



WHAT CAN WE DO ABOUT NEIGHBORHOOD INEQUALITY? HOUSING'S ROLE

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People Or Place?



People (and families)

Economic security

Job access

Quality education

Safety

Housing stability, quality, size



Place (neighborhoods)

Housing quality
Safety
Education
Access to services
Transportation
Community



THE OHIO STATE UNIVERSITY

Knowlton School
City and Regional Planning

People and Place!



Housing as a solution?

- 1. Fair housing (choice)**
- 2. Mixing incomes in neighborhoods**
- 3. Housing mobility**



FAIR HOUSING



Picture by John Blakeslee of St. Catharine's School, Spring Lake, Monmouth County, NJ, 2010 winner of the county's annual Fair Housing Poster Contest
<http://www.visitmonmouth.com/PressDetail.aspx?ID=547>

Keep it Balanced Keep it Fair Everybody Deserves their Share



**Mixing incomes within a
neighborhood**



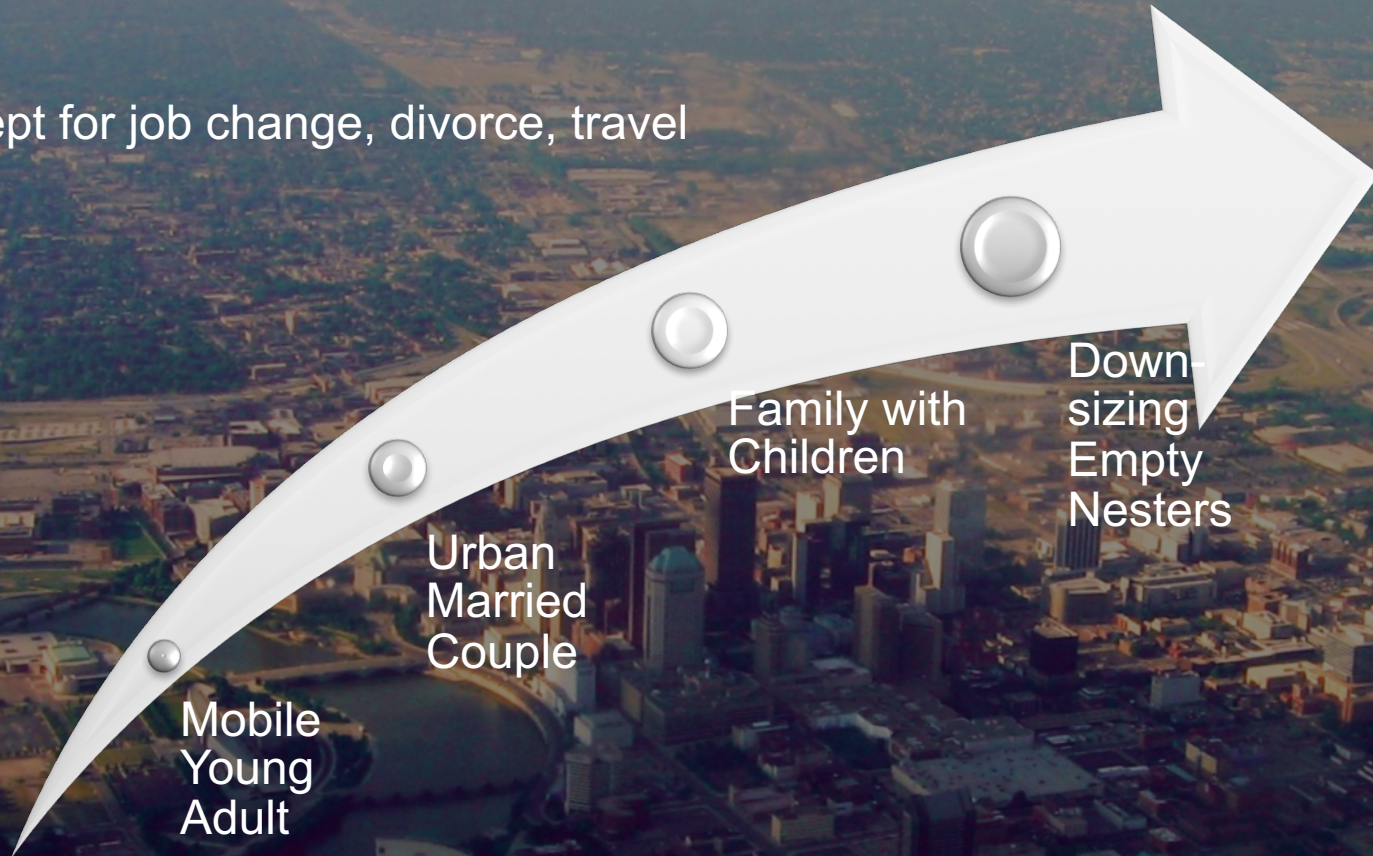
Housing Mobility

- Solutions to fair housing law suits
- Housing mobility programs
- Housing Choice Vouchers (HCV)



Housing Mobility

Except for job change, divorce, travel



Housing moves are the resolution of stress between housing needs and housing characteristics.



Or Housing Instability?

Youth Living with Parent

Voluntary?

Single Parent

Grand family

Impoverished Senior

Responses to household dissolution, abuse, corrupt landlords, disruptive neighbors, lack of safety and debt

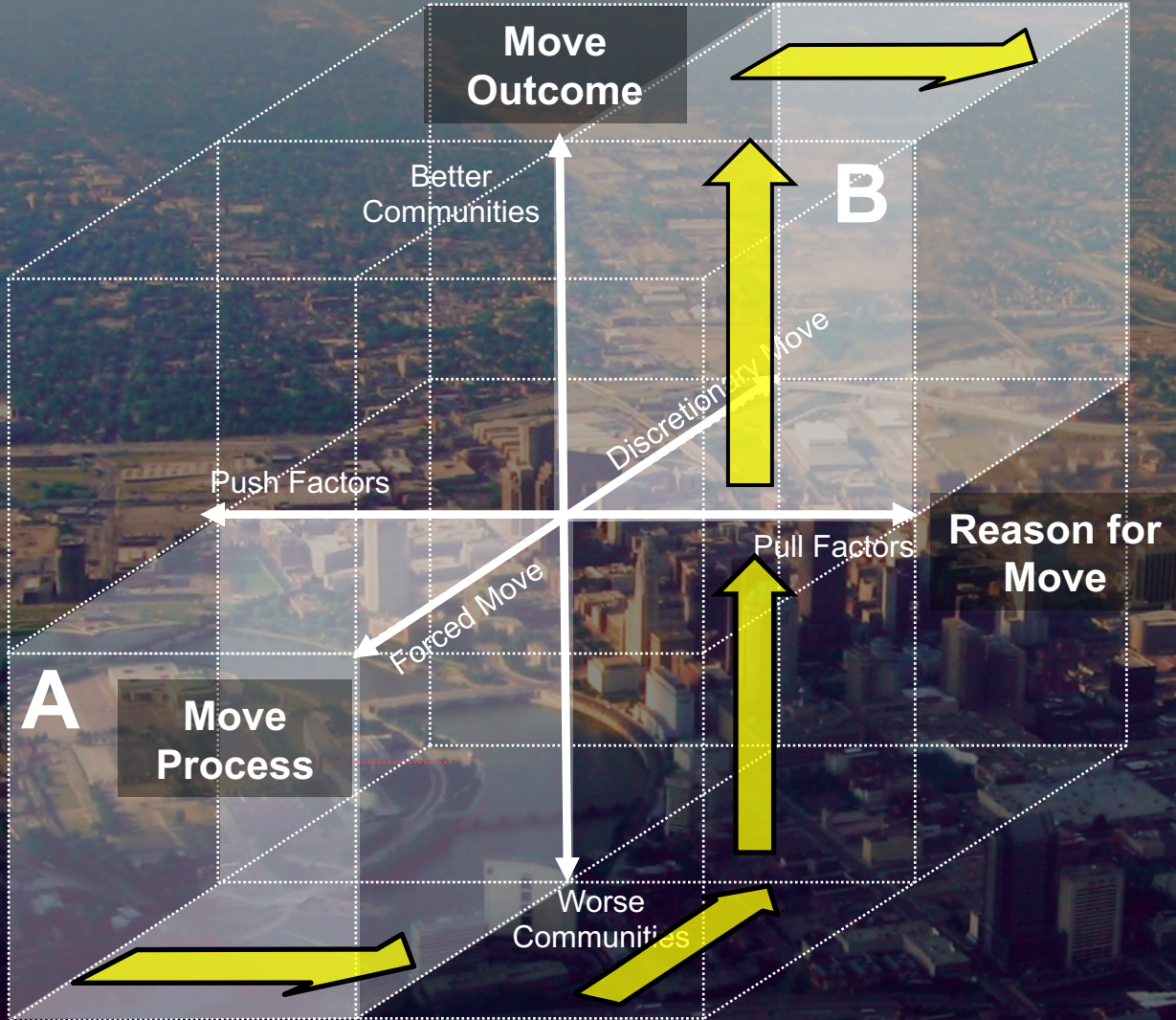
Poor have more exposure to stressful aspects of housing.

