

Meeting
Affordable Housing Needs:
Sites, Location, Preservation
February 22, 2017

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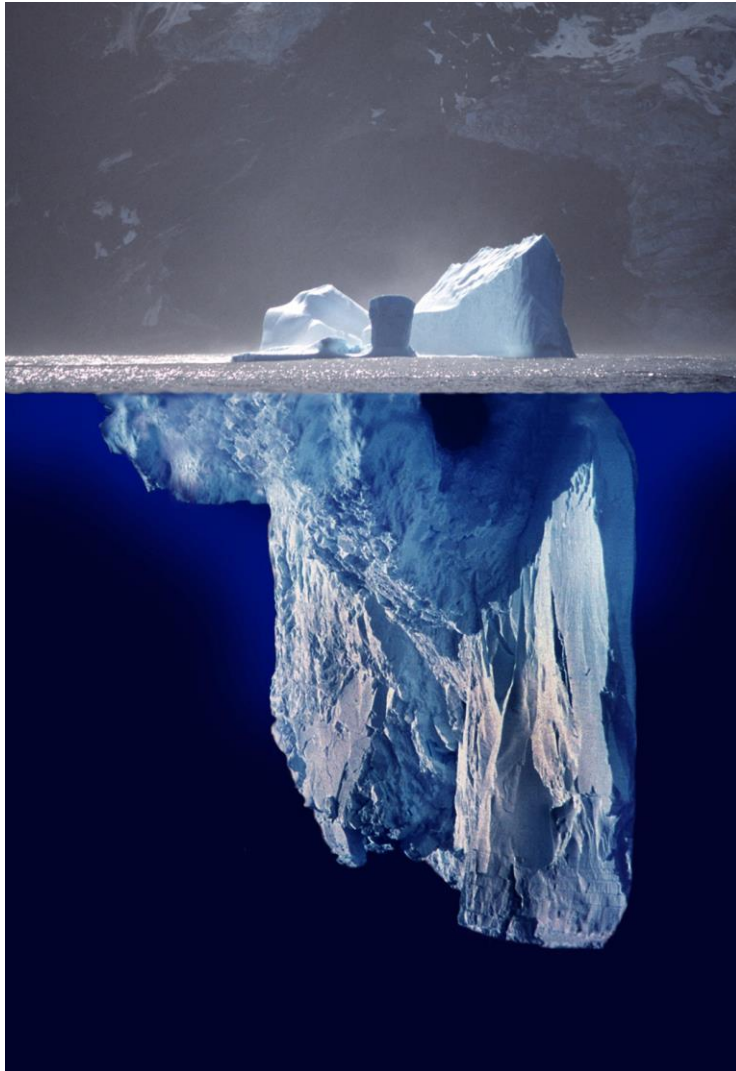
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- Challenging the systemic causes of poverty and racial discrimination since 1971.
- Strengthening community voices and achieving tangible legal victories
- Advancing SOCIAL EQUITY in areas such as:
 - Education
 - Housing
 - Transit
 - Climate Change



Sites & The Housing Element

Adequate Sites are Essential



Project Approval
Environmental Review

Adequate Sites

Zoning

Development Standards

Area Plan

General Plan

Fair Share for All Cities & Counties

- Regional Housing Needs Allocation (RHNA)
- Local Housing Elements
 - Sites with appropriate zoning
 - Density
 - Availability
 - Development Standards
 - Policies to address public and private barriers to affordable development
- Enforcement

Shortcomings and Barriers

- Infeasible Sites
 - Too Small
 - Existing Uses
 - Environmental Constraints
- Good Sites ≠ Affordable Housing
 - Affordable housing “opportunity sites” develop as market rate housing
- Inadequate Enforcement and Performance Incentives



Preserve Affordable Homes

Preserve What We Have



Deed-Restricted Homes

Homes at Risk: 2017-2022

	Number of Properties	Number of Units
Very high risk	172	8,781
High risk	293	18,068
<u>Total</u>	<u>465</u>	<u>26,849</u>

“Naturally Affordable” Homes

- Ellis Act Evictions
- Condo Conversions
- Vacation Rentals
- Demolitions
- Rent Gouging
- Disrepair/Habitability



