



Coalitions and Political Capacity

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Overcoming Barriers to Housing Affordability Roundtable

Lincoln Institute

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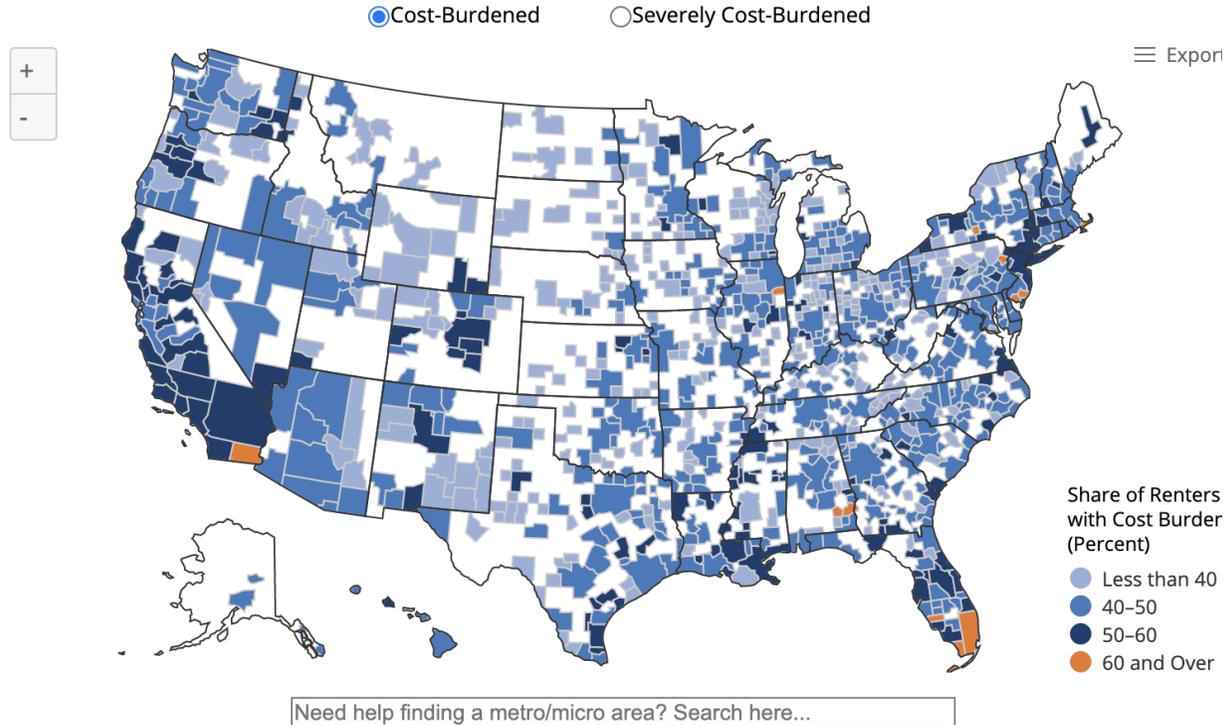




Overview

- The Problem of Affordability
- Lessons for Practice
- Towards a New Housing Policy

Affordability: What is the Problem?



- Specific to local context:
 - Labor market
 - Policy supports
 - Political organizations
 - Housing stock
 - **Framing**

Notes: Cost-burdened (severely cost-burdened) households pay more than 30% (more than 50%) of income for housing. Households with



Know What Counts as a Success: The Context of Housing Policy and Organizing Capacity

Satisfying diverse stakeholders to build capacity is critical.

“Cea Weaver, notes how tenant protections can work toward other supply-side reforms. When she says that ‘relieving displacement pressure can make development easier’.” (22)



The Importance of Receptive Elected Officials

“In 2014, the non-governmental participants in the network began to meet about the development of a report for the newly-elected Mayor Muriel Bowser based on six years of collected data about preservation...In 2019, the Mayor signed an executive order pushing all District agencies to work together to facilitate the creation of 36,000 new units of housing by 2025. Of those, 12,000 had to be affordable. The mayor made it clear that any units lost from the subsidized affordable stock counted against that 12,000 number, making preservation a clear priority (DMPED 2020)” (26-27)



