“Why are we here?”

Why the Residents Action Project (RAP?)

Washington Housing Alliance
ACTION FUND

CENTER for COMMUNITY CHANGE
Housing Today
Wages are not keeping up with rent increases.

<table>
<thead>
<tr>
<th></th>
<th>2000†</th>
<th>2012</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Household Income</td>
<td>$60,812</td>
<td>$59,374</td>
<td>-2.4%</td>
</tr>
<tr>
<td>Median Housing Value</td>
<td>$224,394</td>
<td>$272,900</td>
<td>21.6%</td>
</tr>
<tr>
<td>Median Gross Rent</td>
<td>$884</td>
<td>$951</td>
<td>7.6%</td>
</tr>
</tbody>
</table>

† Expressed in 2012 dollars.

Solution to soaring rents tougher than $15 wage, city officials find

Originally published June 8, 2015 at 8:30 pm | Updated July 29, 2015 at 3:34 pm
Who is being left out of Washington’s Housing Market?

<table>
<thead>
<tr>
<th>Job Category</th>
<th>Annual Mean Wage in WA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cashiers</td>
<td>$26,290</td>
</tr>
<tr>
<td>Home Health Aids</td>
<td>$26,070</td>
</tr>
<tr>
<td>Nursing Assistants</td>
<td>$29,250</td>
</tr>
<tr>
<td>Restaurant Cooks</td>
<td>$26,180</td>
</tr>
<tr>
<td>Food Preparation, Serving, and Fast Food Workers</td>
<td>$22,230</td>
</tr>
<tr>
<td>Amusement and Recreation Attendants</td>
<td>$23,140</td>
</tr>
<tr>
<td>Childcare Workers</td>
<td>$23,260</td>
</tr>
<tr>
<td>Maids and Housekeeping Cleaners</td>
<td>$23,890</td>
</tr>
</tbody>
</table>

50% of State Median Household Income in 2014: $30,683

What is Affordable?

• How much can a household afford to pay?
• Federal and State standard is 30% of gross income
• Includes household’s utility costs
• True affordability depends on income level
  • Income less cost of all non-housing necessities
  • Lowest incomes can’t afford 30%
What is Low and Moderate Income?

- Defined by U.S. Department of Housing and Urban Development (HUD)
- Specific to metropolitan areas
- Tied to “Area Median Income” (AMI) as calculated by HUD each year
- Adjusted for household size
- Not the same as “poverty level”
### Need for Affordable Housing By Region

<table>
<thead>
<tr>
<th>Region</th>
<th>Affordable and Available Units per 100 Households 0 - 30% of Median Family Income</th>
<th>Affordable and Available Units per 100 Households 0 - 50% of Median Family Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington State</td>
<td>28</td>
<td>51</td>
</tr>
<tr>
<td>Cowlitz County</td>
<td>19</td>
<td>47</td>
</tr>
<tr>
<td>Grant County</td>
<td>26</td>
<td>46</td>
</tr>
<tr>
<td>King County</td>
<td>15</td>
<td>34</td>
</tr>
<tr>
<td>Pierce County</td>
<td>10</td>
<td>29</td>
</tr>
<tr>
<td>Snohomish County</td>
<td>16</td>
<td>37</td>
</tr>
<tr>
<td>Spokane County</td>
<td>12</td>
<td>37</td>
</tr>
<tr>
<td>Yakima County</td>
<td>16</td>
<td>39</td>
</tr>
</tbody>
</table>

Despite the great need for affordable housing, funding sources have greatly decreased.

<table>
<thead>
<tr>
<th>Funding Sources</th>
<th>FY 2007/08</th>
<th>FY 2012/13</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Housing Trust Fund</td>
<td>$191,000,000</td>
<td>$112,900,000</td>
<td>-41%</td>
</tr>
<tr>
<td>Federal CDBG Funds</td>
<td>$456,494,879</td>
<td>$367,204,607</td>
<td>-20%</td>
</tr>
<tr>
<td>Federal HOME Funds</td>
<td>$236,393,040</td>
<td>$127,115,742</td>
<td>-46%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$883,887,919</strong></td>
<td><strong>$607,220,349</strong></td>
<td><strong>-31%</strong></td>
</tr>
</tbody>
</table>

Source: CHPC tabulations of HCD’s Annual Report of Financial Assistance Programs and Redevelopment Housing Activities Report, and HUD’s CPD program formula allocations by fiscal year; WLIHA Data
WHY?
UNDERSTANDING & GAINING POWER
What is Power?

• *Power – To Be Able*

• “*Power concedes nothing without demand. It never has and it never will.*” – Frederick Douglass

• *Power = Organized People, Information and Money*
POWER

FORMS OF POWER EXERCISE
Forms of Power

**Individual power:** ability of any individual to ‘control’ their environment/circumstances
Forms of Power

Positional power: authority that one yields over a subordinate [parents to kids, boss to employee, etc...]
Forms of Power

Institutional power: power that sits within the societal structures [government, churches, schools, etc...] that have influence over people’s lives
Forms of Power

Legislative Power: ability to get decision makers to vote or support a certain policy. Measured in votes, money, & timing (most effective prior to election).
Forms of Power

Ideological power: hegemony - the success of the dominant group in presenting their definition of reality/their view of the world, in such a way that it is accepted by others as 'common sense'. The general 'consensus' is that it is the only sensible way of seeing the world. Any groups who present an alternative view are therefore marginalized.
Power in Housing History

History of Oppression and Resistance
History of Oppression

1930’s Federal Government & Redlining
Seattle Today
A racial covenant from **Capitol Hill**: “No part of said premises shall ever be used or occupied by or sold, conveyed, leased, rented, or given to **negroes** or any person or persons of negro blood.”

