

Social Housing

as a human right

- **The right to adequate housing contains freedoms.** These *freedoms* include:
 - Protection against forced evictions and the arbitrary destruction and demolition of one's home;
 - The right to be free from arbitrary interference with one's home, privacy and family; and
 - The right to choose one's residence, to determine where to live and to freedom of movement.

- **The right to adequate housing contains entitlements.** These *entitlements* include:
 - Security of tenure;
 - Housing, land and property restitution;
 - Equal and non-discriminatory access to adequate housing;
 - Participation in housing-related decision-making at the national and community levels.

Source: Office of the United Nations High Commissioner for Human Rights

Reparations: Social Housing for First Nations



Señákw development by the Squamish Nation in Canada will provide 6,000 new housing units (70-90% permanently affordable) at the site of a historic indigenous village. ‘Real estate development,’ says [Squamish Nation Councilor] Khelsilem, ‘is an opportunity for us to generate real wealth for our community. Our dreams just became possible.’

Vienna: the “wohnbauoffensive” (Housing Offensive)

- Initiative by Social Democratic Party in 2016 to increase housing construction by 30% with streamlined regulations to ease supply shortage
- In 2020, [19,000 new units](#) were built in Vienna (pop. ~1.2M)
- Vienna receives 600 million Euros annually for social housing from state/federal government
- Vienna Housing Fund operates as a land-bank to enable housing through low-interest loans



ALOHA Homes - Hawai'i State Legislature

- SB1 by **Sen. Stanley Chang** would establish a state development corporation to lease new homes at-cost to Hawaiian residents.
- SB737 would require 100k new units built at Aloha Stadium in Oahu, with 80% affordable.
- Revenue neutral, universal service, broad-based affordability.



California: Social Housing Act of 2021 (AB-387)

