



NLIHC's HoUSed Campaign for
Long-Term Housing Solutions

March 13, 2023

Agenda

Welcome, Updates, Overview of President Biden's FY24 Budget Request

- Sarah Saadian, NLIHC

New Research on the Relationship Between Housing Supply & Homelessness

- Casey Dawkins, University of Maryland

Field Updates

- Anne Sosin, Vermont Affordable Housing Coalition
- Ellen Davidson, The Legal Aid Society (NY)

Next Steps

- Sarah Saadian, NLIHC



Welcome & Updates

Sarah Saadian

*Senior Vice President for Public Policy & Field
Organizing*

National Low Income Housing Coalition

ssaadian@nlihc.org

Overview of President Biden's FY24 Budget Request



Sarah Saadian

*Senior Vice President for Public Policy & Field
Organizing*

National Low Income Housing Coalition

ssaadian@nlihc.org



New Research on the Relationship Between Housing Supply & Homelessness

Casey Dawkins

Professor of Urban Studies & Planning

University of Maryland

dawkins1@umd.edu

Homelessness and Housing Supply

Casey J. Dawkins

Urban Studies and Planning

National Center for Smart Growth

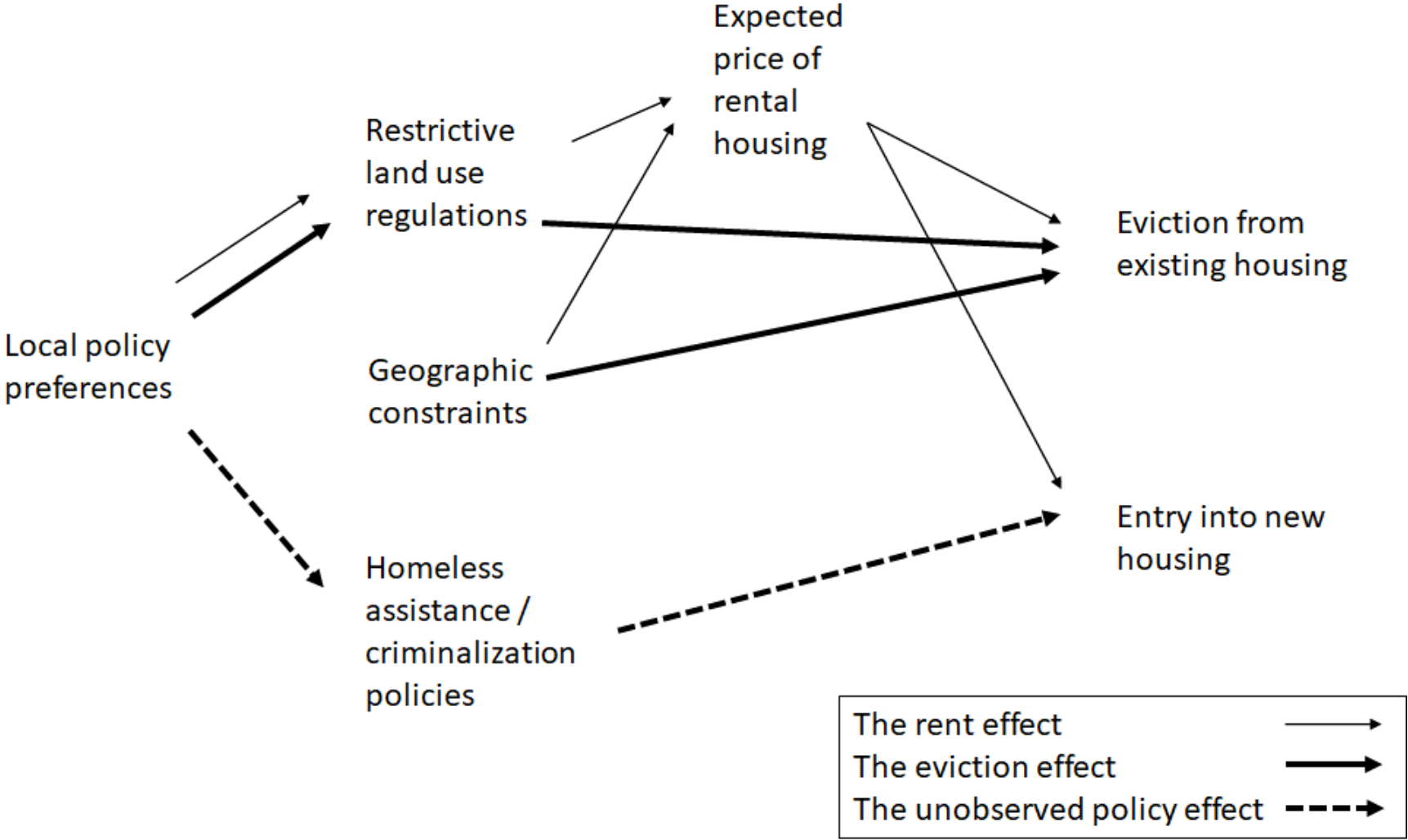
University of Maryland at College Park

dawkins1@umd.edu

Based on research recently published in *Journal of Urban Affairs*

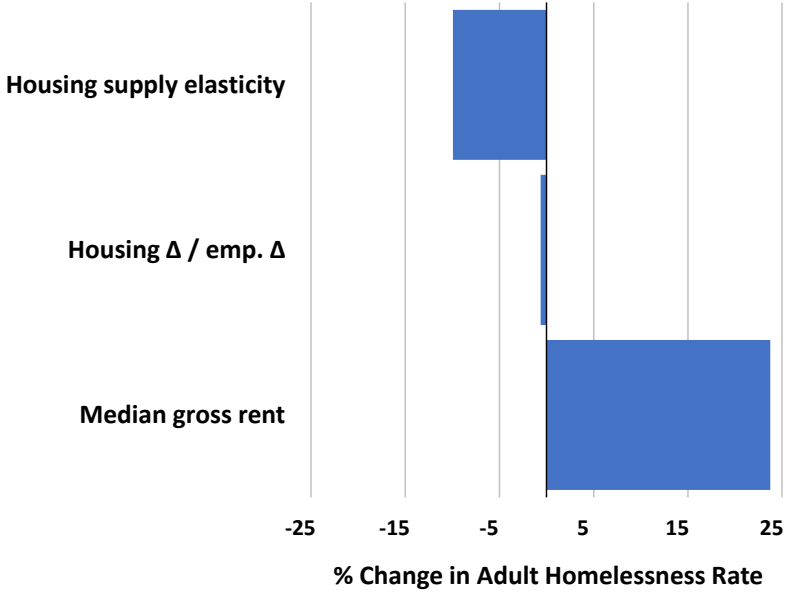
<https://doi.org/10.1080/07352166.2023.2168553>

Theoretical Linkages Between Housing Supply Constraints and Homelessness

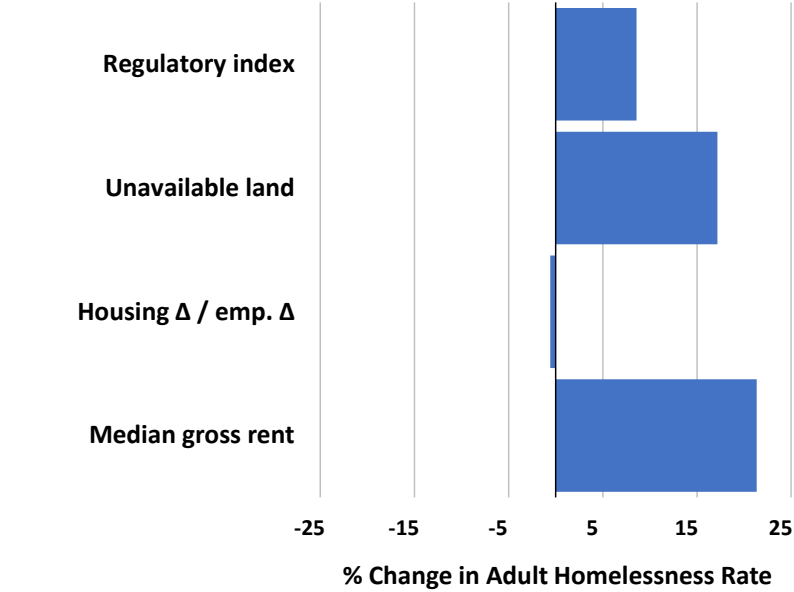


% Change in Adult Homelessness Rate with a 1 St. Dev. Change in Selected Independent Variables