Continued Instability?





Move decisions & neighborhood quality





What really matters?

Safe neighborhood
Stable housing
Education quality
Access to opportunity

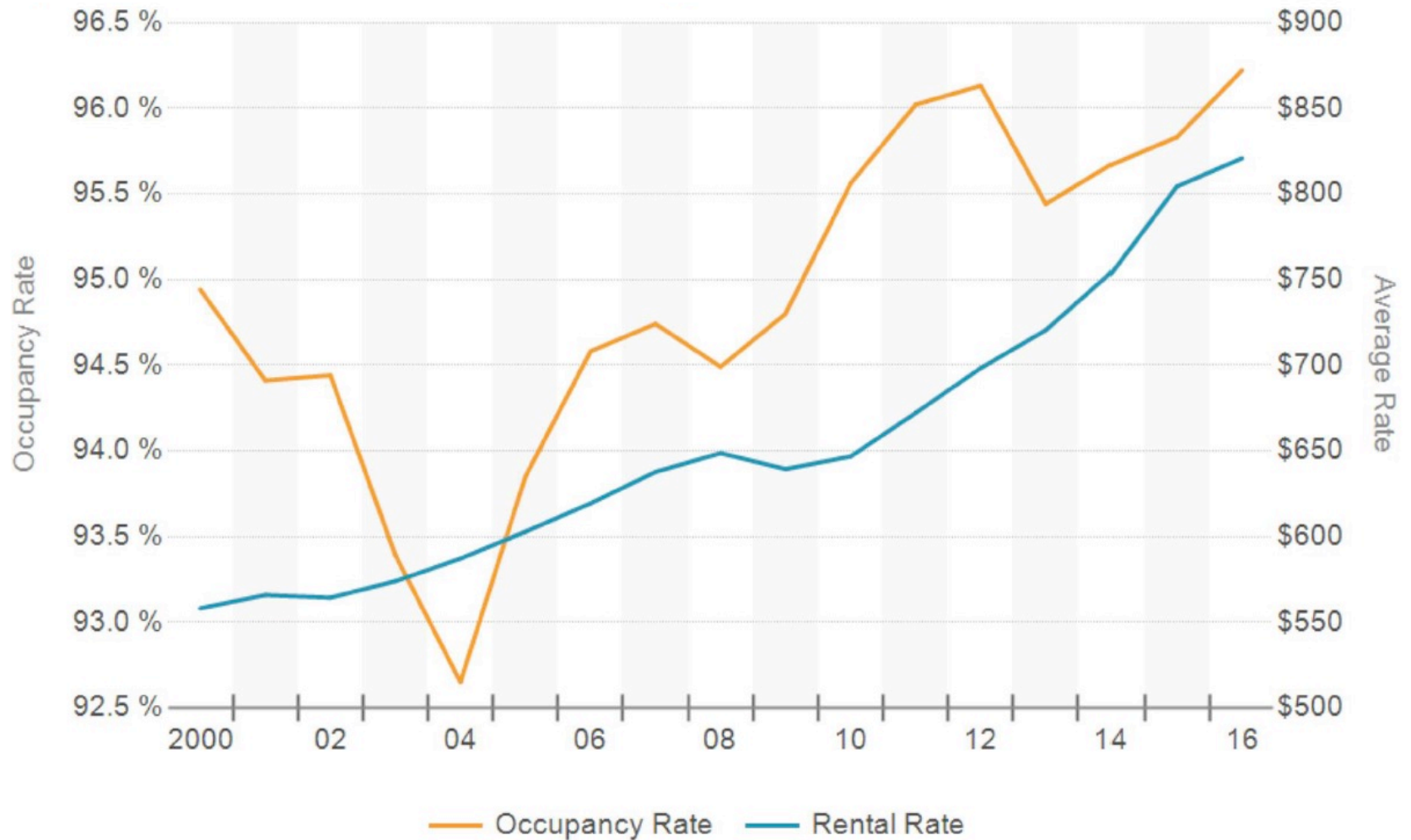
But hard to find quality affordable
housing that does all this.

