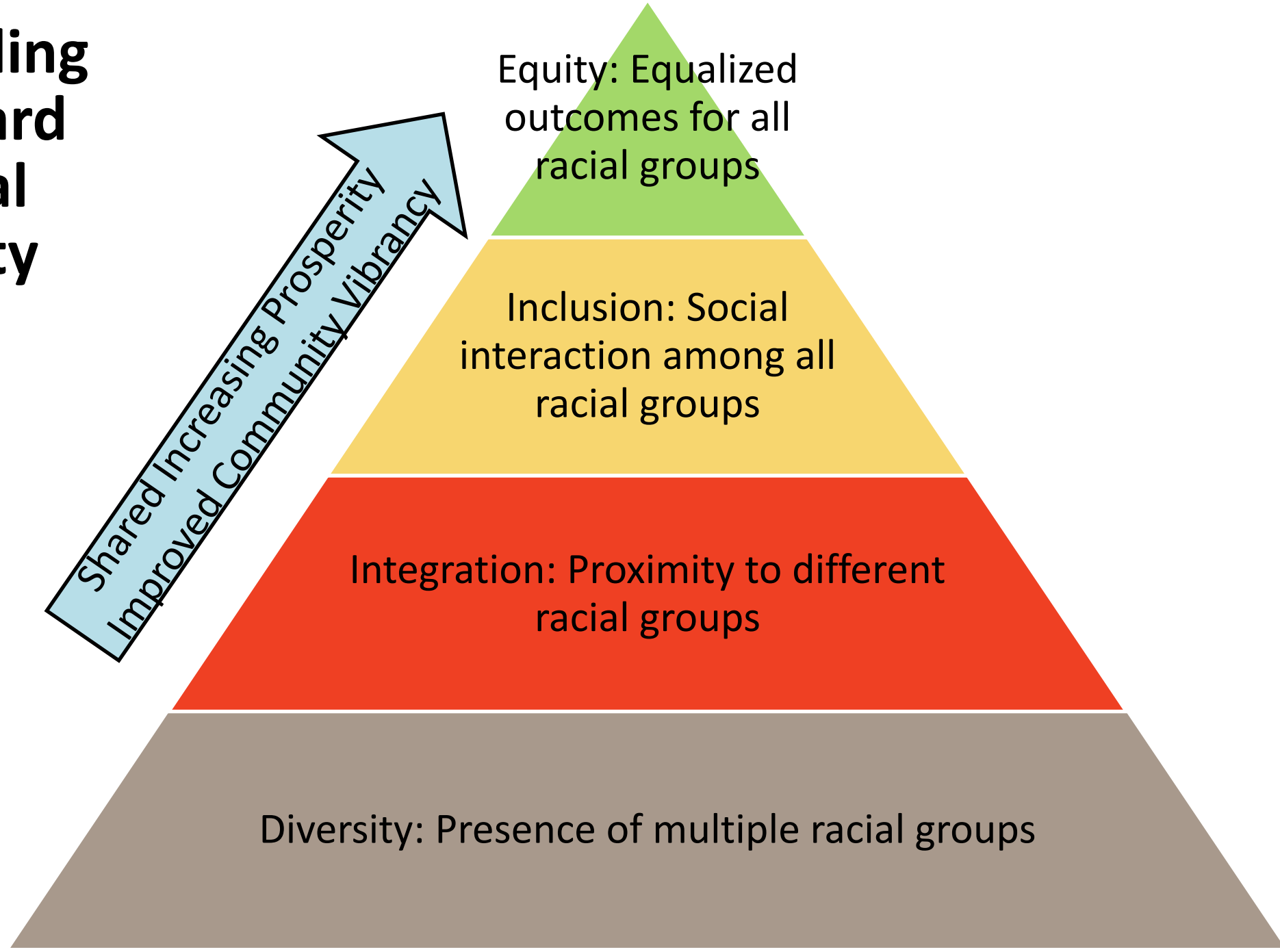
Diversity + Integration

=

Opportunity/Mobility



Building Toward Racial Equity



Integration is the Heart of Our Community

- Serves as a core value that reinforces our spirit.
- Promotes a “one village” mentality that enhances harmony.
- Provides an aspiration for a common cause that unites us.
- Addresses the structural nature of inequality.
- Enables additional social justice efforts by promoting a giving nature.
- Attracts new residents and highlights Oak Park nationally via a unique brand.



