HOUSING AFFORDABILITY & PUBLIC-PRIVATE PARTNERSHIPS

equity
A LONG HISTORY

of inequitable
displacement of our
fellow Americans
DISPLACEMENT YIELDS

Substandard housing
Substandard access
Substandard amenities
IT’S TIME to end displacement of the poor when the market demands their land.
IT’S TIME

Mixed-Income, Mixed-Demographic housing in ALL neighborhoods.
THE AFFORDABILITY SPECTRUM
MAKEOVER MONTGOMERY 2014
1870’s – 1970’s: OVERT DISPLACEMENT

Official policies gave wealthy suburbanites access to amenities and improvements in infrastructure.
Late 1900’s: DECENT, SAFE, & SANITARY

Untenable
Ill-designed
Stigmatized
Durable cells
Late 1900’s: DECENT, SAFE, & SANITARY

Keep people in their place
Deter congregation
Oppressive landscapes
Klieg lighting
1980’s, 90’s: RESIDENT-BASED VOUCHER

Forced quality in affordable properties.

Residents had CHOICE.
1980’s, 90’s: RESIDENT-BASED VOUCHER

Still produced separate 100% affordable communities far from transit and employment.
THE PRESENT

Affordable housing is being pushed away from civic infrastructure.

- Reinforces a cycle of dependency
POVERTY IS GROWING AND SPREADING

Greater Greater Washington
GENTRIFICATION PATTERNS

Follow the tentacles of transportation, which creates connections and opportunities.
THE INFLUENCE OF AFFLUENCE

Overpowers the cry for equity in housing, education, employment, and access.
INCLUSIONARY ZONING & MPDU’S

NOBLE BUT DON’T SCRATCH THE SURFACE OF THE NEED
INCLUSIONARY ZONING DOES NOT

Encourage long-term residents to remain
Meet the level of demand
Address the spectrum of need

50 – 80% AMI vs. 30% and below
IZ, MPDU REQUIRE AN INCOME MIX

Affordability in market-rate buildings. But % is below the expanding need.
IZ, MPDU ALLOW PAYMENT IN LIEU

Supposedly...
gives housing authorities & non-profits access to funds.
IZ, MPDU ALLOW PAYMENT IN LIEU

Actually...
creates stigmatization and segregation.
Payments < cost to build in that place.
IZ, MPDU DON’T ADDRESS LIFE NEEDS

The high-end market is young professionals.

The affordable demand is often for families.
A STRATEGY

Mixing both income and demography creates equity and opportunity for all

by Eric Fischer
PARTNERSHIP: AFFORDABLE + MARKET

Significantly higher mixes than current IZ or MPDU regulations
PARTNERSHIPS RELY ON INTEGRATION

The affluent bring economic opportunities & educational improvements
THE VALUE WE DIDN’T SEE

Housing authorities and non-profits own property in gentrifying neighborhoods
VALUE BEGETS OPPORTUNITY

Affordable partner has land asset and understands complex financial opportunities unavailable to the market-rate community.
20% MARKET RATE, 80% AFFORDABLE
50% MARKET, 50% AFFORDABLE
50/50 PROJECTED