WHY?



Rental housing demand up, rents rising.

Occupancy and Average Rent for Multifamily Housing





Why?

(construction \$) > (affordable rents)

Not enough subsidies

No source of income protections

Conflicting uses of housing



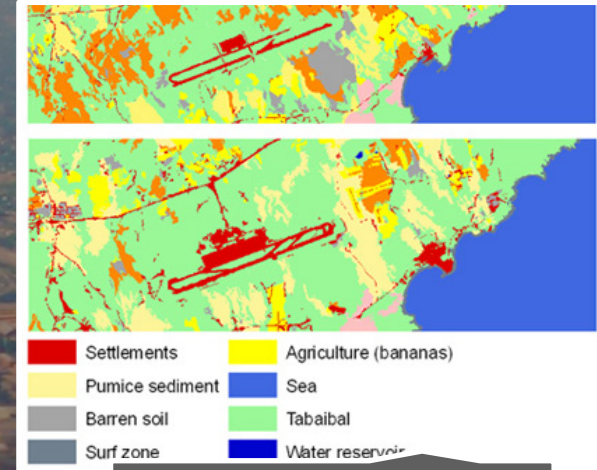
Conflicting paradigms



Home



Social Order



Land Use in a System



Human Right



Economic Good

Iglesias, Tim. 2009. Our pluralist ethics and public-private partnerships for affordable housing. In *Affordable Housing and Public Private Partnerships* p. 11-33



Housing's role

- Housing itself
- Housing as a way to solve societal problems
- And the fair choice to get there

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- Fair Housing
 - Rent or Own
 - Homelessness

- Cost
- Quality
- Stability
- Crowding

- Family Well-being
- Community Vitality
- National Economic Vitality
- Access to Opportunity
- Segregation
- Health
- Education



WHAT CAN WE DO ABOUT NEIGHBORHOOD INEQUALITY?