For More Information

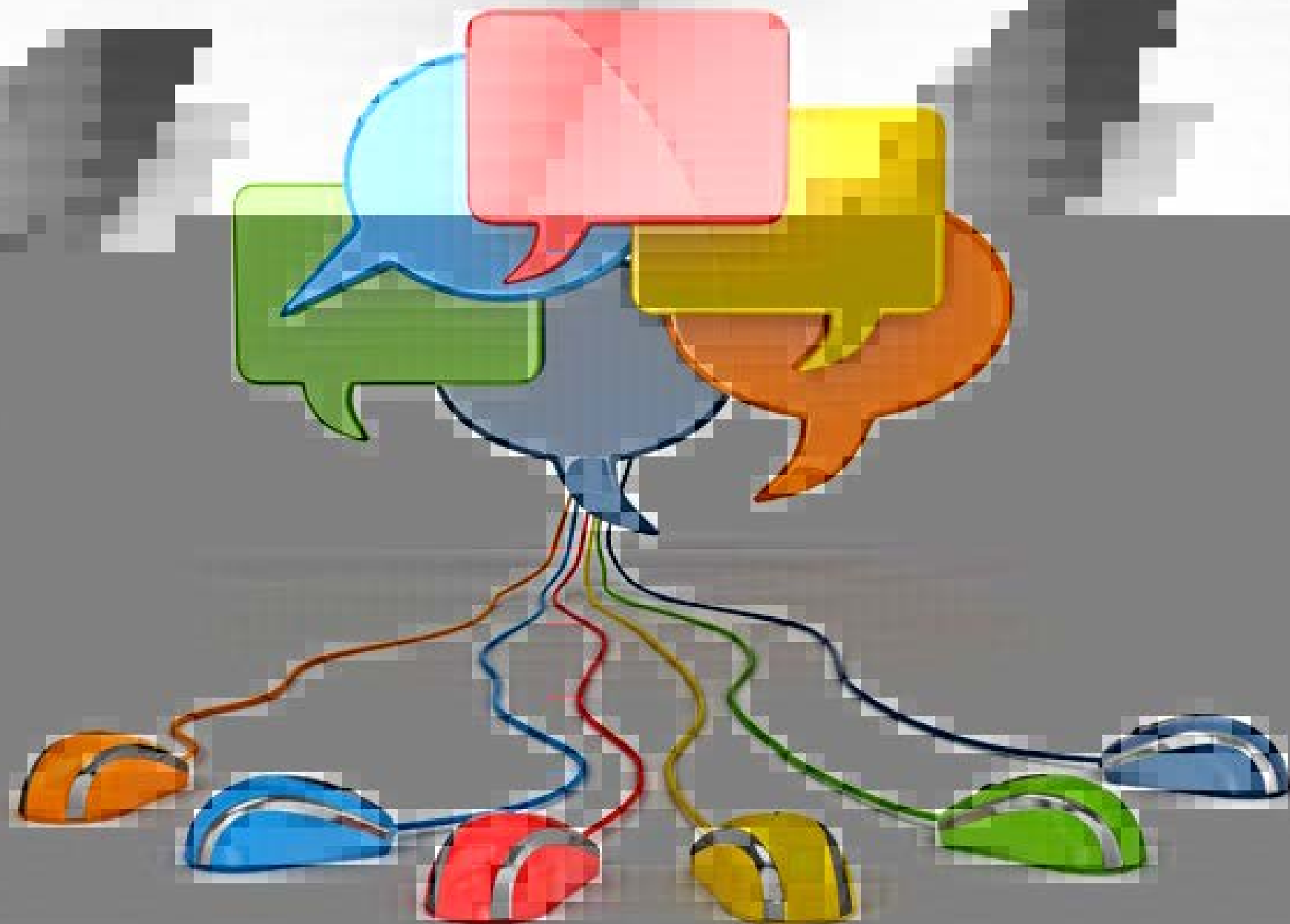
Mission Web Page: www.oprhc.org

Service Web Page: www.LiveInOakPark.com

Athena Williams, awilliams@oprhc.org

1041 South Boulevard, Oak Park, IL 60302

708-848-7150



Please enter your questions in either the chat or Q&A boxes (likely on the right side of your screen)



National Low Income
Housing Coalition



@OppStartsatHome
#OpportunityStartsatHome
www.opportunityhome.org



OPPORTUNITY
STARTS AT HOME

Mike Koprowski, Campaign Director
[*mkoprowski@nlihc.org*](mailto:mkoprowski@nlihc.org)

Join the National Safe and Healthy Housing Coalition



National Safe and Healthy
Housing Coalition

bit.ly/NSHHC

Coalition Facts and Activities

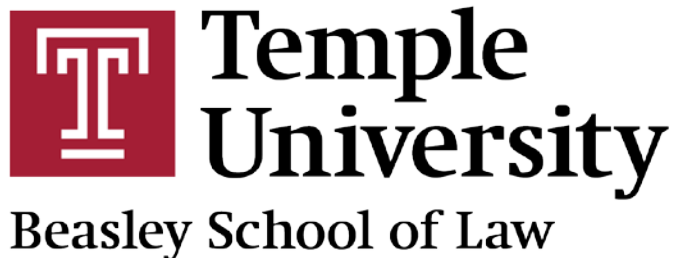


sarah@nshhcoalition.org • nshhcoalition.org

Center for Public Health Law Research

Philadelphia, Pennsylvania

Based at the Temple University Beasley School of Law, the Center for Public Health Law Research supports the widespread adoption of scientific tools and methods for mapping and evaluating the impact of law on health. The Center works by developing and teaching public health law research and legal epidemiology methods (including legal mapping and policy surveillance); researching laws and policies that improve health, increase access to care, and create or remove barriers to health (e.g., laws or policies that create or remove inequity); and communicating and disseminating evidence to facilitate innovation. The Center celebrated its 10th anniversary in 2019.



Center for
Public Health Law
Research

Inclusive Communities Project

Dallas, Texas



