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

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People Or Place?
Economic security
Job access
Quality education
Safety
Housing stability, quality, size
Place (neighborhoods)

Housing quality
Safety
Education
Access to services
Transportation
Community
People and Place!
1. Fair housing (choice)
2. Mixing incomes in neighborhoods
3. Housing mobility

Housing as a solution?
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
Mixing incomes within a neighborhood
• Solutions to fair housing law suits
• Housing mobility programs
• Housing Choice Vouchers (HCV)
Except for job change, divorce, travel

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

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

Poor have more exposure to stressful aspects of housing.

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
(construction $) > (affordable rents)

Not enough subsidies
No source of income protections
Conflicting uses of housing
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

- 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)

State of the Nation’s Housing 2016, p 32
72% of federal housing expenditures benefit households who are not low-income.