WE NEED A HOMES POLICY, NOT A HOUSING POLICY.

A HOUSING CRISIS

- HOMELESSNESS
- RAPIDLY RISING PRICES
- RACIAL DISPARITIES
- ONGOING RETREAT OF THE FEDERAL GOVERNMENT
- CLIMATE CHANGE AND ENERGY ISSUES

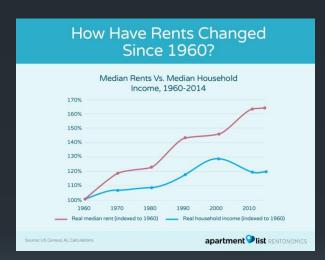
A FEW STATISTICS

- ONLY 1 IN 4 ELIGIBLE HOUSEHOLDS HAS AN AFFORDABLE HOME
- 38 MILLION HOUSEHOLDS PAY >30% OF THEIR INCOME FOR HOUSING
- WITH 1 MINIMUM WAGE FULL TIME EMPLOYEE, NO HOUSEHOLD CAN AFFORD AN AVERAGE PRICED 2 BR HOME

CRISES







SOME HOPE

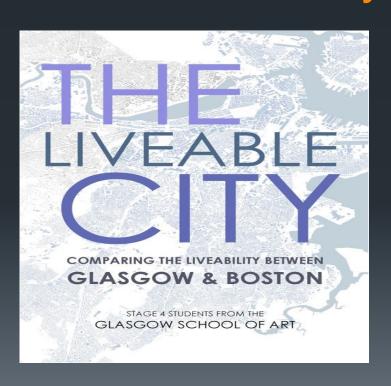
A SAFE AND AFFORDABLE

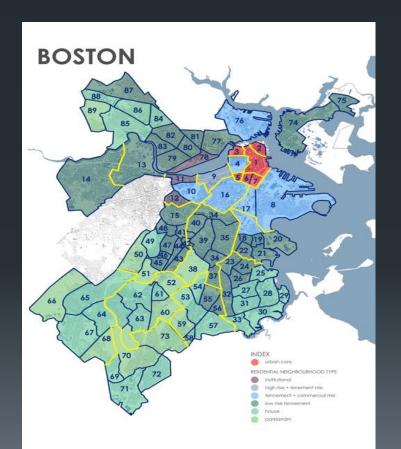
PLACE TO LIVE

WARREN

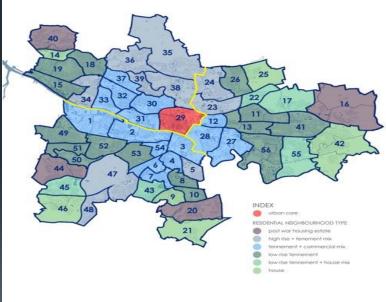


The Liveable City





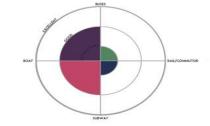
GLASGOW



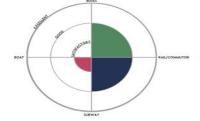
ANALYSIS

ACCESSIBILITY

BOSTON

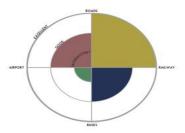


GLASGOW

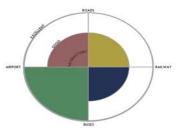


CONNECTIVITY

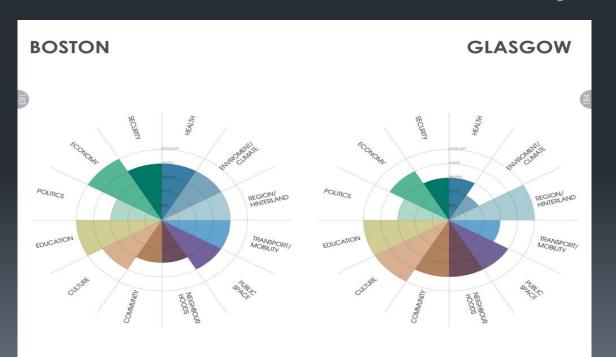
BOSTON



GLASGOW



The Wheel of Liveability



WE NEED A HOMES POLICY, NOT A HOUSING POLICY.