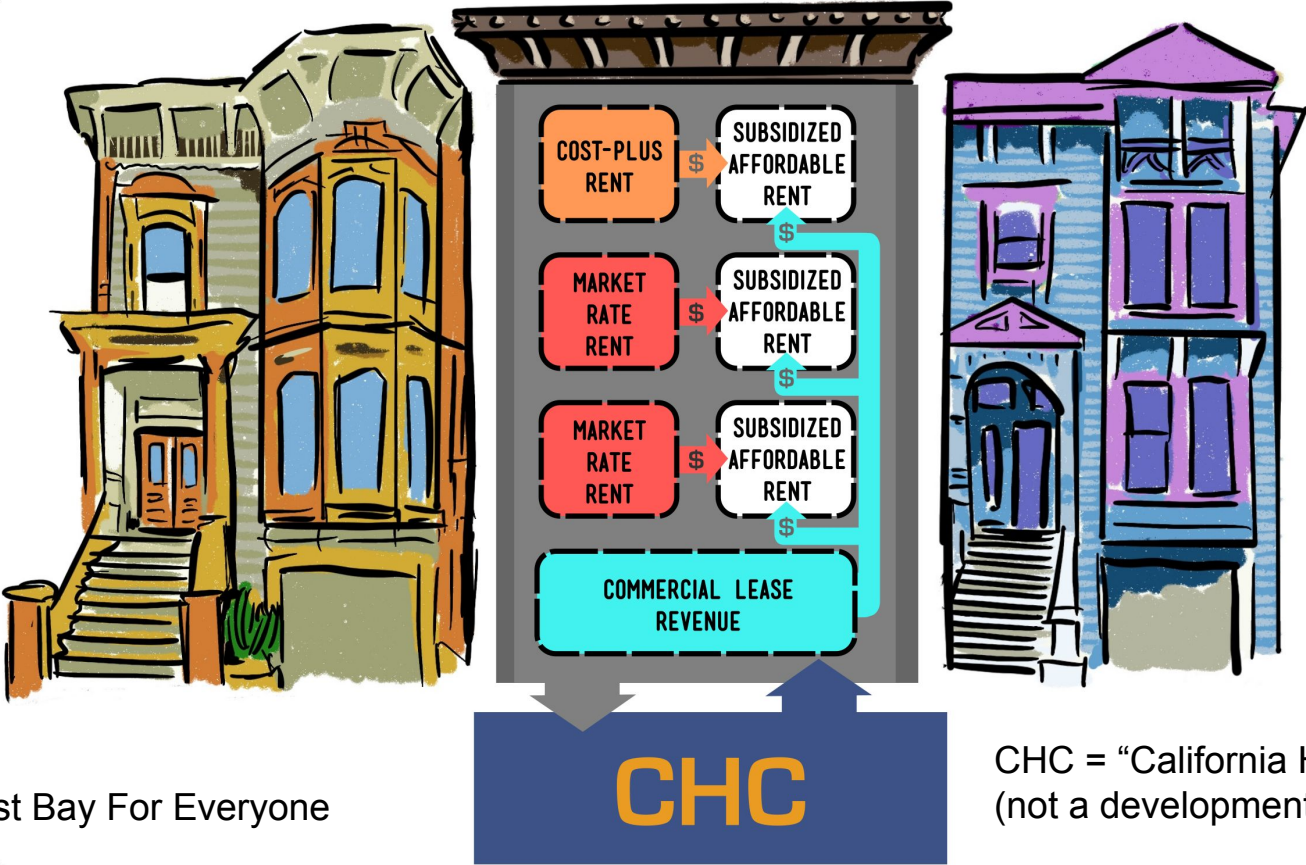


This bill by Asms. Alex Lee and Buffy Wicks would “...establish the California Housing Authority for the purpose of developing mixed-income rental and limited equity homeownership housing and mixed-use developments to address the shortage of affordable homes for low and moderate-income households.”

Problems and Opportunities

- “Missing middle” and universal public goods: a revenue neutral public housing development corporation could produce mixed-income housing with an emphasis on 60%-140% AMI groups that are poorly served by private market and LIHTC projects.
- **Countercyclical program** can take advantage of lower land and material costs while sustaining union construction workforce, apprenticeships, and modular housing factories during downturns.
- State or regional partnerships with local agencies wanting to develop housing on public land, such as transit agencies and school districts.

How Would Revenue-Neutral Affordability Work?



Courtesy: East Bay For Everyone

CHC = "California Housing Corp."
(not a development proposal)

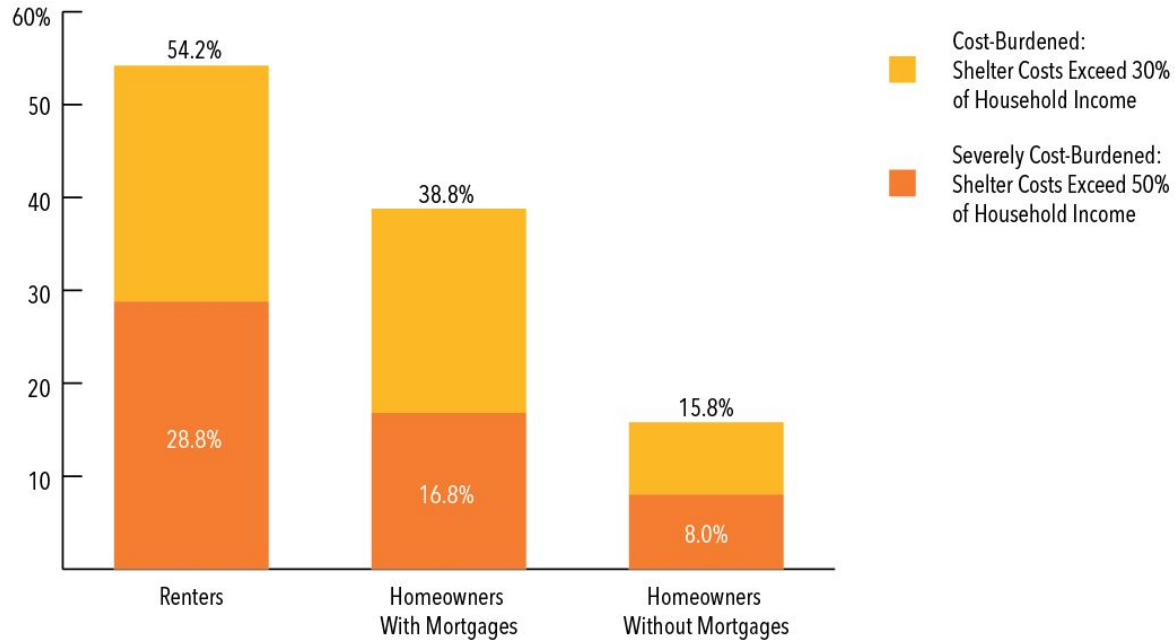
So, about those human rights...