The Inclusive Communities Project (ICP) is a not-for-profit organization that works for the creation and maintenance of thriving racially and economically inclusive communities, expansion of fair and affordable housing opportunities for low-income families, and redress for policies and practices that perpetuate the harmful effects of discrimination and segregation. It prides itself on its multipronged approach, which utilizes direct services (through housing mobility counseling for housing choice voucher holders), research, policy advocacy, program administration, and litigation. ICP is a thought leader whose advocacy has positively changed local, state, and federal policies.



Oak Park Regional Housing Center

Oak Park, Illinois

For over 43 years, the Oak Park Regional Housing Center has been committed to its mission of achieving meaningful and lasting racial diversity in Oak Park. Their program has been recognized as a model and best practice within the community and across the nation. Yet, despite the relatively high profile of their model, their value and impact are not fully realized. The promotion of diversity with integration provides a structure that enables economic and social benefits for the community. The Oak Park Regional Housing Center works with apartment owners and interested renters to market vacant units, in addition to individuals seeking to become homeowners, in a manner that contributes to integration, thereby expanding housing options for all.



National Center for Healthy Housing

Columbia, Maryland

The National Center for Healthy Housing (NCHH) is the preeminent national nonprofit dedicated to securing healthy homes for all. Since 1992, NCHH has served as a highly regarded and credible change agent, successfully integrating healthy housing advocacy, research, and capacity building under one roof to reduce health disparities nationwide. With more than six million families living in substandard housing, NCHH equips leaders in the public health, housing, and environmental sectors with the data, tools, policies, and best practices they need to improve housing quality in their communities.