UNITS

OWNERS OF THE 御事 F-10 10 性医 國 好 中 200 THE REAL PROPERTY. = STREET STREET (株式) (株式) (株式) (株式) (株式) (株式) STREET, SQUARE, SQUARE THE REAL PROPERTY. **200 BE 8** æ NAME OF THE OWNER, WHEN TOTAL INC. im RF BI THE RESERVE -MEDITOR 91 APPLICATION OF 100 Cong. THE RESERVE OF - COLUMN TWO (B) (B) Start SH = 100 内閣園でする 四年 西京东宁 設立 REPORT NAMED 98 -CHARLES IN 2011 THE PERSON AND MAKES 日本 日 × -THE REAL PROPERTY. CONTRACTOR 10年間 和中旬 Bar. No. • --OF REAL PROPERTY. 1 内屋 開びする中 100 NUMBER OF Sec Wi -100 œ. 内部門子中華 . 100 HOLD MINTER **(基別 PAT**) Corner l 63 = 100 OF REAL PROPERTY. 15 THE R. P. LEWIS CO., LANSING, MICH. OR OTHER DESIGNATION OF THE PERSON NAMED IN 700 TO WI = THE RESERVE 100 Œ CALL SHAPE NUMBER OF STREET IT SEC WIL 噩 98 œ ALC: UNKNOWN - B D - + 5 - IN COLUMN 1000 120 OR OTHER DESIGNATION. 5 HEE. 5 1201 02 THE PERSON NAMED IN · 中国 - 英字字 (1) (FED) = --CHO SPORTS THE REAL PROPERTY. - BRIDE W. 1000 OF REVEN 6 120 -MINISTER IN THE PROPERTY. -SECRETAR -• 20.00 100 OF REAL PROPERTY. 9 1 - 1 -**心型 勝 70 %** 32 CALLED THE 790 -BRIDE BAR -OR OTHER 를 WITH CHAPTE ALC: NO THE SERVICE SERVIC 8 田田 田田 ママ OF METERS OF REAL PROPERTY. 開業で OF REAL PROPERTY. OF RESPECT 200 8 Mail of THE REST OF COLUMN TWO THE -AND DESCRIPTION OF 50 -= NO DECEMBE ASSESSMENT OF THE PARTY. _ 700 -- DE-Em a MAN ea. OF REAL PROPERTY. MIN-E a AND REPORT STORY B 2 (A) 40 STATE OF THE PERSON. 100 河南 開 あちつご -OR METATION = = ACCURATE TO ien. BUDS T 12 2 10 10 STATE OF THE 1000 100 25 W THE CHIEF W E EST N -0 100 AND REST. THE RESERVE DOM: OF REAL PROPERTY. 8594 m 븰 OR OTHER DESIGNATION OF THE PERSON NAMED IN = 1 Ξ OF REAL PROPERTY. **等中** 8899 -170 COLUMN TWO OF REPORT OF THE PARTY. 520 12.00 -1000 -100 圙 ACC 18 18 18 200 STATE OF STREET 100 No. of 1111 e OF SERVICE 100 No. of Person _ STREET, 500 100 to 100 . 100 THE PERSON il m 551 -OR MINERAL 寅 40 100 **新工作等** le: WHEN SHIP **860 1** m B 46 % 100 ж. THE REAL PROPERTY. 100 200 ш. THE R. Seri. = 91 STATE OF 90.0 STATE OF

AHOME



LESSON ONE

• EVERYONE, EVERYONE, SHOULD HAVE THE RIGHT TO A DECENT AFFORDABLE HOME IN A GOOD LOCATION FOR THEIR NEEDS

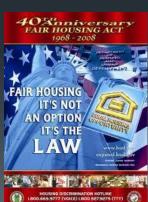
International Declarations

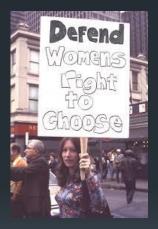
- The Universal Declaration of Human Rights
- The International Covenant on Economic, Social and Cultural Rights
- The International Convention on the Rights of the Child
- The Constitution of South Africa