Extra slides



Renters becoming more cost-burdened

While the Number of Cost-Burdened Owners Has Fallen, the Number of Cost-Burdened Renters Has Reached a New High

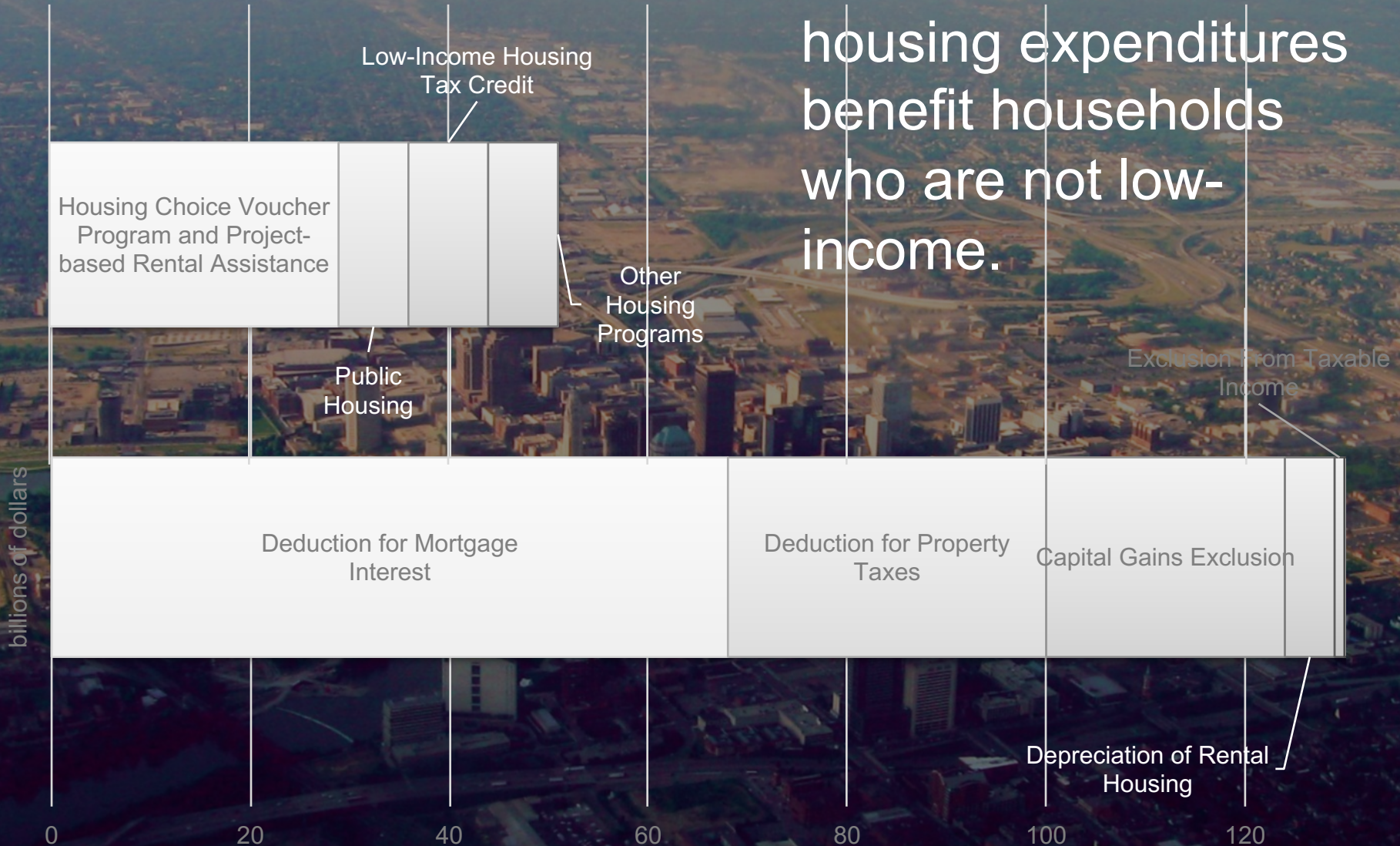
Households (Millions)



Note: Moderately/severely cost-burdened households pay more than 50/55% of income for housing. Households with one or more family members aged 18 or younger are excluded from the total number of households. Source: HUD's 2014 Survey of Housing Costs, American Community Survey (ACS) 2012.



72% of federal housing expenditures benefit households who are not low-income.





Vacancy Rates for Multifamily Housing