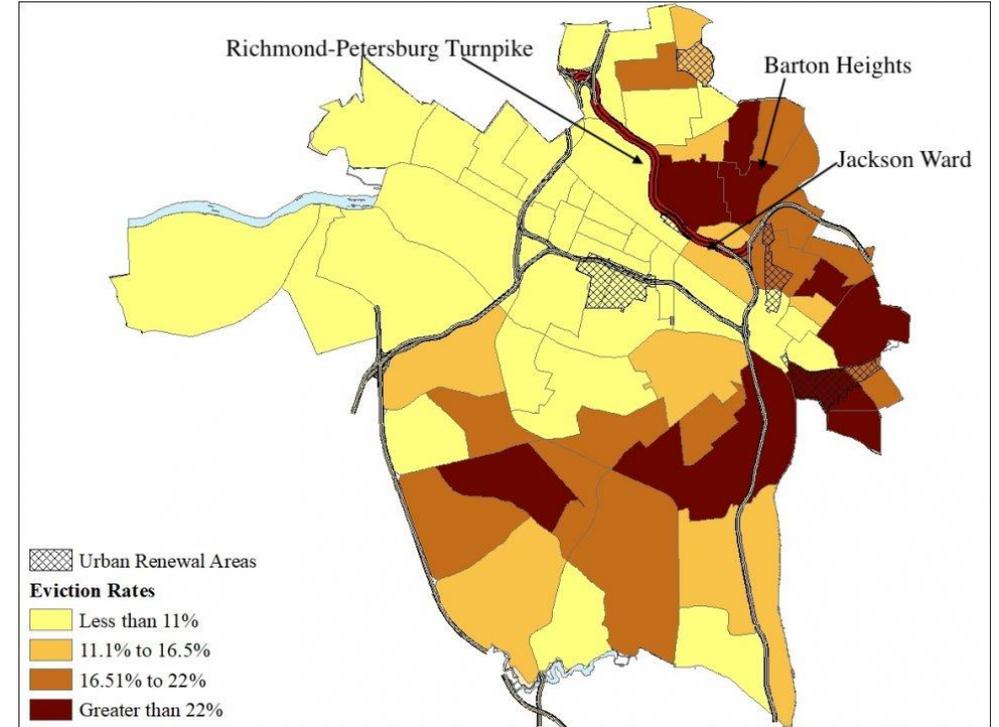
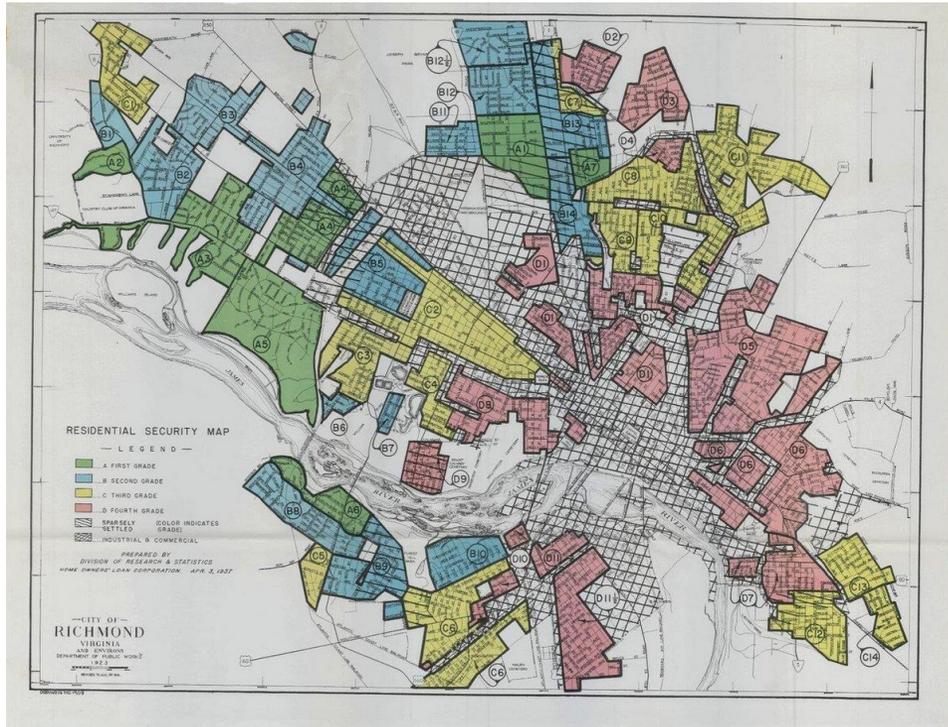
National Low Income
Housing Coalition

Advocates for Affordable Housing to Low Income People



Sustained Policy Advocacy Requires Organizational Investment

“In 2007, as part of a MacArthur Foundation grant, the National Low Income Housing Coalition (NLIHC) piloted their new preservation database in several cities, including Washington, DC. The goal of the database was to combine data from the US Department of Housing and Urban Development (HUD) on existing subsidized housing with data from housing monitors working at the building level to address the growing number of units with expiring affordability restrictions.” (24)



Data and Research Must be Connected and Accessible

“In the fall of 2018, CARE hosted a forum on “Race, Racism and Evictions in the Old Dominion,” which centered race in the discussions of eviction. RVA Eviction Lab staff presented two new data points...suggesting that neighborhood racial composition...was a significant driver of neighborhood eviction rates...argued that eviction is not merely an individual issue...was explicitly linked to race through the systemic inequality of the city.” (34-35)



Analyze and Design Housing Policy for Specific Impacts *and* for Strategic Value to Future Success

“As Howell (2018) argues, the broad range of participants – from service providers and tenants to lenders and agency staff - in housing policy creates a perfect storm for inequality of power and access.” (38)

“Indeed, specific policies provide technical resources and routes for more oppositional strategies especially through the marshalling and mobilization around data.” (6)



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Towards a New Housing Policy

- System maintenance, change, and transformation
- Scale matters – national coalitions needed
- Greater alliances with existing and complementary movements
- How do we overcome the ideological barriers?

Thank You