National Center for
HEALTHY HOUSING



National Low Income Housing Coalition

Washington, District of Columbia

Founded in 1974 by Cushing N. Dolbeare, the National Low Income Housing Coalition (NLIHC) educates, organizes, and advocates to ensure decent, affordable housing for everyone. NLIHC's goals are to preserve existing federally assisted homes and housing resources, expand the supply of low-income housing, and establish housing stability as the primary purpose of federal low-income housing policy. NLIHC's staff teams work together to achieve its advocacy goals. Its research team studies trends and analyzes data to create a picture of the need for low-income housing across the country. Its policy team educates lawmakers about housing need and analyzes and shapes public policy. Its field team mobilizes members and supporters across the country to advocate for good housing policy. Its communications team shapes public opinion of low-income housing issues. And its administration team works to ensure NLIHC remains a sustainable, high-capacity organization.



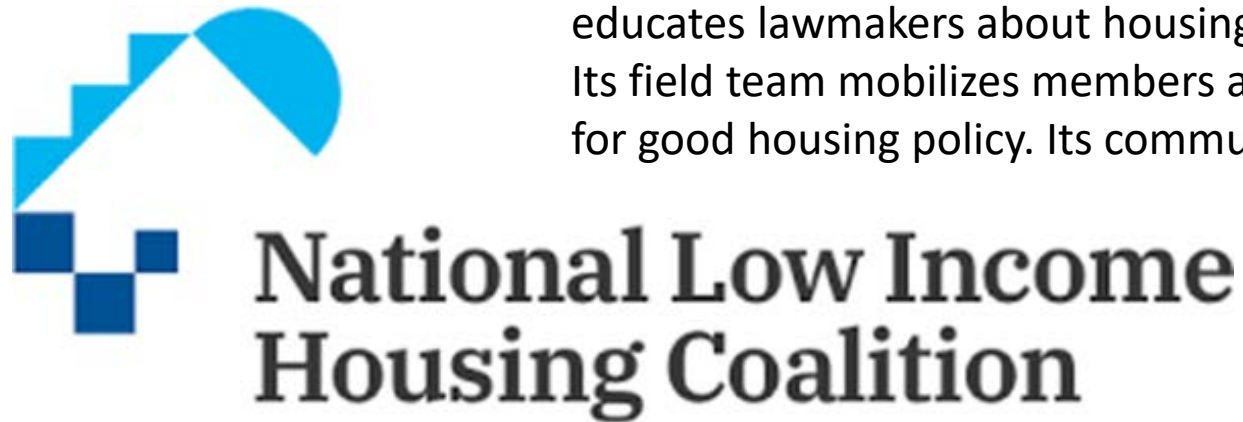
**National Low Income
Housing Coalition**



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Legal Levers for Health Equity in Housing: Next in This Series

Part 2: Building and Maintaining Safe and Affordable Homes

In *Building and Maintaining Safe and Affordable Homes*, the second webinar in our three-part series, we'll explore research and best practices for how we can build health equity in housing by improving and maintaining housing quality and by increasing and maintaining housing affordability.

Part 3: An Experimental Approach to Building Health Equity in Housing

What we don't know about how laws and policies impact health equity in housing is far greater than what we do know. So, how do we build health equity in housing with a lack of evidence? The Center for Public Health Law Research has proposed that a bold, systematic experimental approach is the best way forward: We need to work together to try new things—and study them—so we can begin to make a more substantial dent on the U.S. housing crisis. This final webinar will discuss a few experiments the Center identifies as being among the most promising, based on existing evidence and past implementation: proactive lead inspection, and tweaks to levers to increase the availability of affordable housing. Attendees will hear from experts who have worked on the ground addressing these issues across the United States and gain insight into how they might begin to experiment in their own communities.