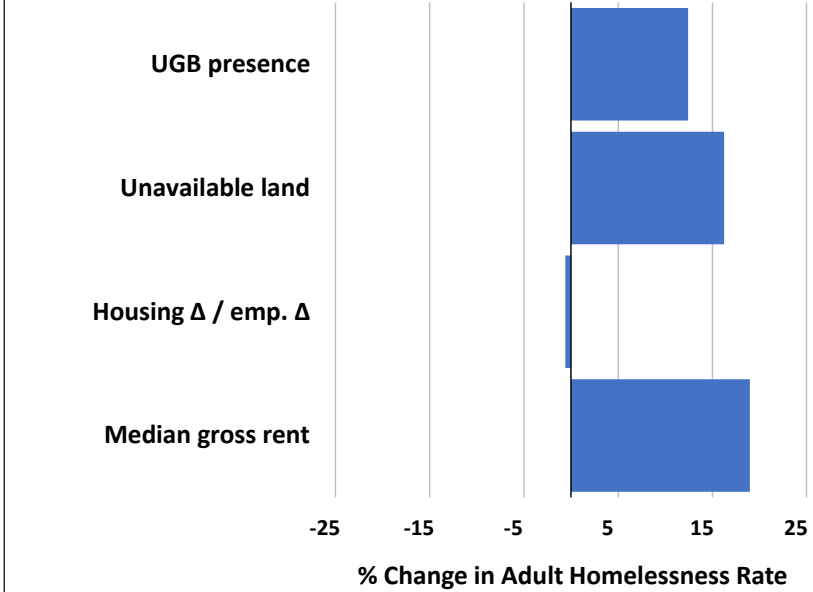
Model 1



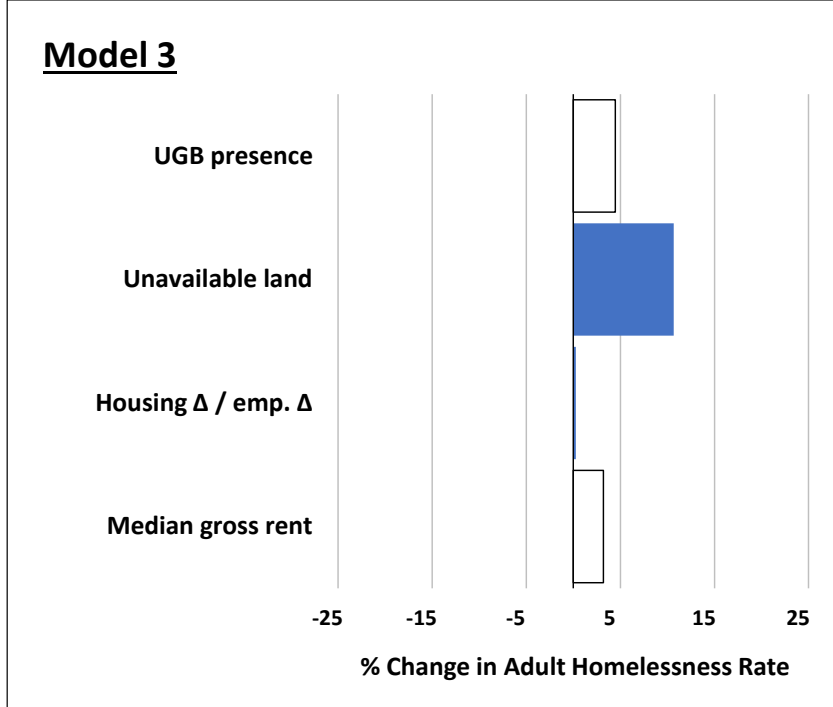
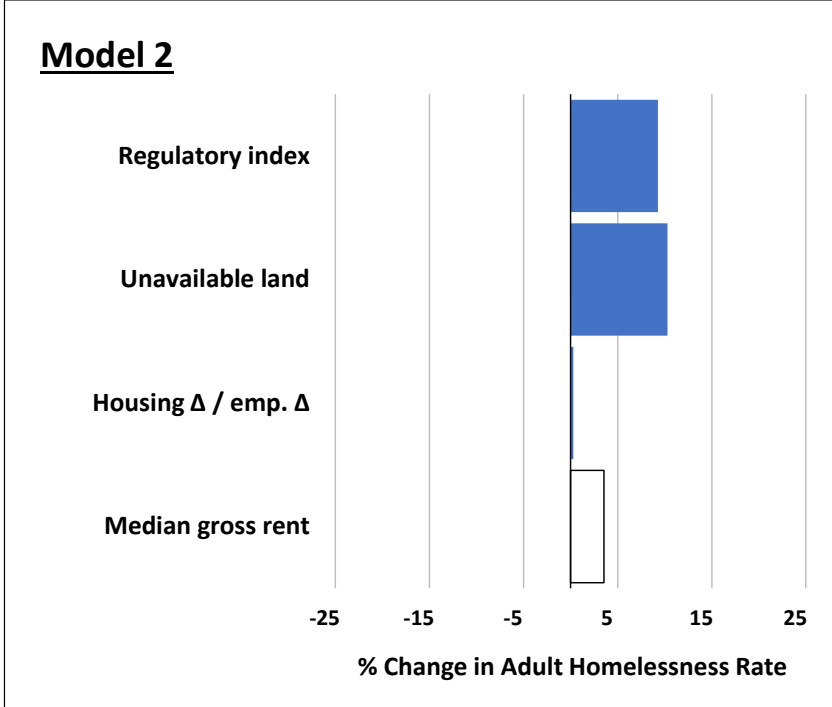
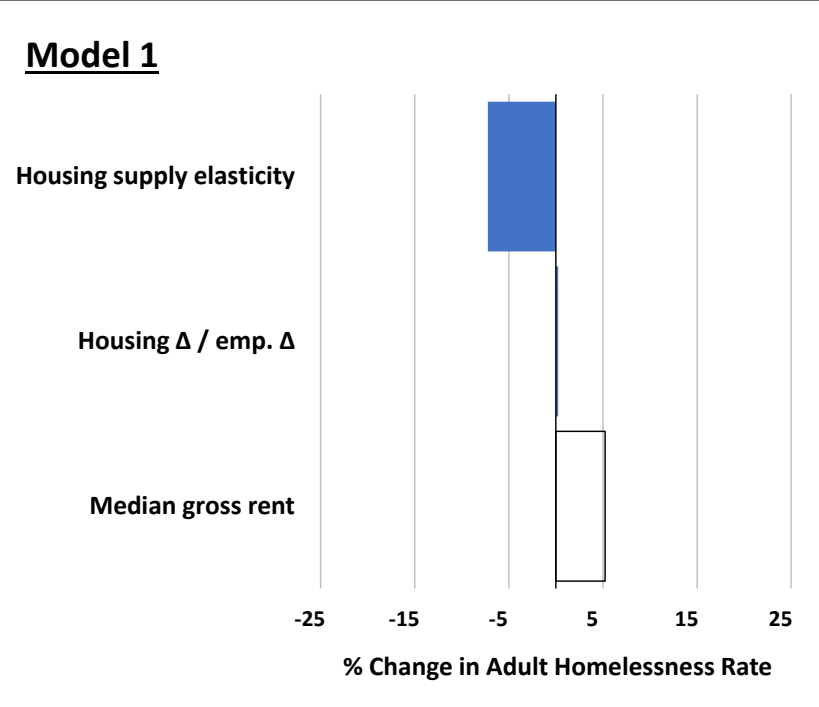
Model 2