Planners should define housing freedoms and entitlements and work accordingly to guarantee them:

- Reduce cost-burdens for all income levels
- Eliminate displacement risk and reunite displaced communities through Local Preference for affordable housing
- Provide reparations for Black and brown communities through community wealth-building
- Align land-use and social housing investments to meet these discrete goals

More Than Half of California's Renters and Over a Third of Homeowners With Mortgages Face High Housing Costs

Percentage of Households With Housing Cost-Burden or Severe Housing Cost-Burden, 2015

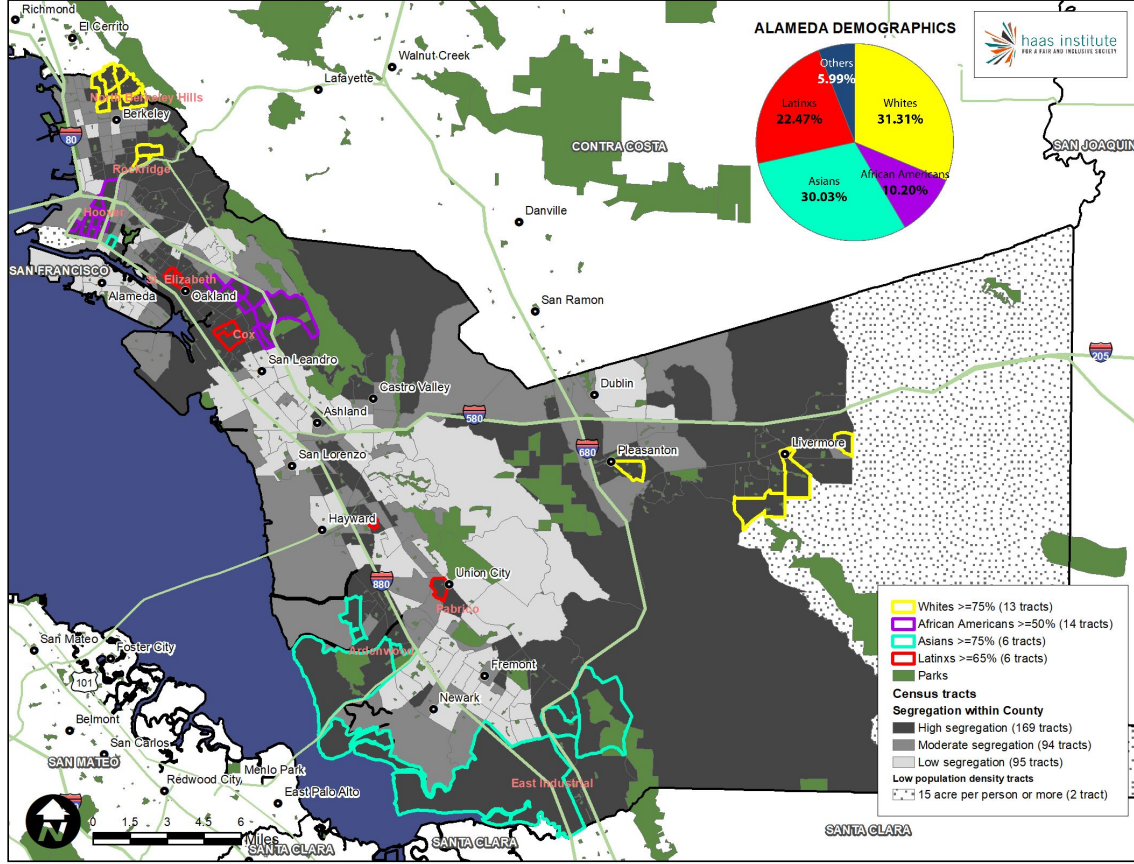


Note: Definitions of housing cost-burden are from the US Department of Housing and Urban Development.