Expanding our rights





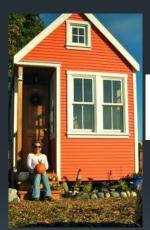








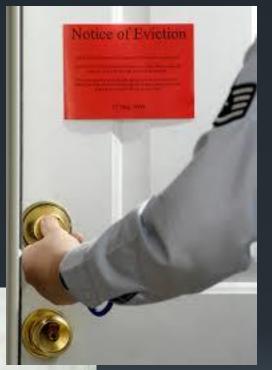














LESSON TWO

THE ASSURANCE OF THIS RIGHT IS A CIVIC RESPONSIBILITY

•"70% OF PEOPLE SAY GOVERNMENT
IS NOT DOING ENOUGH TO TACKLE
THE HOUSING CRISIS."

-INSIDE HOUSING 7/5/19

LESSON THREE

PROPERTY MANAGEMENT

(FACTORING) IS MUCH MORE

IMPORTANT THAN DEVELOPMENT.





LESSON FOUR

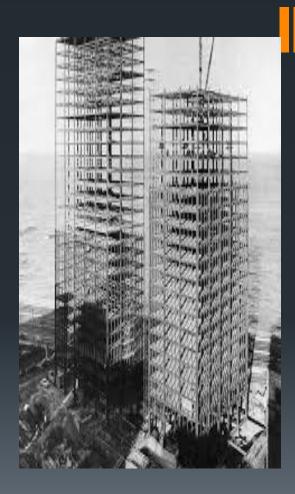
•GET THE FOR-PROFIT SECTOR
OUT OF THE BUSINESS OF
OWNING RENTAL PROPERTY

A Home



An Investment





INVESTMENT > HOME

OR

HOME > INVESTMENT

LESSON FIVE

BE AGNOSTIC ABOUT THE FORM OF ORGANIZATION AND FINANCE.

WASTING TIME...

- SECTION 8 MOBILE VOUCHERSVS.
- LOW INCOME HOUSING TAX CREDITSVS.
 - PUBLIC HOUSING OPERATING SUBSIDIES

WASTING MORE TIME...

PUBLIC AGENCIES (COUNCILS)
VS.

NON-PROFITS (ASSOCIATIONS) VS.

FOR PROFIT CORPORATIONS

THE KEY QUESTION

•WHAT ORGANIZATION, USING WHAT FINNANCING TOOL AT THIS TIME AND IN THIS PLACE, CAN PRODUCE THE MOST DECENT AFFORDABLE HOUSING FOR THE MOST RESIDENTS OVER THE LONGEST TIME?

The Monarch gets to make the rules. . .





My Proposed Decree:

 EVERY RESIDENT OF ANY NATION SHOULD HAVE THE <u>RIGHT</u> TO A DECENT, AFFORDABLE HOME IN A SAFE, ATTRACTIVE AND CONVENIENT NEIGHBORHOOD

STEP ONE

MULTIPLY THE SUBSIDIES

STEP TWO

REDUCE OTHER COSTS

STEP THREE

-CLOSELY LINK HEALTH AND
HOUSING PROGRAMS AND
BUDGETS

STEP FOUR

• CREATE A NATIONAL PROGRAM TO ASSIST CITIES AND NON-PROFITS (COUNCILS AND ASSOCIATIONS) IN ACQUIRING RESIDENTIAL PROPERTIES OWNED BY FOR-PROFIT CORPORATIONS.

STEP FIVE

• CREATE A PUBLIC ENTITY TO MONITOR
PERFORMANCE AND MOVE PROPERTIES
FROM POOR OWNERS AND FACTORS TO
GOOD ONES.

CITY LIVING

OUR CITIES WILL ONLY BE GREAT
PLACES TO LIVE WHEN
EVERYONE HAS A DECENT HOME.