Model 3



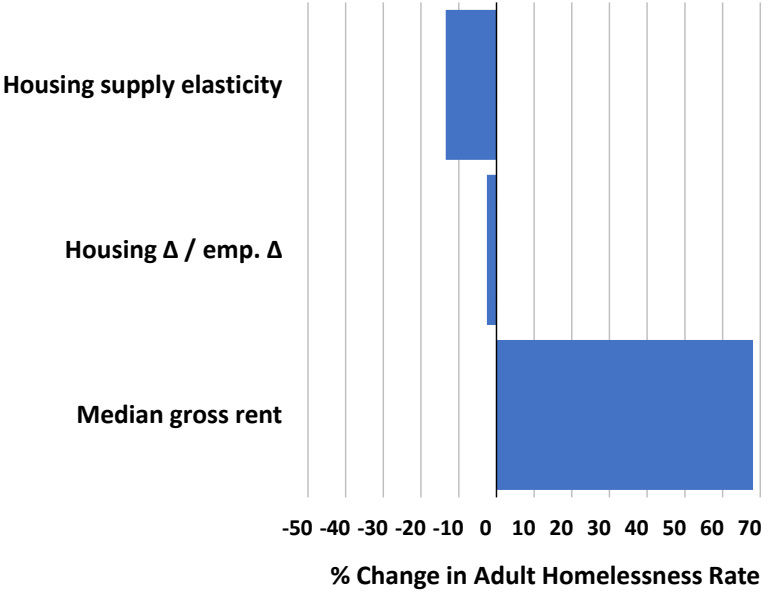
% Change in Adult Sheltered Homelessness Rate with a 1 St. Dev. Change in Selected Independent Variables