**Green Lake**: “Said tract shall not be sold, leased, or rented to any person or persons **other than of white race** nor shall any person or persons other than of **white race** use or occupy said tract.”
Mr. Herbert A. Schoenfeld
1700 - 17th No.
Seattle, Washington

Dear Sir,

Twenty years ago, a small group of interested people worked and kept 90 blocks safe through restrictive covenants.

Thus Capital Hill residents have been able to live in peace and harmony that has not existed in other parts of the city.

Now a similar group with the advice and help of some of the original group are working to cover the same blocks (or perhaps a larger territory) for an extension of time.

Already some money has been expended and more will be necessary. The titles and abstract work, with names, description, printing, filing fees and notarization will possibly be in the neighborhood of $3000.00.

Will you as a property owner protecting your interest, make a substantial donation in order that the work may be expedited at this time.

Yours truly,

Mrs. Martha B. Cook

F. S. All contributions are a proper business expense deductible from income taxes. Checks should be made payable to George C. Flack, Treasurer.
Between 1934 and 1964, 98% of the home loans that are insured by the federal government go to white Americans.
Propose 5.9 Million Project in C. L.

Mr. John Bernard representing Borman Foods, Inc., presented a proposal to the City Council to construct a 182,000 square foot shopping center on the 15 acres of Urban Renewal Land at the Northwest corner of Ten Mile Road and Van Dyke at an estimated cost of $3,223,000. Mr. Bernard advised the Council that the Center would include 70,000 square feet for a department store, 18,000 square feet for a supermarket, 8,000 square feet for a drug store and 60,000 square feet for miscellaneous tenancies and presented three drawings by Architect Louis Redstone engaged by Borman Foods. Mr. Redstone's drawings showed a two story shopping center with an air-conditioned center mall. Mr. Bernard stated that the second story would be served by an escalator. Mr. Bernard also presented a tentative proposal for a ten story, office building and a theatre on the 5 acre parcel on the West side of Van Dyke South of Engleman, at an estimated cost of $2,750,000 for a building containing 105,000 square ft. Urban Renewal Coordinator Leonard Walchowski advised the Council that this development would increase the assessed valuation of the City by $1,335,000. This increase in assessed value would result in $37,500 in additional city taxes and $46,500 in additional school taxes based on present rates.

Nick Zacklan, Vice-Chairman of the Citizen Advisory Committee and Joseph Thomas, Chairman of the Design Sub-Committee explained to the Council the efforts of the Citizen Advisory Committee to achieve high quality design in the redevelopment of Urban Renewal Land.

Mr. Walchowski advised the Council that development proposals have been requested from all firms that have indicated interest in Center Line's Urban Renewal Land, and that additional proposals are expected. Final Federal approval of the project is expected prior to September 30, 1965 at which time property acquisition will begin. Cleared land will be available for redevelopment in 1966.
1950s-1970s Freeway Expansion
Racist policies succeed in creating segregated communities!

Percentage of black population in Northern Neighborhoods

- **1930's**
  - % of blacks: 30
  - Total: 70

- **1960's**
  - % of blacks: 26
  - Total: 74
Increased # of subprime mortgages in communities of color

“Statewide, mortgages in lower-income neighborhoods were almost twice as likely to be high-cost than those in higher-income neighborhoods.”
Gentrification

Odessa Brown - a clinic that treats sickle cell disease in the Central District in Seattle - has become increasingly inaccessible to those who need it because they’ve been priced out of the community.

History of Resistance

‘65–’68 Riots & the Kerner Commission Report
The Kerner Commission’s Report

"Our nation is moving towards two societies — one white, one black — separate and unequal."
George Romney vs. the U.S. President

“We must have open housing on a statewide basis. Zoning that creates either large-scale economic or racial segregation should be eliminated. We must provide low cost private housing through nonprofit organizations in all parts of the metropolitan area and throughout the state.”
Fair Housing Act
Discussion Questions

• Has your family been impacted by any of these discriminatory policies? Which ones? In what ways has it impacted your life?

• What can we do to turn the tide of discriminatory policies?

• Dream big, what policy (or law) would you like so that your community benefits?
We need solutions!

Where do we start?

Resident Action Project (RAP)

Building Power through Community Organizing!
Women’s Suffrage
Bus Boycott

WALKING FOR FREEDOM

I believe we are here on the planet to live, grow up and do what we can to make this world a better place for all people to enjoy FREEDOM - Rosa Parks -
Marriage Equality
Today’s Civil Rights Movt

BLACK LIVES MATTER.
Immigrant Rights

MR. PRESIDENT:
KEEP FAMILIES TOGETHER
Affordable Housing