Tackling Global Contemporary Issues in Community Housing Practice
Presented by Sauli Ramirez
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Our Journey Begins...
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Controlling our own destiny

The uncertainty and reality of Federal Funding.
Choppy Waters

The steady drumbeat of federal devolution of housing policy to the states (Provinces).

The desire to diversify in order to supplement public funding.

The frustration of managing an aging portfolio with limited access to capital funds to make improvements.
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The Successes & Challenges of Merging Housing Associations

Disinvestment & Privatization
World Perspective on RAD
NAHRO Research
Rental Assistance Demonstrations
Policy Suggestions for the Future of Public Housing based on Canada, the UK and the Netherlands

United States Prospective

“The nation’s stock of public housing is deteriorating and shrinking and is in need of basic maintenance and modernization. This slow death-by-attrition wastes valuable federal housing assets and risks the loss of both high quality and deteriorating units alike. In addition, it penalizes residents.”

Bipartisan Policy Commission Report on Housing
2014
THE QUESTIONS

The questions that inspired this paper are those that have been persistent and nagging in our housing policy dialogue and practice:

1 Is the Rental Assistance Demonstration (RAD) the right answer to a chronically under-funded public housing program? Yes with changes.

2 Are we expanding RAD before we understand its lessons? No.

3 Is consolidation right for our communities, and will RAD, or other HUD initiatives, force it? Will not solve the problem.

4 What would happen if the federal government is successful in devolving housing policy to the states? And, is a national affordable housing policy essential? Nothing good.
Canada

Key Lessons

Non-Renewal of Subsidy Contracts
Devolution of housing policy to the states (provinces)
Key Lessons

Non Renewal of Subsidy Contracts

Devolution of housing policy to the states (provinces)
Key Lessons from the UK

- Real Estate Stock Transfer Program
- Merger & Acquisition Activity

United Kingdom
United Kingdom
Key Lessons from the UK

Real Estate Stock Transfer Program

Merger & Acquisition Activity
The Netherlands
Key Lessons from the Netherlands

- 600 years of social housing
- A full acceptance of social housing
- Complete federal disinvestment
- Portfolio diversity to supplement federal funds

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Policy Recommendations

- A strong, cohesive and comprehensive national commitment to a balanced housing policy that preserves public housing on a permanent basis.

- A capital regeneration program in public housing that allows either loans or grants, with the proviso that conversion to private finance should always remain voluntary.

- A fully funded RAD program that would not become an excuse for further federal disinvestment in the asset.

- Federal government guarantee of mortgages that are collateralized by public housing in order to protect public housing from the volatility of market risk.

- Loans and grants that are accompanied by a permanent commitment to operating subsidy.

- A much increased level of deregulation in order to provide some much-needed innovation, but with federal government involvement in some broad controls

- An understanding that consolidation will help with the generation of new inventory, but won’t necessarily create operating efficiencies.

- A context and neighborhood sensitive approach that promotes and aligns HUD’s goals with local strategies to affirmatively further fair housing

- A firm commitment to resident engagement and the opportunity for community-building and prosperity-building as a result of our new investment in public housing.