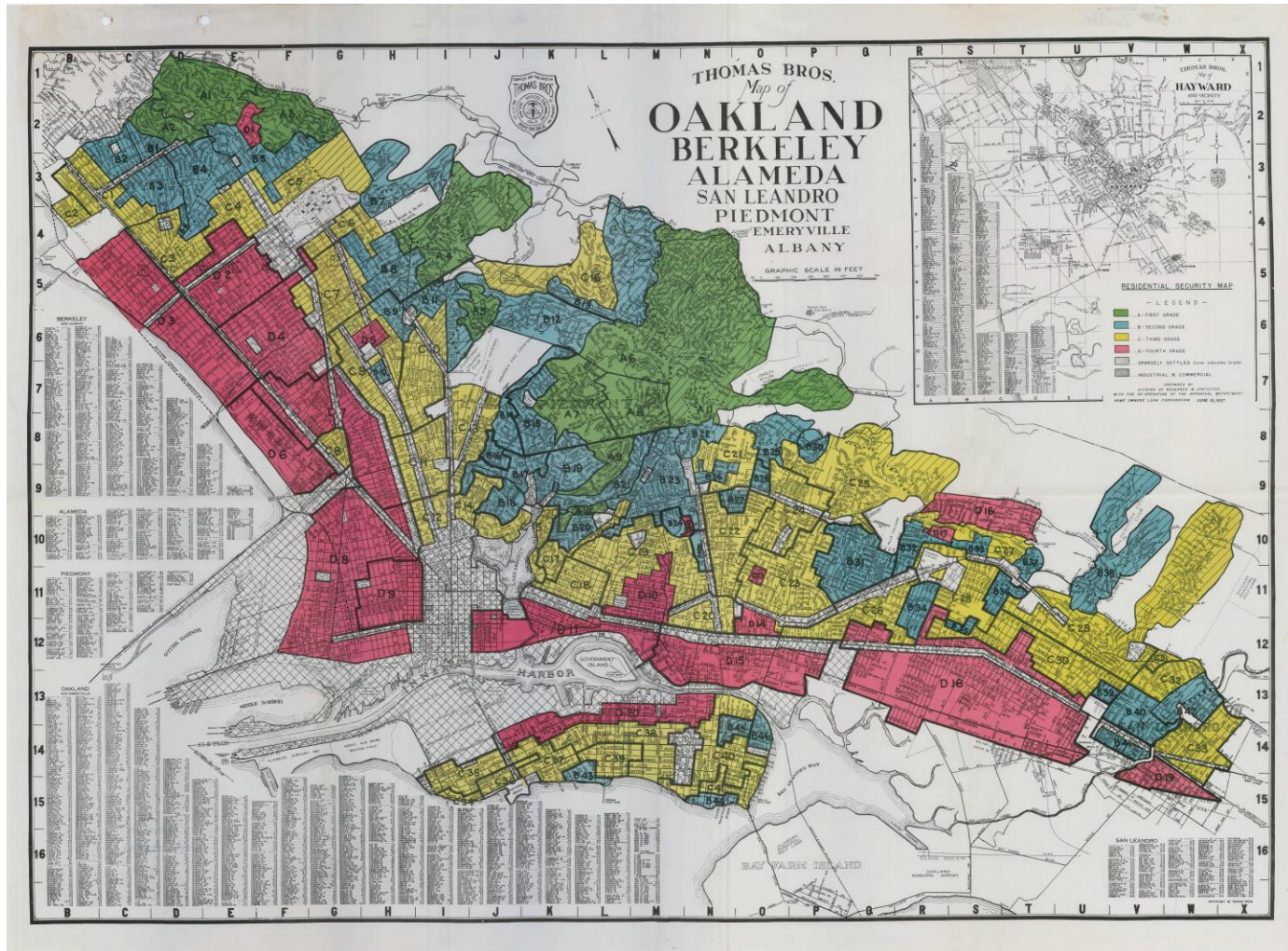
Fair Housing



Fair Housing: Access + Investment

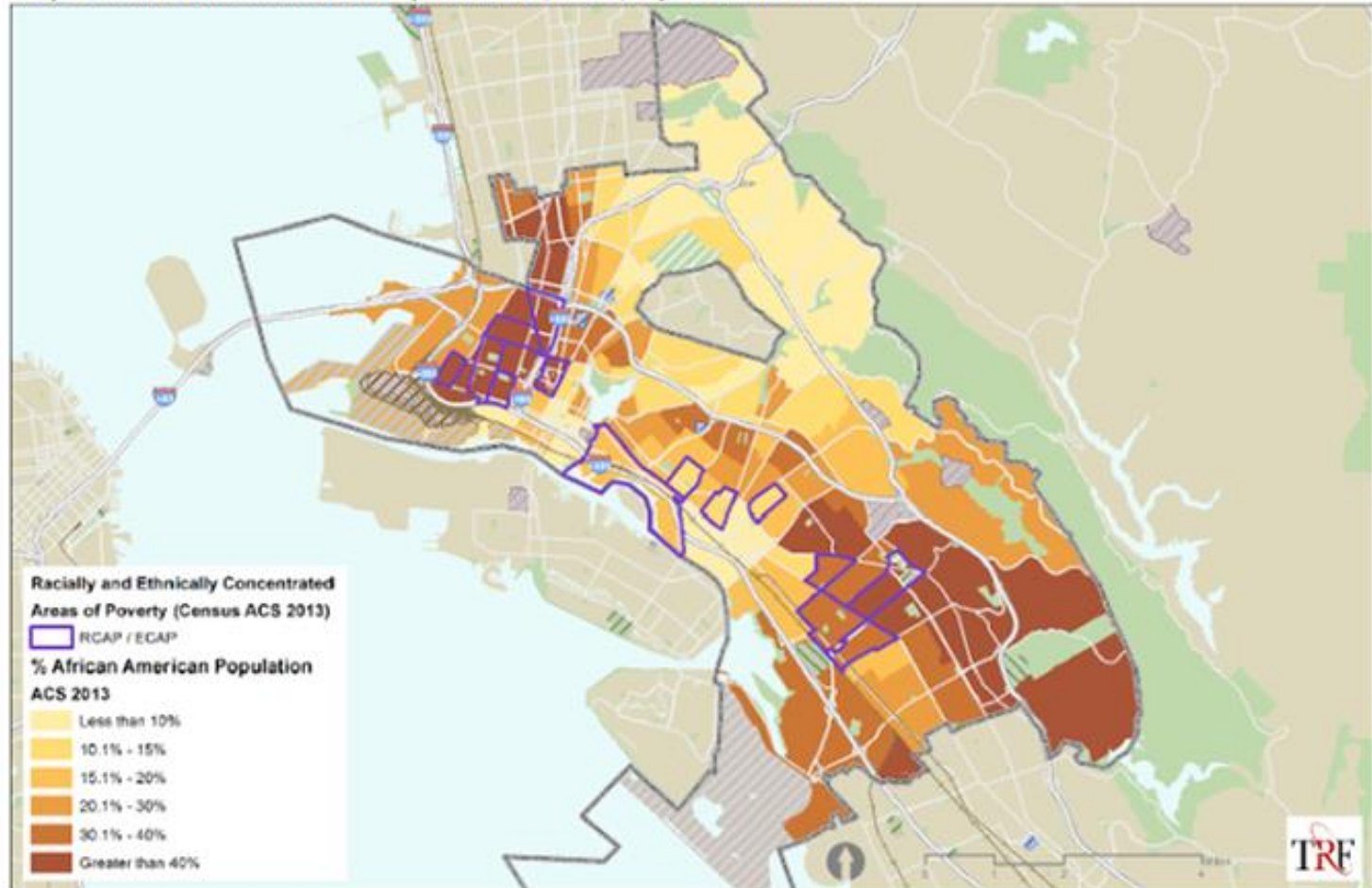


Segregation was no accident . .



... and it persists today.

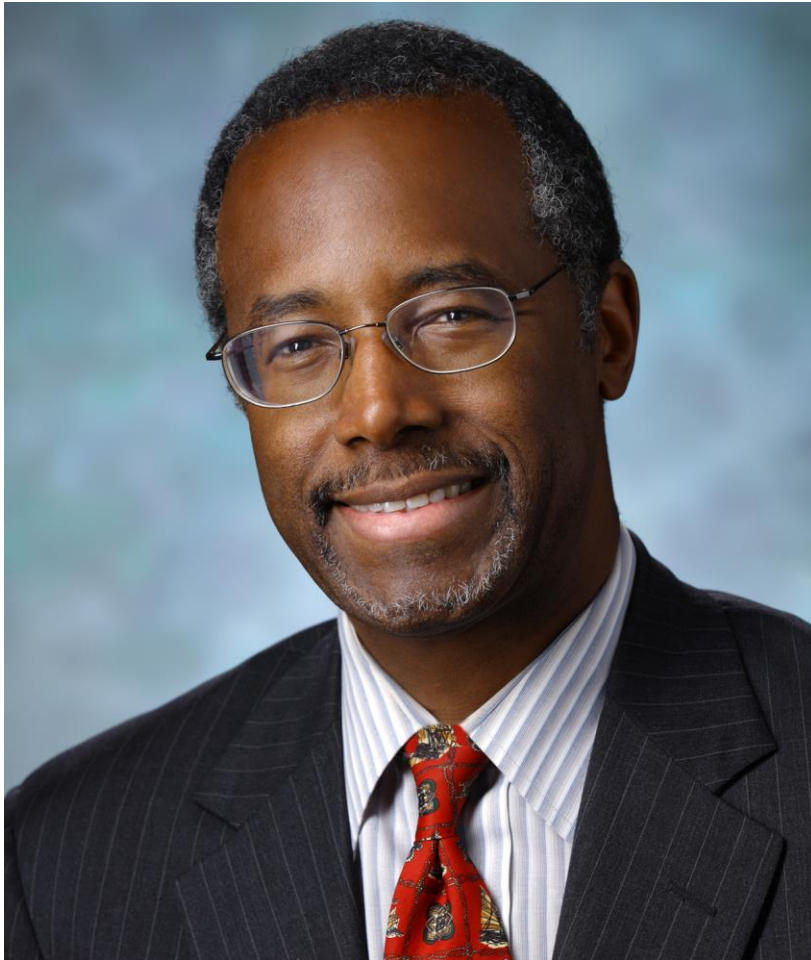
Map 2: African-American Population (2013) by Census Tract



Affirmatively Furthering Fair Housing

- The 1968 Fair Housing Act requires HUD to administer its housing and urban development programs “in a manner **affirmatively to further**” the goals of the Fair Housing Act.
- HUD passes this obligation on to states, most large cities and counties, and public housing authorities.

AFFH Under Attack



Affirmatively
Furthering Fair
Housing is a “**social
engineering scheme**”
that is harmful like
other “**failed socialist
experiments.**”

Ben Carson, 7/23/15

Thank You!

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