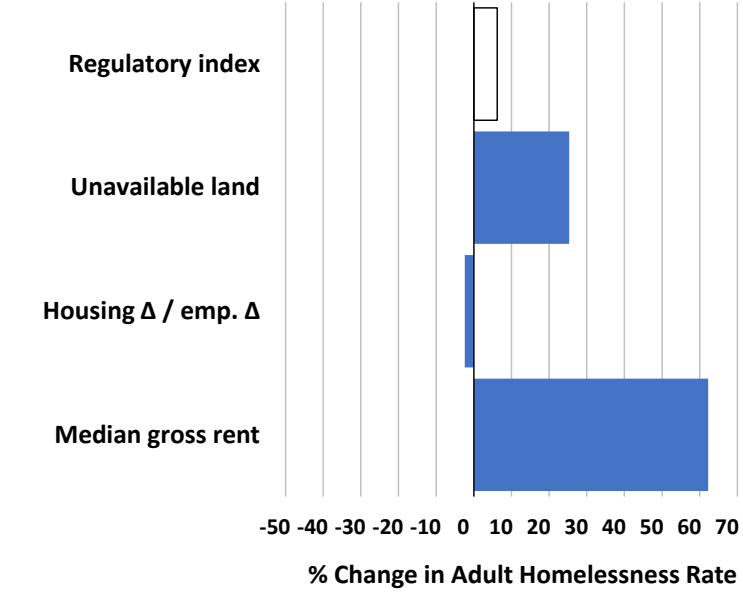
□ Not statistically significant at .05 level

% Change in Adult Unsheltered Homelessness Rate with a 1 St. Dev. Change in Selected Independent Variables

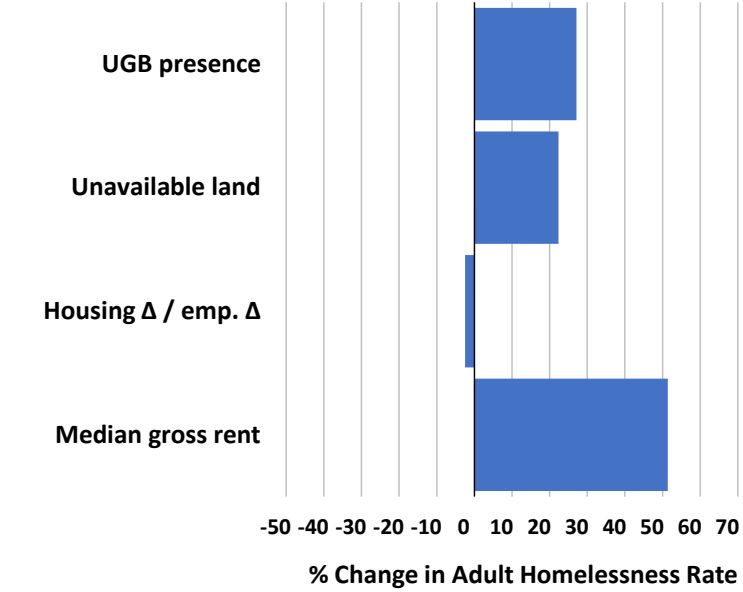
Model 1



Model 2



Model 3



□ Not statistically significant at .05 level

% Increase in Adult Homelessness Rates if Atlanta had San Francisco's Housing Supply Conditions

Unavailable land due to geographic constraints	65%
Housing supply elasticity	17%
Regulatory restrictiveness	7%
UGB presence	27%

Summary of Empirical Findings

- Adult homelessness increases with more restrictive land use practices and geographic and policy-based constraints on developable land.
- Adult homelessness declines with new residential construction and more elastic housing supply.
- These estimated effects are uniformly smaller in magnitude than those which assume that regulatory supply constraints only influence homelessness indirectly by increasing rents.
 - Suggests that previous estimates of the indirect effect of regulatory constraints on homelessness are likely biased upward due to the assumed absence of any direct connection between regulations and homelessness.

Policy Implications

- Local land use policy reform can be a useful tool in the fight against homelessness, BUT
 - The effect of widespread land use policy reform on homelessness rates is likely more modest than previous studies have suggested.
- Local homelessness assistance programming should be coordinated with local land use planning efforts.

Thank you!

Field Updates

Anne Sosin

Interim Executive Director

Vermont Affordable Housing Coalition

anne@vtaffordablehousing.org

Field Updates

Ellen Davidson

Staff Attorney

The Legal Aid Society

ebdavidson@legal-aid.org

Next Steps

Sarah Saadian

*Senior Vice President for Public Policy & Field
Organizing*

National Low Income Housing Coalition

ssaadian@nlihc.org



Resources

NLIHC's HoUsed Campaign
(nlihc.org/housed): Campaign Updates