Source: Budget Center analysis of US Census Bureau, American Community Survey data

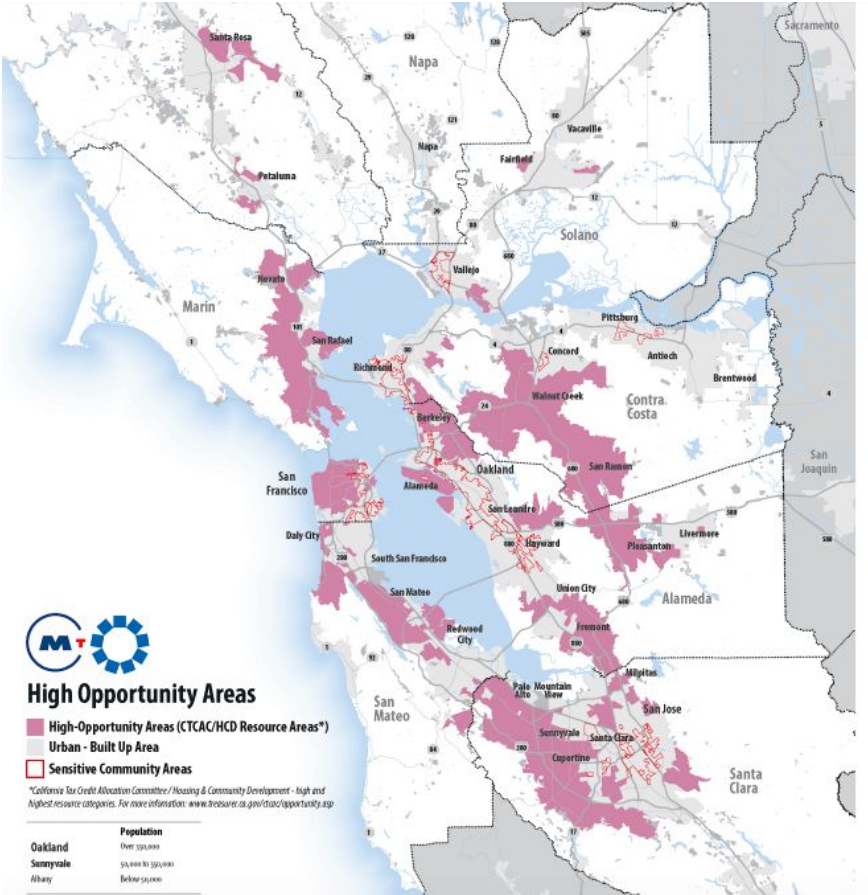


California Budget
& Policy Center
Independent Analysis. Shared Prosperity.

Some metrics available: mapping segregation (UC Berkeley Othering & Belonging Institute)



Some metrics available: access to opportunity



Some metrics available: Affirmatively Furthering Fair Housing (AFFH)

- Obama-era HUD rule tying federal grants to desegregation efforts
- Discontinued under Pres. Trump, expected to come back under Biden
- State law requires incorporating this rule into local Housing Elements (AB-686)



Image from [Alliance for Housing Justice](#)



I'm privileged to call Berkeley my hometown. More people should enjoy this wonderful privilege as a right.