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

<table>
<thead>
<tr>
<th></th>
<th>Number of Properties</th>
<th>Number of Units</th>
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</thead>
<tbody>
<tr>
<td>Very high risk</td>
<td>172</td>
<td>8,781</td>
</tr>
<tr>
<td>High risk</td>
<td>293</td>
<td>18,068</td>
</tr>
<tr>
<td>Total</td>
<td>465</td>
<td>26,849</td>
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“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.
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.

42 U.S.C. §§ 3601, 3608(e)(5).
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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